

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on THURSDAY the 3RD day of DECEMBER 1981, at 2:00 o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to PRESIDENTIAL COMMERCIAL FUND, INC.

for the price or sum of SIX HUNDRED SEVENTY THREE and 96/100 (\$673.96) plus THIRTEEN and 48/100 (\$13.48) POUNDAGE ----- Dollars being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

SHERIFF COSTS:		
Sale Cost	\$84.25	
Poundage	13.48	
		\$ 97.73
Press-Enterprise, Inc.		255.64
Henrie Printing		30.00
Prothonotary of Columbia County		13.00
Recorder of Deeds of Columbia County		14.50
Nevin Adams, Tax Collector, Cleveland Twp.	(a) Parcel 13-12-11 (\$263.54)	276.57
	(b) Parcel 13-12-12-2 (\$ 13.03)	

Presidential Commercial Fund, Inc.

vs

Albert and Miriam Wegrzynewicz

No. 1643 of 1979 J.D.

No. 68 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }
4 December 1981 }

So answers

Victor B Vandling
VICTOR B. VANDLING

Sheriff

COURT OF COMMON PLEAS

COLUMBIA COUNTY

XX

PRESIDENTIAL COMMERCIAL FUND, INC.

VS.

ALBERT AND MIRIAM WEGRZYNOWICZ

XXXXXX

No. 1643-1979

Atty. I. D. # 14237

AFFIDAVIT OF NOTICE UNDER RULE 3129

COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF MONTGOMERY:

HENRY Y. GOLDMAN, ESQ., being duly sworn according to law, deposes and says that he is the attorney for Plaintiff herein; that he is authorized to and does make this affidavit on its behalf; that the information contained herein is true and correct to the best of his knowledge, information and belief; that the name of the owner(s), real owner(s) and reputed owner(s) of the premises scheduled for sale herein is:

ALBERT AND MIRIAM WEGRZYNOWICZ

That the name of the defendant(s) in the judgment in the within action is:

ALBERT AND MIRIAM WEGRZYNOWICZ

That the last known address of the real owner is:

BOX 202 R.D. # 3 CATAWISSA, PA.

That the last known address of the defendant is:

BOX 202 R.D. # 3 CATAWISSA, PA.

That written notice as attached hereto has been delivered to the Sheriff for service on the foregoing persons except to those persons whose name, address or whereabouts is indicated as unknown because after a good faith investigation, the name, address or whereabouts of said persons as indicated cannot be ascertained; a true and correct copy of said notice, as to those persons for whom a notice was delivered to the Sheriff for service, is attached hereto and incorporated by reference herein as though fully set forth at length.


HENRY Y. GOLDMAN

worn to and subscribed before me
this 22 day of Sept. 1981.

NOTARY PUBLIC

Law Offices

HENRY Y. GOLDMAN

Suite 112
111 Presidential Blvd.
Bala Cynwyd, PA 19004

215-664-1495
215-664-1496

September 22, 1981

Mr. and Mrs. Albert Wegrzynowicz
Box 202, R. D. 3
Cattawissa, Pa.

re: Presidential Commercial Fund, Inc. vs.
Albert Wegrzynowicz, et. ux.
C.P. Columbia County #1643-1979

Dear Mr. and Mrs. Wegrzynowicz:

Please be advised that a Sheriff's Sale on premises described in the attachment hereto will be conducted by the Sheriff of Columbia County at 2 P.M., December 3rd, 1981, in the Sheriff's office of Columbia County Courthouse.

The sale is being conducted pursuant to a Writ of Execution issued with regard to the above matter.

You are the record owner of said premises as well as defendants in the above matter.

Very truly yours,

HYG/pw

Henry Y. Goldman, Esq.

ALL THAT CERTAIN piece, parcel or tract of land Situate in Cleveland Township Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an oak (black or red) at the intersection of the public road leading from Mumidia, Pa. to Bear Gap, Pa. and the road leading from Roaring Creek, Pa. to the aforesaid public road; thence through the middle of the first mentioned road and along lands of Lewis Billig and Bruce Rhoads North ~~2~~ 34-3/4 degrees West 16.1 perches to a stone in the middle of said road; thence by land of Bruce Rhoads, North 4 degrees East 18.84 perches to a stone in the middle of the public road leading to Slabtown; thence in the middle of said road along lands of now or formerly George W. Kreischer and Irvin Kreischer, South 35-3/4 degrees East 25 perches to the place of beginning.

CONTAINING 1 acre, strict measure.

BEING the same premises which Adam P. Stine, widower by Indenture bearing date the 26th day of April A.D. 1954 and recorded in the Office for the Recording of Deeds in Columbia County in Deed Book 169 page 39 granted and conveyed unto Albert Wegrzynowicz and Miriam his wife.

AND ALSO ALL THAT CERTAIN piece, parcel and lot of land Situate in the Township of Cleveland, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Southern right of way line of Legislative Route 19004 in line of land now or formerly of Ronald J. Wegrzynowicz and Edith K. Wegrzynowicz, his wife; thence along said Wegrzynowicz lands South fifty-eight degrees twentyfive minutes West two hundred forty-four and two tenths feet to an iron pin in line of land now or formerly of Viola Rhoads; thence along said Rhoads lands, North twenty-eight degrees ten minutes West one hundred sixty feet to an iron pin; thence by the same North fifty-eight degrees twenty-five minutes East two hundred forty-four and two tenths feet to an iron pin on the Southern right of way line of said L.R. 19004; thence along right of way line of said L.R. 19004 South thirty-three degrees East one hundred sixty and five tenths feet to an iron pin in line of land now or formerly of the said Ronald J. Wegrzynowicz, et ux the place of beginning

0.92
CONTAINING 0.92 of an acre of land. BEING Lot #2 in draft prepared by James H. Patton, R.S. August 1972

BEING the same premises which Viola Rhoads, widow by Indenture bearing date the 7th day of May A.D. 1973 and recorded in the Office for the Recording of Deeds in Columbia County in Deed Book 261 page 648 granted and conveyed unto Albert Wegrzynowicz and Miriam M. his wife.

PRESIDENTIAL COMMERCIAL FUND, INC.

PLAINTIFF

No. 55

Term 1980 E.D.

V.S.

ALBERT AND MIRIAM WEGRZYNOWICZ

DEFENDANTS

To: VICTOR B. VANDLING Sheriff

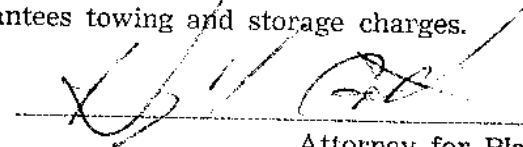
Seize, levy, advertise and sell all the personal property of the defendant on the premises located at

Seize, levy, advertise and sell all right, title and interest of the defendant in the following vehicle:

Make	Model	Motor Number	Serial Number	License Number
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which vehicle may be located at

You are hereby released from all responsibility in not placing watchman or insurance on personal & real property levied on by virtue of this writ. Plaintiff guarantees towing and storage charges.

X  Attorney for Plaintiff

LIST OF LIENS
VERSUS

ALBERT AND MIRIAM WEGRZYNOWICZ
Court of Common Pleas of Columbia County, Pennsylvania.
Presidential Commercial Fund, Inc. No. 1643 of Term, 1979
Real Debt \$110,487.75
Interest from 11-26-79
Commission
Costs
Judgment entered 11-26-79
Date of Lien 11-26-79
Nature of Lien Default Judgment

versus
No. of Term, 19
Real Debt \$
Interest from
Commission
Costs
Judgment entered
Date of Lien
Nature of Lien

No. TERM SESS. 19 BLOOMSBURG, PA., November 23 1981
M Sheriff
vs.
Wegrzynowicz

To FREDERICK J. PETERSON, Dr.

