

DALE A. DERR  
CHARLES B. PURSEL  
ALVIN J. LUSCHAS

LAW OFFICES OF  
DERR AND PURSEL  
238 MARKET STREET  
BLOOMSBURG, PENNSYLVANIA 17815  
January 7, 1982

AREA CODE 717  
784-4654

Columbia County Sheriff  
Court House  
Bloomsburg, Pa. 17815

RE: SALE OF COSNER PROPERTY on Suit of EDWIN B. BOYER and MARY A. BOYER  
ATTN: Al Zale

After the above sale you posted your schedule of distribution showing the sum of \$26,701.00 payable to United Penn Bank. We filed Exceptions on behalf of the Boyers. We have now reached agreement with Attorney Kepner who is representing United Penn Bank. The agreement is as follows:

United Penn Bank will be paid from the distribution the following:

Principal due on Judgement lien #207 of 1979	\$21,157.64
Interest due on said loan	2,049.06
Agreed Attorney's fee	600.00
TOTAL	\$23,806.70

All remaining funds will be distributed to Mr. and Mrs. Boyer.

I suggest that Attorney Kepner and I meet at your office at which time he can confirm this agreement and receipt in full for the above amount. I will then withdraw the Exceptions and discontinue on your docket and receive the funds due the Boyers. Also, see that the deed is delivered and recorded for the real estate and the bill of sale prepared for the other items.

I will also ask Attorney Kepner to provide a release signed by United Penn Bank stating that the bank will make no further claims against Mr. and Mrs. Boyer.

Very truly yours,

CBP:d  
CC: Mr. and Mrs. Boyer  
CC: Attorney Kepner

CHIEF DEPUTY

CHARLES B. PURSEL

SHERIFF

JAN 8 3 17 PM '82

OFFICE OF SHERIFF  
CO. BIA COUNTY

United Penn Bank, by the attorney, Kepner & Kepner  
Agrees to the above distribution of \$23,806.70 to United Penn Bank

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT OF THE  
COMMONWEALTH OF PENNSYLVANIA  
COLUMBIA COUNTY BRANCH

EDWIN B. BOYER and MARY A.  
BOYER,

PLAINTIFFS,

V.

ROBERT T. COSNER and JANE S.  
COSNER,

DEFENDANTS.

\* CIVIL ACTION - LAW

\* NO. 1086 - 1981

\* EXECUTION NO. 73 - 19

\* IN MORTGAGE FORECLOSURE

\*

\*

ORDER OF COURT

AND NOW, to wit, this 19th day of January, 1982, hearing  
on the Exceptions to the Sheriff's Schedule of Distribution is  
hereby fixed for Friday, February 5, 1982, at 11:00 A.M., in the  
Courtroom, Columbia County Courthouse, Bloomsburg, Pennsylvania.

BY THE COURT:

Jay W. Myers P.J.

EDWIN B. BOYER and MARY A. BOYER, : IN THE COURT OF COMMON PLEAS  
PLAINTIFFS : OF THE 26TH JUDICIAL DISTRICT  
VS. : COLUMBIA COUNTY BRANCH  
: CIVIL ACTION - LAW  
: NO. 1086 of 1981  
ROBERT T. COSNER and JANE S. COSNER: EXECUTION NO. 73 of 198  
DEFENDANTS : IN MORTGAGE FORECLOSURE

EXCEPTIONS TO SHERIFF'S SCHEDULE OF DISTRIBUTION

TO: Columbia County Sheriff  
Bloomsburg, Pennsylvania

RE: Sale of real and personal property held through December 17, 1981  
on suit of EDWIN B. BOYER and MARY A. BOYER against ROBERT T.  
COSNER and JANE S. COSNER by virtue of Writ of Execution #73 of 1982  
issued out of the Court of Common Pleas of Columbia County.


CHARLES B. PURSEL, Attorney for EDWIN B. BOYER and MARY A. BOYER,  
hereby files Exceptions to the proposed schedule of distribution filed  
on December 22, 1981 as follows:

1. The proposed distribution of \$26,701.00 to United Penn Bank is  
in error because:
  - A. Said amount includes a balance due on a separate unsecured  
obligation of ROBERT T. COSNER which obligation was not  
filed to NO. 2079 of 1977.
  - B. Said amount includes legal fees for counsel to United  
Penn Bank.
  - C. United Penn Bank has forfeited any rights to recover  
against EDWIN B. BOYER as a guarantor because said bank  
released other collateral without the consent of EDWIN B.  
BOYER, loaned additional sums to ROBERT T. COSNER without  
the consent of EDWIN B. BOYER and failed to use due  
diligence in collection efforts against ROBERT T. COSNER,

and otherwise failed to effect and maintain a legal and binding surety and/or guarantee relationship with EDWIN B