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

Table with 5 columns: List of Liens, \$10.00, and three empty columns.

State of Pennsylvania }
County of Columbia } ss.

Beverly J. Michael, Acting

I, ~~Frank Benshine~~ Recorder of Deeds, &c. in and for said County, do hereby certify that I

have carefully examined the Indices of mortgages on file in this office against

Albert Wegrzynowicz and Miriam Wegrzynowicz, his wife,

and find as follows:

See Photostatic copy attached.

Fee . \$5.00.....

In testimony whereof I have set my hand and
seal of office this 25th day of November
A.D., 19 81

Beverly J. Michael RECORDER

T-41171 Chebeca

INDENTURE, made this 6 day of April, 1979, between William R. Marjorie, Albert and Miriam Wegrzynowicz (Mortgagors) and Presidential Commercial a Pennsylvania corporation (Mortgagee.)

Mortgagors have today executed a note by the terms of which Mortgagee have become indebted to Mortgagee in the sum of \$106,260.00 Dollars to be paid, including interest as specified therein, within 84 months from the date hereof in 84 monthly installments of \$1265.00 Dollars each, with the first installment to be paid on May 6, 1979, and the succeeding installments to be paid on the 6 day of each month thereafter until the entire sum due, with interest, is paid in full.

This Mortgage and the lien hereof shall be security for this debt and for any and all loans that may be made by Mortgagee to Mortgagors at any future time.

Mortgagors covenant and warrant that Mortgagors have full fee simple title to the mortgaged premises hereinafter described, that Mortgagors will pay the debt as required by the note, and any future loans as required; that the buildings on the premises shall be kept insured against loss or damage for the benefit of Mortgagee, in companies and amounts satisfactory to Mortgagee, with a standard mortgagee clause; and Mortgagors will pay any tax assessment or other governmental charge, including water and sewer rents, assessed against or imposed upon the premises, will deliver to Mortgagee receipts therefore immediately upon demand.

Upon non-payment by Mortgagors of any installment on the date when such installment is due, or failure to pay insurance premiums, taxes, water and sewer rent, or to produce receipts therefore, the entire balance of the debt shall become due and payable, at the option of Mortgagee, as provided in the note.

In the event that Mortgagee retains an attorney to institute an action of the note or to foreclose on this Mortgage, then Mortgagors shall pay, in addition to the balance due on the note, including interest, if any, an attorney's collection fee of 15 per cent of the full amount then due, with costs of suit; and in the event that Mortgagee obtains a judgment against Mortgagors in the suit on the note or on this Mortgage, and thereafter issues a writ of execution or other appropriate writ on the judgment, then Mortgagors hereby waive all rights and benefits under any and all laws or rules of court now or hereafter in effect granting or permitting any exemption or stay of execution against the mortgaged premises or any other property whatsoever and any such judgment shall bear interest at the applicable rate until the full amount due Mortgagee is actually paid, by the Sheriff or otherwise.

NOW THEREFORE, Mortgagors, in consideration of the debt, and to secure payment thereof, hereby grant, bargain, and sell to Mortgagee

ALL THAT CERTAIN tract or parcel of land situate in the County of Columbia Borough/Twp of Bloomburg, Commonwealth of Pennsylvania, more particularly described in the Deed recorded in the office for the recording of deeds in Deed Book No. 255, pg. 273, and otherwise known as Deed 31 28 P 201

1. R.D. #8, Bloomburg, Pa. and Deed 34 162 P 39

2. Box 202, R.D. #3, Catawissa, Pa. Deed 34 162 P 64

(Address of Real Estate)

TOGETHER with the buildings, improvements, rights, privileges, hereditaments appurtenances, and the reversions, remainders, rents, issues and profits thereof

TO HAVE AND TO HOLD the said premises unto Mortgagee forever, PROVIDED, nevertheless that if Mortgagors shall pay to Mortgagee the entire debt, charges, etc., as above set forth, then the estate hereby granted shall cease, determine and become void

IN WITNESS WHEREOF, the Mortgagors have hereunto set hands and seals the day and year first above written.

Copies of the Note referred to above and of a metes and bounds description of the above premises are attached hereto and made parts hereof.

Signed, sealed and delivered by:

Witness:

Witness:

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF Columbia AS

On the 6 day of April, 1979, before me, personally appeared the above-named William R. Wegrzynowicz, Albert Wegrzynowicz, Marjorie Wegrzynowicz and in due form of law acknowledged the above Mortgage to be their joint and several act and deed, and desired that it be recorded as such.

Marvin T. Bower Notary Public, First Monday Land of the within Mortgagee is: Suite 112, 111 Presidential Blvd., Bala Cynwyd, PA. 19004 (on behalf of Mortgagee.)

\$106,260.00

MORTGAGE
NOTE

Date: April 6, 1979

FOR VALUE RECEIVED, the undersigned, and each and every one of them, jointly and severally, promises to pay to the order of PRESIDENTIAL COMMERCIAL FUND, INC., a Pennsylvania corporation, the sum of:

ONE HUNDRED SIX THOUSAND TWO HUNDRED SIXTY----- (\$ 106,260.00) Dollars
without offset, in eighty-(84) equal instalments, each in the amount of:

ONE THOUSAND TWO HUNDRED SIXTY-FIVE----- (\$ 1265.00) Dollars

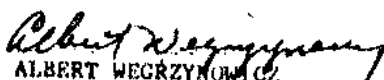
the first instalment payable on May 1, 1979, and the remaining instalments on the same date of each consecutive month thereafter, with interest only after maturity or default at the rate of one and one-half (1 1/2%) per cent per month. On non-payment of any instalment or payment when due and not cured within ten (10) days, there shall be added to such delinquent payment a late charge of five (5%) per cent of said payment. PRESIDENTIAL COMMERCIAL FUND, INC., its successors and assigns, may, at the sole discretion upon the non-payment of any instalment as above set forth, immediately declare the entire unpaid balance immediately due and payable with interest as above said. The undersigned has no right to prepay this note until the first twenty-four (24) payments due hereunder have been timely made. Thereafter, the undersigned may prepay the full balance hereof, upon giving notice to PRESIDENTIAL COMMERCIAL FUND, INC. in writing, ninety (90) days in advance, of the undersigned's intention to prepay. Thereupon, PRESIDENTIAL COMMERCIAL FUND, INC. will rebate any unearned interest or discount, as computed on the basis of one-half (1/2) the rule of 78's method.


And further, for value received, the undersigned does hereby authorize and empower the Prothonotary, Clerk of Court or any Attorney of any Court of Record of the Commonwealth of Pennsylvania, or elsewhere, to appear for and to confess judgment against the undersigned for the undersigned for the above sum, as of any term, past or present or future, with or without declaration, with costs of suit, release of errors, without stay of execution and with 15% added for collection fees, and the undersigned also waive the right of inquisition on any real estate that may be levied upon to collect this note, and do hereby voluntarily condemn the same and authorize the Prothonotary to enter upon the writ of execution their said voluntary condemnation and the undersigned do further agree that said real estate may be sold on a writ of execution and the undersigned hereby waive and release all relief from any and all appraisal, stay or exemption laws of any state, now in force, or hereafter to be enacted.

The Indebtedness evidenced by this Mortgage Note is secured by a Mortgage of even date herewith, and the terms thereof are incorporated herein by reference thereto.

 (SEAL)
WILLIAM R. WEGRZYNOWICZ

 (SEAL)
MARJORIE WEGRZYNOWICZ

 (SEAL)
ALBERT WEGRZYNOWICZ

 (SEAL)
MIRIAM WEGRZYNOWICZ

American Title Insurance Company

Commitment No. **C 217438**

SCHEDULE C

The land referred to in this Commitment is described as follows:

PREMISES "A"

Premises 1

ALL THAT CERTAIN piece, parcel and tract of land Situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of State Highway Route No. 44 and in line of lands of Clark Hartmen, et ux; thence along said lands South 12 degrees 54 minutes East 200 feet to a point in line of other lands of the Grantors; thence along said lands, South 77 degrees 6 minutes West 300 feet to a point in line of lands of Robert J. Crawford; thence North 12 degrees 54 minutes West 200 feet to a point on the Southerly side of the aforesaid Highway; thence along the aforesaid Highway North 77 degrees 06 minutes East 300 feet to a point, the place of beginning.

CONTAINING 1.377 acres.

Premises 2

ALL THAT CERTAIN piece, parcel and lot of land Situate in the Township of Main, County of Columbia and State of Pennsylvania more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of a 40 foot proposed road, South 77 degrees 6 minutes West 873.5 feet from the Westerly edge of the right of way of Township Road #11 and in line of other lands formerly owned by Earl F. John and Anna C. John, his wife; thence along said lands South 12 degrees 54 minutes East 200 feet to a point; thence along said lands South 77 degrees 6 minutes West 400 feet to a point; thence along said lands North 12 degrees 54 minutes West 200 feet to a point on the Southerly side of the aforesaid proposed road; thence along said road North 77 degrees 6 minutes East 400 feet to a point, the place of beginning.

CONTAINING 1.84 acres

BEING (as to 1) the same premises which Anna C. John et al by Indenture bearing date the 25th day of February A.D. 1972 and recorded in the Office for the Recording of Deeds in Columbia County in Deed Book 255 page 873 granted and conveyed unto William R. Wegrzynowicz and Marjorie h/w

BEING (as to 2) the same premises which Gregory V. Kirk and Joanne P. h/w by Indenture bearing date the 13th day of December A.D. 1978 and recorded in the Office for the Recording of Deeds in Columbia County in Deed Book 286 page 281 granted and conveyed unto William R. Wegrzynowicz and Marjorie L. his wife.

American Title Insurance Company

Commitment No. **C 217438**

SCHEDULE C

The land referred to in this Commitment is described as follows:

PREMISES "B"

ALL THAT CERTAIN piece, parcel or tract of land Situate in Cleveland Township Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an oak (black or red) at the intersection of the public road leading from Mumidia, Pa. to Bear Gap, Pa. and the road leading from Roaring Creek, Pa. to the aforesaid public road; thence through the middle of the first mentioned road and along lands of Lewis Billig and Bruce Rhoads North $34-3/4$ degrees West 16.1 perches to a stone in the middle of said road; thence by land of Bruce Rhoads, North 4 degrees East 18.84 perches to a stone in the middle of the public road leading to Slabtown; thence in the middle of said road along lands of now or formerly George W. Kreischer and Irvin Kreischer, South $35-3/4$ degrees East 25 perches to the place of beginning.

CONTAINING 1 acre, strict measure.

BEING the same premises which Adam P. Stine, widower by Indenture bearing date the 26th day of April A.D. 1884 and recorded in the Office for the Recording of Deeds in Columbia County in Deed Book 189 page 39 granted and conveyed unto Albert Wegrzynowicz and Miriam his wife.

AND ALSO ALL THAT CERTAIN piece, parcel and lot of land Situate in the Township of Cleveland, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Southern right of way line of Legislative Route 19004 in line of land now or formerly of Ronald J. Wegrzynowicz and Edith K. Wegrzynowicz, his wife; thence along said Wegrzynowicz lands South fifty-eight degrees twentyfive minutes West two hundred forty-four and two tenths feet to an iron pin in line of land now or formerly of Viola Rhoads; thence along said Rhoads lands, North twenty-eight degrees ten minutes West one hundred sixty feet to an iron pin; thence by the same North fifty-eight degrees twenty-nine minutes East two hundred forty-four and two tenths feet to an iron pin on the Southern right of way line of said L.R. 19004; thence along right of way line of said L.R. 19004 South thirty-three degrees East one hundred sixty and five tenths feet to an iron pin in line of land now or formerly of the said Ronald J. Wegrzynowicz, at and the place of beginning

CONTAINING 0.12 of an acre of land. BEING Lot #2 in draft prepared by James H. Patton, R.S. August 1972

BEING the same premises which Viola Rhoads, widow by Indenture bearing date the 7th day of May A.D. 1973 and recorded in the Office for the Recording of Deeds in Columbia County in Deed Book 261 page 848 granted and conveyed unto Albert Wegrzynowicz and Miriam M. his wife.

REALTY TRANSFER TAX
AFFIDAVIT OF VALUEFOR RECORDER'S USE ONLY
BOOK NUMBER _____
PAGE NUMBER _____
DATE RECORDED _____

COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

SECTION I
(COMPLETE FOR ALL TRANSACTIONS)

Albert and Miriam Wegrzynowicz, his wife, By SHERIFF of Columbia County, Penna.

GRANTOR (S)

ADDRESS

ZIP CODE

Presidential Commercial Fund, Inc., 111 Presidential Blvd., Bala Cynwyd, Pa. 19004

GRANTEE (S)

ADDRESS

ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

R.D. 3, Catawissa

Cleveland Township

Columbia

R.D. STREET & NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY

FULL CONSIDERATION \$ 673.96

HIGHEST ASSESSED VALUE \$ (a) 1820.00

(a) 5460.00

(b) 90.00

FAIR MARKET VALUE \$ (b) 280.00

REALTY TRANSFER TAX PAID \$ None

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON (S) AND CITE PORTION OF LAW.

Mortgage holder exempt - Act 253 - 1978

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II
(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE

ADDRESS

EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE

ADDRESS

EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

LIENHOLDER

ADDRESS

EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

LIENHOLDER

ADDRESS

SECTION III
(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE Victor B. Vandling, Sheriff of Columbia County, Pa.

NAME

ADDRESS

TITLE

SUCCESSFUL BIDDER Presidential Commercial Fund, Inc., 111 Presidential Blvd., Bala Cynwyd, Pa.

NAME

ADDRESS

TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$1820.00 / \$90.00
JUDGEMENT PLUS INTEREST	\$110,487.75		
BID PRICE		\$673.96	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 276.57	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$ 488.14	\$	
TOTAL	\$111,252.46	\$673.96	\$1820.00 / \$90.00

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS _____

DAY OF _____, 19 _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 19 _____

ALL OF THE INFORMATION ENTERED
ON BOTH SIDES OF THIS AFFIDAVIT IS
TRUE, FULL AND COMPLETE TO THE
BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF.
☐ GRANTEE ☐ AGENT FOR GRANTEE
☐ GRANTOR ☒ AGENT FOR GRANTOR
☐ STRAW ☐ TRUSTEE

Know all Men by these Presents,

That I, **VICTOR B. VANDLING**, Sheriff of the County of Columbia in the State of Pennsylvania, for and in consideration of the sum of **SIX HUNDRED SEVENTY THREE AND 96/100 (\$673.96)** ----- dollars to me in hand paid, do hereby grant and convey to **PRESIDENTIAL COMMERCIAL FUND, INC., 111 Presidential Blvd., Bala Cynwyd, Pennsylvania**

ALL THAT CERTAIN piece, parcel or tract of land Situate in Cleveland Township Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an oak (black or red) at the intersection of the public road leading from Numidia, Pa. to Bear Gap, Pa. and the road leading from Roaring Creek, Pa. to the aforesaid public road; thence through the middle of the first mentioned road and along lands of Lewis Billig and Bruce Rhoads North 34-3/4 degrees West 16.1 perches to a stone in the middle of said road; thence by land of Bruce Rhoads, North 4 degrees East 18.84 perches to a stone in the middle of the public road leading to Slabtown; thence in the middle of said road along lands of now or formerly George W. Kreischer and Irvin Kreischer, South 35-3/4 degrees East 25 perches to the place of beginning.

CONTAINING 1 acre, strict measure.

BEING the same premises which Adam P. Stine, widower by Indenture bearing date the 26th day of April A.D. 1954 and recorded in the office for the Recording of Deeds in Columbia County in Deed Book 169 page 39 granted and conveyed unto Albert Wegrzynowicz and Miriam, his wife.

AND ALSO ALL THAT CERTAIN piece, parcel and lot of land Situate in the Township of Cleveland, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Southern right of way line of Legislative Route 19004 in line of land now or formerly of Ronald J. Wegrzynowicz and Edith K. Wegrzynowicz, his wife; thence along said Wegrzynowicz lands South fifty-eight degrees twenty-five minutes West two hundred forty-four and two tenths feet to an iron pin in line of land now or formerly of Viola Rhoads; thence along said Rhoads lands, North twenty-eight degrees ten minutes West one hundred sixty feet to an iron pin; thence by the same North fifty-eight degrees twenty-five minutes East two hundred forty-four and two tenths feet to an iron pin on the Southern right of way line of said L.R. 19004; thence along right of way line of said L.R. 19004 South thirty-three degrees East one hundred sixty and five tenths feet to an iron pin in line of land now or formerly of the said Ronald J. Wegrzynowicz, et ux the place of beginning.

CONTAINING 0.92 of an acre of land. **BEING** Lot #2 in draft prepared by James H. Patton, R.S. August 1972.

BEING the same premises which Viola Rhoads, widow by Indenture bearing date the 7th day of May A.D. 1973 and recorded in the Office for the Recording of Deeds in Columbia County in Deed Book 261 page 648 granted and conveyed unto Albert Wegrzynowicz and Miriam M., his wife.

10/11/87

SHERIFF'S SALE

ON BEHALF OF THE SHERIFF OF COLUMBIA COUNTY, I AM HEREBY ADVISING ALL PROSPECTIVE BIDDERS AT THIS SHERIFF'S SALE THAT:

THE SUCCESSFUL BIDDER WILL BE REQUIRED TO MAKE A DOWN PAYMENT OF 50% IN CASH OR CHECK.

IF WE ARE FURNISHED A CHECK THAT DOES NOT CLEAR THE BANK WE WILL PROSECUTE.

THE SUCCESSFUL BID MUST BE COMPLIED WITH BEFORE 12:00 O'CLOCK NOON 12/10/87, ONE WEEK FROM TODAY, IN THE SHERIFF'S OFFICE.

IF THE HIGHEST BIDDER DEFAULTS IN THE PAYMENT BY 12:00 O'CLOCK NOON ON THURSDAY 12/10/87, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S OFFICE, ON THAT DAY 12/10/87, ONE WEEK FROM TODAY.

IF A PRICE RECEIVED AT THE RE-SALE OF THE PROPERTY, WHICH IS LESS THAN THE OFFER OR BID MADE AT THE ORIGINAL SALE, THEN THE SHERIFF'S OFFICE WILL INSTITUTE LEGAL ACTION IN THE NAME OF THE SHERIFF AGAINST THE DEFAULTING BIDDER AT THE ORIGINAL SALE - FOR THE DIFFERENCE BETWEEN WHAT THE BIDDER ACTUALLY BID AT THE ORIGINAL SALE AND WHAT WAS RECEIVED BY WAY OF BID AT THE RE-SALE, PLUS COSTS.

Notice is hereby given to all claimants and parties in interest that the Sheriff will on December 10, 1987 file a Schedule of Distribution in his office, where the same will be available for inspection, and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

THE SUCCESSFUL BIDDER WILL BE REQUIRED TO PAY SHERIFF'S POUNDAGE OF 2% OF THE FIRST \$1000.00 and $\frac{1}{2}\%$ THEREAFTER OF THE BID PRICE.

ALSO, THE SUCCESSFUL BIDDER WILL BE REQUIRED TO PAY REALTY TRANSFER TAX OF 1% OF THE BID OR OF \$ 111,251.76, WHICHEVER IS HIGHER.

ALSO, STATE STAMPS OF 1% OF BID OR OF \$ _____, WHICHEVER IS HIGHER.

BUYER Plaintiff -

PRICE 673.96 } \$687.44

POUNDAGE 13.48 }

DEED IN NAME OF Presidential Cem Fund, Inc.

REALTY TRANSFER TAX _____

STATE STAMPS _____

Prudential Commercial Trust Co. vs Wegman, Albert & Mary

THURSDAY, _____

NO. 65 of 1992WRIT OF EXECUTION:

Judgement --- Principal

\$ 110,457.75TOTAL

Insurance

Interest from _____ to _____

Real Estate Tax

Interest from _____ to _____

_____ days @ \$ _____ per day

Total.....

\$ 110,457.75INITIAL PROTHONOTARY COSTS (PD. BY ATTY.)

Proth. (Writ)

Pro. Pd.

Shff. V.

Judg. Fee

Atty. Fee

Satisfaction

Total.....\$

\$ 10.00ATTORNEY FEES

Total.....\$

\$ 110,467.75SHERIFF'S COST OF SALE:

Docket & Levy

Service of Notice

Postage

Posting of Sale Bills (Bldg., Office, Lobby etc.)

Advertising, Sale Bills

Advertising, Newspapers

Mileage

Crying/Adjourn of Sale

Poundage (2% 1st \$1000 plus 1% each \$ thereafter)

Sheriff's Deed (executing & registering)

Total.....\$

\$ 84.23

Morning Press (Ads)

Berwick Enterprise (Ads)

Henrie Printing

Finance Charges

Total.....\$

\$ 255.64Prothonotary - List of Liens
Deed

Total.....\$

\$ 13.00

Recorder of Columbia Co.

Deed, Search, Affidavit (2 PARAGRAPHS)

State Stamps

Realty Transfer Stamps

Total.....\$

\$ 14.50REAL ESTATE TAXES:Borough/Township & County Taxes, 19 81School Taxes, District South, 19 81Parcel #1 13-12-111987 Parcel #2 13-12-12 (Co. 2.54, School #10 49)

Parcel #3

Parcel #4

Total.....\$

\$ 276.57SEWERAGE RENT DUE:

Municipality _____ for 19 _____

Taxes & Costs TOTAL \$ 673.96\$ 13.45

Adm. Direct _____

owed _____

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re: : BANKRUPTCY NO. 5-81-00005
Albert Wegrzynowicz and : ADVERSARY NO. 5-81-0032
Miriam Wegrzynowicz : CHAPTER 7
PRESIDENTIAL COMMERCIAL FUND, INC. :
vs. :
ALBERT WEGRZYNOWICZ and :
MIRIAM WEGRZYNOWICZ :
and :
JOHN THOMAS, ESQUIRE, Trustee :

FILED

MAR 30 1981

MARGARET A. SMITH
BANKRUPTCY CLERK

STIPULATION

AND NOW, this 10th day of March, 1981, it is hereby
STIPULATED by and among Richard F. Stern, Esquire, attorney for
plaintiff and Albert Wegrzynowicz and Miriam Wegrzynowicz and
Richard Sandow, Esquire, their attorney, as follows:

The stay of proceedings in the Bankruptcy Court against
Presidential Commercial Fund, Inc. with respect to premises
R.D. #3, Catawissa, Pennsylvania shall be hereby removed and
plaintiff shall be permitted to cause the Prothonotary to issue
a writ and cause the Sheriff to list the premises for Sheriff's
Sale provided such a sale will not take place on or before
June 24, 1981. Notwithstanding the aforesaid, such Sheriff's Sale
by plaintiff shall not take place until a Sheriff's Sale has taken

place with respect to two properties titled in the name of William and Marjorie Wegrzynowicz. Any funds realized at said Sheriff's Sale of William and Marjorie Wegrzynowicz by plaintiff herein shall reduce the balance due by defendants herein to plaintiff. In the event plaintiff herein realizes the total amount of its debt as a result of the Sheriff's Sale of the premises of William and Marjorie Wegrzynowicz, no proceedings against defendants herein shall take place.

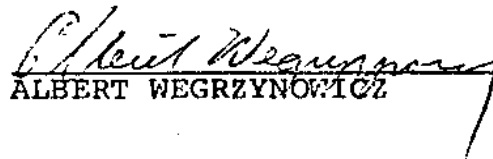
IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties hereto have set their hands and seals the day and year first above written.



RICHARD F. STERN
Attorney for Plaintiff
Presidential Commercial Fund, Inc.



RICHARD SANDOW
Attorney for Defendants
Albert Wegrzynowicz and
Miriam Wegrzynowicz



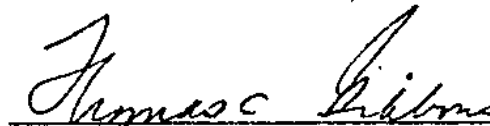
ALBERT WEGRZYNOWICZ (SEAL)



MIRIAM WEGRZYNOWICZ (SEAL)

APPROVED BY THE COURT:

3-30-81



J. J.

Law Offices

HENRY Y. GOLDMAN

Suite 112
111 Presidential Blvd.
Bala Cynwyd, PA 19004

215-664-1495
215-664-1496

Sept. 25, 1981

Mr. Al Zale
Sheriff's Office
Columbia Co. Courthouse
Bloomsburg, Pa. 17815

re: Presidential Commercial Fund, Inc. vs. A. Wegrzynowicz et ux

Dear Al:

Your office called me today concerning the bankruptcy proceedings involving the Defendants.

Enclosed is a Stipulation of counsel, approved and signed by Judge Thomas Gibbons of the Bankruptcy Court. As you can see, the stay of proceedings is lifted as a result of the completion of the Sheriff's Sale with regard to the two properties owned by William and Marjorie Wegrzynowicz.

Thanks again for your help.


Very truly yours,

Henry Y. Goldman

HYG/mo
Enc.

Law Offices

HENRY Y. GOLDMAN

Suite 112
111 Presidential Blvd.
Bala Cynwyd, PA 19004

215-664-1495
215-664-1496

December 4, 1981


Mr. Al Zale
Sheriff's Office
Columbia County Courthouse
Bloomsburg, Pa.

re: Albert Wegrzynowicz

Dear Al:

As you requested, enclosed is a check for \$187.44.

Very truly yours,



Henry Y. Goldman, Esq.

HYG/pw
Enc. - Check

CHIEF DEPUTY

SHERIFF

DEC 8 2 57 PM '81

OFFICE OF SHERIFF
COLUMBIA COUNTY

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on THURSDAY the 3RD day of DECEMBER 1981, at 2:00 o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to PRESIDENTIAL COMMERCIAL FUND, INC.

for the price or sum of SIX HUNDRED SEVENTY THREE and 96/100 (\$673.96) plus THIRTEEN and 48/100 (\$13.48) POUNDAGE ----- Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

SHERIFF COSTS:		
Sale Cost	\$84.25	
Poundage	13.48	
		\$ 97.73
Press-Enterprise, Inc.		255.64
Henrie Printing		30.00
Prothonotary of Columbia County		13.00
Recorder of Deeds of Columbia County		14.50
Nevin Adams, Tax Collector, Cleveland Twp.	(a) Parcel 13-12-11 (\$263.54)	276.57
	(b) Parcel 13-12-12-2 (\$ 13.03)	

Presidential Commercial Fund, Inc.
vs
Albert and Miriam Wegrzynowicz
No. 1643 of 1979 J.D.
No. 68 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa.) So answers
4 December 1981 }
Victor B Vandling Sheriff
VICTOR B. VANDLING

\$127.82 - Press
127.82 - Berwick Enterprise

\$255.64 - Total Cost

Paul R. Everly III

....., being
says that Berwick Enterprise is a newspaper of gen
place of business in the Town of Berwick, County of C
established on the 6th day of April, 1903, and has bee
Holidays) continuously in said Town, County and St
hereto attached is a copy of the legal notice or adv
which appeared in the issue of said newspaper on ...
November 11, 18, 25,

that the affiant is one of the owners and publishers of
or notice was published; that neither the affiant nor
ject matter of said notice and advertisement, and
statement as to time, place, and character of publica

Sworn and subscribed to before me this 30th

Bruce Rhoads North 34 1/2
degrees West 16.1
perches to a stone in the
middle of said road;
thence by land of Bruce
Rhoads, North 4 degrees
East 18.84 perches to a
stone in the middle of
the public road leading
to Slabtown; thence in
the middle of said road
along lands of now or
formerly George W.
Kreischer and Irvin
Kreischer, South 35 1/2
degrees East 25 perches
to the place of begin-
ning.

CONTAINING 1 acre,
strict measure.

BEING the same premises
which Adam P. Stine,
widower by Indenture
bearing date the 26th
day of April A.D. 1954
and recorded in the
Office for the Recording
of Deeds in Columbia
County in Deed Book 169
page 39 granted and
conveyed unto Albert
Wegrzynowicz and
Miriam, his wife.

AND ALSO all that certain
piece, parcel and lot of
land situate in the Town-
ship of Cleveland

said L.R. 19004; thence
along right of way line
of said L.R. 19004 south
thirty-three degrees east
one hundred sixty and
five tenths feet to an
iron pin in line of land
now or formerly of the
said Ronald J. Wegrzyn-
owicz, et ux, the place
of beginning.

CONTAINING 0.92 of an
acre of land, Being lot #2
in draft prepared by
James H. Patton, R.S.
August 1972.

BEING the same premises
which Viola Rhoads,
widow by Indenture
bearing date the 7th day
of May A.D. 1973 and
recorded in the Office
for the Recording of
Deeds in Columbia
County in Deed Book 268
page 648 granted and
conveyed unto Albert
Wegrzynowicz and
Miriam M., his wife.

Taken into execution, etc.,
at the suit of Presidential
Commercial Fund, Inc.
vs. Albert and Miriam
Wegrzynowicz.

Notice is hereby directed
to all parties and claim-
ants that a schedule of
distribution will be filed
by the Sheriff on Decem-
ber 4, 1981. Distribution
will be made in accord-
ance with the schedule
unless exceptions are
filed within ten (10) days
thereafter.

Victor B Vandling
Sheriff of
Columbia County

Henry Y Goldman Esq
Attorney
Nov 11, 18, 25

interested in the sub-
stitutions in the foregoing

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

4916

DAY
TO THE
ORDER OF Press-Enterprise, Inc.
Two Hundred Fifty-five and 64/100

December 3, 1981

60-593
318

\$ 255.64

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR Presidential Com. Fund vs Wegrzynowicz
No. 68 OF 1981 E.D.
Legal Ads

01031305936

572 810 00

05

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

Paul R. Eyerly III
....., bein
says that Berwick Enterprise is a newspaper of gen
place of business in the Town of Berwick, County of C
established on the 6th day of April, 1903, and has bee
Holidays) continuously in said Town, County and St
hereto attached is a copy of the legal notice or adv
which appeared in the issue of said newspaper on ...
November 11, 18, 25,

that the affiant is one of the owners and publishers of
or notice was published; that neither the affiant nor
ject matter of said notice and advertisement, and
statement as to time, place, and character of publica

Sworn and subscribed to before me this 19th

And now, 19, I her
charges amounting to \$. for publishing
fidavit have been paid in full.

SHERIFF'S SALE

By virtue of a Writ of
Execution No. 68 of 1981,
issued out of the Court
of Common Pleas of Col-
umbia County, to me
directed, there will be
exposed to public sale,
at the Sheriff's Office, in
the Court House, in the
Town of Bloomsburg, on:
Thurs., Dec. 3, 1981
at 2:00 o'clock p.m.

ALL that certain piece,
parcel or tract of land
situate in Cleveland
Township, Columbia
County, Pennsylvania,
bounded and described
as follows, to wit:

BEGINNING at an oak
(black or red) at the
intersection of the public
road leading from Numi-
dia, Pa. to Bear Gap, Pa.
and the road leading
from Roaring Creek, Pa.
to the aforesaid public
road; thence through the
middle of the first men-
tioned road and along
lands of Lewis Billig and
Bruce Rhoads North 34 1/2
degrees West 16.1
perches to a stone in the
middle of said road;
thence by land of Bruce
Rhoads, North 4 degrees
East 18.84 perches to a
stone in the middle of
the public road leading
to Slabtown; thence in
the middle of said road
along lands of now or
formerly George W.
Kreischer and Irvin
Kreischer, South 35 1/2
degrees East 25 perches
to the place of begin-
ning.

CONTAINING 1 acre,
strict measure.

BEING the same premises
which Adam P. Stine,
widower by Indenture
bearing date the 26th
day of April A.D. 1954
and recorded in the
Office for the Recording
of Deeds in Columbia
County in Deed Book 169
page 39 granted and
conveyed unto Albert
Wegrzynowicz and
Miriam, his wife.

AND ALSO all that certain
piece, parcel and lot of
land situate in the Town-
ship of Cleveland,
County of Columbia and
State of Pennsylvania
bounded and described
as follows, to wit:

BEGINNING at an iron
pipe on the southern
right of way line of Leg-
islative Route 19004 in
line of land now or form-
erly of Ronald J.
Wegrzynowicz and Edith
K. Wegrzynowicz, his
wife; thence along said
Wegrzynowicz lands
south fifty-eight degrees
twenty-five minutes west
two hundred forty-four
and two tenths feet to
an iron pin in line of
land now or formerly of
Viola Rhoads; thence
along said Rhoads lands,
north twenty-eight
degrees ten minutes
west one hundred sixty
feet to an iron pin;
thence by the same
north fifty-eight degrees
twenty-five minutes east
two hundred forty-four
and two tenths feet to
an iron pin on the south-
ern right of way line of

said L.R. 19004; thence
along right of way line
of said L.R. 19004 south
thirty-three degrees east
one hundred sixty and
five tenths feet to an
iron pin in line of land
now or formerly of the
said Ronald J. Wegrzyn-
owicz, et ux, the place
of beginning.

CONTAINING 0.92 of an
acre of land. Being lot #2
in draft prepared by
James H. Patton, R.S.
August 1972.

BEING the same premises
which Viola Rhoads,
widow by Indenture
bearing date the 7th day
of May A.D. 1973 and
recorded in the Office
for the Recording of
Deeds in Columbia
County in Deed Book 261
page 648 granted and
conveyed unto Albert
Wegrzynowicz and
Miriam M., his wife.

Taken into execution, etc.
at the suit of Presidential
Commercial Fund, Inc.
vs. Albert and Miriam
Wegrzynowicz.

Notice is hereby directed
to all parties and claim-
ants that a schedule of
distribution will be filed
by the Sheriff on Decem-
ber 4, 1981. Distribution
will be made in accord-
ance with the schedule
unless exceptions are
filed within ten (10) days
thereafter.

Victor B Vandling
Sheriff of
Columbia County

Henry Y Goldman Esq
Attorney
Nov 11, 18, 25

e interested in the sub-
tions in the foregoing

[Signature]
..... 1981
[Signature]
.....
(ry Public)

Expires
NOTARY PUBLIC
COLUMBIA COUNTY
RES JULY 5 1985
Association of Notaries

ertising and publication
and the fee for this af-

TAX NOTICE

CLEVELAND TWP
MAKE CHECKS PAYABLE TO:

NEVIN ADAMS
R.D. #1
ELYSBURG, PA. 17824

HOURS TUES & WED 1PM TO 9PM
AFTER OCT 31 BY APPOINTMENT
ONLY
PHONE 672-2671

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M WEGRZYNOWICZ, ALBERT & MIRIAM
RD 3
CATAWISSA, PA 17820

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED, ADDRESSED ENVELOPE WITH YOUR PAYMENT

FOR SOUTHERN COLUMBIA SCHOOL DIST

DATE 07/01/81 BILL NO. 00484

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
SCHOOL R.E.	90106.00		9.35		9.54	10.49

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.

PAY THIS AMOUNT →

AUG 31
IF PAID BEFORE

OCT 31
IF PAID BEFORE

NOV 1
IF PAID AFTER

PENALTY AT PROPERTY DESCRIPTION

SCHOOL 103

ACCT NO. 05894

PARCEL 13-12-12-2

L-0.92 ACRE

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 90

TAX NOTICE

CLEVELAND TWP
MAKE CHECKS PAYABLE TO:

NEVIN ADAMS
R.D. #1
ELYSBURG, PA. 17824

HOURS TUES & WED 1PM TO 9PM
AFTER OCT 31 BY APPOINTMENT
ONLY
PHONE 672-2671

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M WEGRZYNOWICZ, ALBERT & MIRIAM
RD 3
CATAWISSA, PA 17820

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED, ADDRESSED ENVELOPE WITH YOUR PAYMENT

FOR COLUMBIA COUNTY

DATE 03/01/81 BILL NO. 00481

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
COUNTY R.E.	90	18.00	1.55		1.62	1.78
TWP/BORO R.E.		8.00	.71		.72	.76

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.

PAY THIS AMOUNT →

APR 30
IF PAID BEFORE

JUL 30
IF PAID BEFORE

JULY 1
IF PAID AFTER

PENALTY AT PROPERTY DESCRIPTION

COUNTY 102 TWP/BORO 5X

ACCT NO. 05895

PARCEL 13-12-12-2

L-0.92 ACRE

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 90

MAKE CHECKS PAYABLE TO:
 CLEVELAND AND TWP
 NEVIN ADAMS
 R.D. #1
 ELYSBURG, PA. 17824
 HOURS TUES & WED 1PM TO 9PM
 AFTER OCT 31 BY APPOINTMENT
 ONLY
 PHONE 672-2671

FOR	DESCRIPTION	ASSESSMENT	MILLS	ISS. DATE	TAX	AMOUNT	DATE	RECEIVED
COLUMBIA COUNTY	COUNTY R.E.	1820	18.00	32.16		32.16	35.09	
	TWP/DONO R.E.		8.00	14.27		14.56	15.29	
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.								
				46.37		47.32	51.33	
				APR 30		JUN 30	JULY 1	
				IF PAID BEFORE		IF PAID BEFORE	IF PAID AFTER	
PENALTY AT PROPERTY DESCRIPTION COUNTY 103 TWP/DONO R.E. ACCT NO. 05927 PARCEL 13-12-11 L-1 ACRE BUILDINGS 200 1,620 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT								
TOTAL 1,820								

MAKE CHECKS PAYABLE TO:
 CLEVELAND AND TWP
 NEVIN ADAMS
 R.D. #1
 ELYSBURG, PA. 17824
 HOURS TUES & WED 1PM TO 9PM
 AFTER OCT 31 BY APPOINTMENT
 ONLY
 PHONE 672-2671

FOR	DESCRIPTION	ASSESSMENT	MILLS	ISS. DATE	TAX	AMOUNT	DATE	RECEIVED
COLUMBIA COUNTY	SCHOOL R.E.	1820	18.00	32.16		32.16	35.09	
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.								
				46.37		47.32	51.33	
				APR 30		JUN 30	JULY 1	
				IF PAID BEFORE		IF PAID BEFORE	IF PAID AFTER	
PENALTY AT PROPERTY DESCRIPTION COUNTY 103 TWP/DONO R.E. ACCT NO. 05927 PARCEL 13-12-11 L-1 ACRE BUILDINGS 200 1,620 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT								
TOTAL 1,820								

VICTOR B. VANDLING
 SHERIFF OF COLUMBIA COUNTY
 PENNSYLVANIA

4946

Dec 15, 1987

60-593
313

PAY TO THE ORDER OF Kevin Adams, Tax Collector, Cleveland Twp. \$ 496.57
 Two Hundred Seventy-six and 57/100 DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
 Bloomsburg, Pa.

FOR RESIDENTIAL COMM. FUND VS. WEGRZYNOWICZ Victor B. Vandling
 No. 63 of 31 805 0031305936 5722810000

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on THURSDAY the 3RD day of DECEMBER 1981, at 2:00 o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to PRESIDENTIAL COMMERCIAL FUND, INC.

for the price or sum of SIX HUNDRED SEVENTY THREE and 96/100 (\$673.96) plus THIRTEEN and 48/100 (\$13.48) POUNDAGE ----- Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

SHERIFF COSTS:		
Sale Cost	\$84.25	
Poundage	13.48	
		\$ 97.73
Press-Enterprise, Inc.		255.64
Henrie Printing		30.00
Prothonotary of Columbia County		13.00
Recorder of Deeds of Columbia County		14.50
Nevin Adams, Tax Collector, Cleveland Twp.	(a) Parcel 13-12-11 (\$263.54)	276.57
	(b) Parcel 13-12-12-2 (\$ 13.03)	

Presidential Commercial Fund, Inc.

vs

Albert and Miriam Wegrzynowicz

No. 1643 of 1979 J.D.

No. 68 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. So answers

4 December 1981

Victor B Vandling Sheriff

VICTOR B. VANDLING

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on THURSDAY the 3RD day of DECEMBER 1981, at 2:00 o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to PRESIDENTIAL COMMERCIAL FUND, INC.

for the price or sum of SIX HUNDRED SEVENTY THREE and 96/100 (\$673.96) plus THIRTEEN and 48/100 (\$13.48) POUNDAGE ----- Dollars

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	(b) Parcel 13-12-12-2 (\$ 13.03)	

Presidential Commercial Fund, Inc.
vs
Albert and Miriam Wegrzynowicz
No. 1643 of 1979 J.D.
No. 68 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa.
4 December 1981

So answers

Victor B Vandling
VICTOR B. VANDLING Sheriff

By virtue of Writ of Execution No. 68 of 1981, issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to me directed, I will expose to public sale at the Sheriff's Office, in the Court House, in the Town of Bloomsburg, on

THURSDAY, DECEMBER 3, 1981

At 2:00 O'Clock P.M.

ALL THAT CERTAIN piece, parcel or tract of land Situate in Cleveland Township Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an oak (black or red) at the intersection of the public road leading from Mumidia, Pa. to Bear Gap, Pa. and the road leading from Roaring Creek, Pa. to the aforesaid public road; thence through the middle of the first mentioned road and along lands of Lewis Billig and Bruce Rhoads North ~~thence~~ 34-3/4 degrees West 16.1 perches to a stone in the middle of said road; thence by land of Bruce Rhoads, North 4 degrees East 18.84 perches to a stone in the middle of the public road leading to Slabtown; thence in the middle of said road along lands of now or formerly George W. Kreischer and Irvin Kreischer, South 35-3/4 degrees East 25 perches to the place of beginning.

CONTAINING 1 acre, strict measure.

BEING the same premises which Adam P. Stine, widower by Indenture bearing date the 26th day of April A.D. 1954 and recorded in the Office for the Recording of Deeds in Columbia County in Deed Book 169 page 39 granted and conveyed unto Albert Wegrzynowicz and Miriam his wife.

AND ALSO ALL THAT CERTAIN piece, parcel and lot of land Situate in the Township of Cleveland, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Southern right of way line of Legislative Route 19004 in line of land now or formerly of Ronald J. Wegrzynowicz and Edith K. Wegrzynowicz, his wife; thence along said Wegrzynowicz lands South fifty-eight degrees twentyfive minutes West two hundred forty-four and two tenths feet to an iron pin in line of land now or formerly of Viola Rhoads; thence along said Rhoads lands, North twenty-eight degrees ten minutes West one hundred sixty feet to an iron pin; thence by the same North fifty-eight degrees twenty-five minutes East two hundred forty-four and two tenths feet to an iron pin on the Southern right of way line of said L.R. 19004; thence along right of way line of said L.R. 19004 South thirty-three degrees East one hundred sixty and five tenths feet to an iron pin in line of land now or formerly of the said Ronald J. Wegrzynowicz, et ux the place of beginning

0.42

CONTAINING 0.42 of an acre of land. BEING Lot #2 in draft prepared by James H. Patton, R.S. August 1972

BEING the same premises which Viola Rhoads, widow by Indenture bearing date the 7th day of May A.D. 1973 and recorded in the Office for the Recording of Deeds in Columbia County in Deed Book 261 page 648 granted and conveyed unto Albert Wegrzynowicz and Miriam M. his wife.

Taken into execution, etc. at the suit of Presidential Commercial Fund, Inc. vs. Albert and Miriam Wegrzynowicz.

Notice is hereby directed to all parties and claimants that a schedule of distribution will be filed by the Sheriff on December 4, 1981. Distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

Henry Y. Goldman, Esq., Attorney

10/13/81

VICTOR B. VANDLING, Sheriff

COPIES TO: Henrie Printing. Nevin Adams, Tax Collector, Cleveland Twp. P-E, Legal Ads, Weds. Nov. 11, 18, & 25, 1981. (Affidavits please)



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING, Sheriff
TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

November 9, 1981

Pres Comm Fund Inc.
VS
Albert & Miriam Wegrzynowicz

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 68 of 1981
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

November 6, 1981 at 1:40 P.M. _____, posted a copy of the SHERIFF'S
SALE bill on the property of Albert & Miriam Wegrzynowicz
at Box 202, R.D.#3, Catawissa

Columbia County, Pennsylvania. Said posting performed by Columbia County Deputy
Sheriff Lee F. Mensinger.

So Answers:

Lee F. Mensinger
Deputy Sheriff

For:

Victor B. Vandling
Victor B. Vandling
Sheriff, Col. Co.

Sworn and subscribed before me this
9th day of November 1981.

Frederick J. Peterson, Prothonotary
Columbia County, Pennsylvania

ALL THAT CERTAIN piece, parcel or tract of land Situate in Cleveland Township Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an oak (black or red) at the intersection of the public road leading from Mumidia, Pa. to Bear Gap, Pa. and the road leading from Roaring Creek, Pa. to the aforesaid public road; thence through the middle of the first mentioned road and along lands of Lewis Billig and Bruce Rhoads North ~~and~~ 34-3/4 degrees West 15.1 perches to a stone in the middle of said road; thence by land of Bruce Rhoads, North 4 degrees East 18.84 perches to a stone in the middle of the public road leading to Slabtown; thence in the middle of said road along lands of now or formerly George W. Kreischer and Irvin Kreischer, South 35-3/4 degrees East 25 perches to the place of beginning.

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ALL THAT CERTAIN piece, parcel or tract of land Situate in Cleveland Township Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an oak (black or red) at the intersection of the public road leading from Munidia, Pa. to Bear Gap, Pa. and the road leading from Roaring Creek, Pa. to the aforesaid public road; thence through the middle of the first mentioned road and along lands of Lewis Billig and Bruce Rhoads North ~~2~~ 34-3/4 degrees West 16.1 perches to a stone in the middle of said road; thence by land of Bruce Rhoads, North 4 degrees East 18.84 perches to a stone in the middle of the public road leading to Slabtown; thence in the middle of said road along lands of now or formerly George W. Kreischer and Irvin Kreischer, South 35-3/4 degrees East 25 perches to the place of beginning.

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CONTAINING 0.12 of an acre of land. BEING Lot #2 in draft prepared by James H. Patton, R.S. August 1972

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OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING, Sheriff
TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy
JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

April 5, 1982

Henry J. Goldman
Attorney at Law
111 Presidential Boulevard
Bala Cynwyd, Pa. 19004

Re: Presidential Commercial Fund,
Inc.
vs.
Wegrzynowicz, Albert and Miriam
No. 1715 of 1981

Dear Henry,

Regarding our telephone conversation of a few minutes ago, you will find enclosed a Cashier's Check, No. 884547, dated April 5, 1982 in the amount of \$250.00 payable to you and purchased by Albert Wegrzynowicz as provided in the stipulation presented to the Columbia County Court by Attorney Thomas Richie.

Please note a copy of the fee bill presented to the Sheriff of Columbia County relative to this case. Suggest you remit these monies thru this office for Mr. Richie.

Any further inquiries or service needed should be directed to the undersigned.

Very truly yours,


A. J. Zale,
Chief Deputy Sheriff

AJZ:ldm
Enclosures

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND, NOT A WHITE BACKGROUND

CASHIER'S CHECK

884547

PURCHASER Albert Wegrzynowicz

DATE April 5, 1982

60-57
313

PAY TO THE
ORDER OF

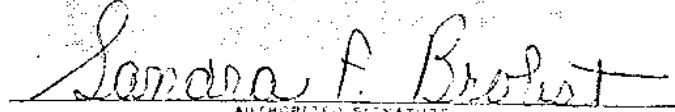
Henry Goldman

\$ 250.00

UNITED PENN 250dol's 00cts



United Penn Bank
WILKES-BARRE, PA.


AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK, HOLD AT AN ANGLE TO VIEW

⑈884547⑈ ⑆031300575⑆ 100 583 2⑈

Law Offices

HENRY Y. GOLDMAN

Suite 112
111 Presidential Blvd.
Bala Cynwyd, PA 19004

215-664-1495
215-664-1496

March 16, 1982

Mr. Al Zale
Sheriff's Office
Columbia County Courthouse
Bloomsburg, Pa.

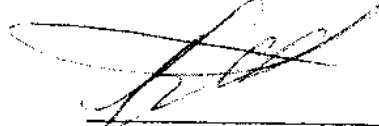
re: Albert Wegrzynowicz
Catawissa, Pa.

Dear Al:

I understand that Mr. and Mr. Albert Wegrzynowicz, Catawissa, Pa., have not vacated the premises.

Please arrange to have them forceably evicted immediately.

Very truly yours,



Henry Y. Goldman, Esq.

HYG/pw

CC: Mr. and Mrs. Albert Wegrzynowicz

3/19/82 @ 10:45 A.M.

Via 3-way conversation with Atty.'s Richie & Goldman, information provided Stipulation prepared and to be presented this date to court whereby Wegrzynowicz's to pay \$250.00 on or before April 5, 1982 or be evicted. In any event they are to vacate by May 1, 1982.

CLERK OF SUPERIOR COURT
CO. 1 BIA COURT
MAR 19 9 50 AM '82
SHERIFF
CHIEF DEPUTY

SHERIFF DEPT.

BLOOMSBURG, PA. 17815

STATE OF PENNSYLVANIA

COLUMBIA COUNTY

SS:

No. 68 of 1981

Lee F. Mensinger

DEPUTY SHERIFF, for VICTOR B. VANDLING,

SHERIFF of said County, being duly sworn according to law, deposes and says, that

on the 17th day of February, 19 82 at 11:05 A.M. he served the within

Writ of Possession

upon Albert Wegrznowicz

the within named defendant, by handing to HIM personally, ~~and by~~

~~the within named defendant, by handing to HIM personally, and by~~

at his place of residence R.D.#3, Catawissa,

in the County of Columbia, State of Pennsylvania, a true and attested copy of the within writ,

and making known to HIM the contents thereof. (Provided 15 days to Comply)

Sworn and subscribed before me this

17th day of February A. D. 19 82

Deputy Sheriff of Columbia County, Penna.

Lee F. Mensinger

Prothonotary of Columbia County, Penna.

SHERIFF of Columbia County, Penna.

Victor B. Vandling
Victor B. Vandling

SHERIFF DEPT.

BLOOMSBURG, PA. 17815

STATE OF PENNSYLVANIA

COLUMBIA COUNTY

ss:

No. 68 of 1981

Lee F. Mensinger

DEPUTY SHERIFF, for VICTOR B. VANDLING,

SHERIFF of said County, being duly sworn according to law, deposes and says, that

on the 16th day of February, 1982 at 1:00 P. M. he served the within

Writ of Possession upon Miriam Wegrzynowicz

the within named defendant, by handing to HER personally, ~~XXXXXX~~

~~XXXXXX member of the household whose relationship to the defendant is that of a~~

at her place of residence R.D.#3, Catawissa,

in the County of Columbia, State of Pennsylvania, a true and attested copy of the within writ,

and making known to HER the contents thereof. (Provided 15 days to Comply)

Sworn and subscribed before me this

17th Day of February A. D. 1982

Lee F. Mensinger
Deputy Sheriff of Columbia County, Penna.

Lee F. Mensinger

Prothonotary of Columbia County, Penna.

SHERIFF of Columbia County, Penna.

Victor B Vandling
Victor B. Vandling

IN THE COURT OF COMMON PLEAS-----COLUMBIA COUNTY

PRESIDENTIAL COMMERCIAL FUND, INC. : NO. 1715 - 1981

VS.

ALBERT WEGRZYNOWICZ :

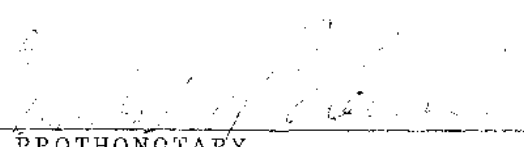
AND

MIRIAM WEGRZYNOWICZ : A. I. #14237

WRIT OF POSSESSION

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment for possession in the above matter, you are directed to deliver possession of the premises described in the attachment hereto to Presidential Commercial Fund, Inc.



PRO PROTHONOTARY

Seal of the Court

Date: Feb 12 1981

CHIEF DEPUTY

SHERIFF

FEB 12 2 32 PM '81

CLERK OF SUPERIOR COURT
COLUMBIA COUNTY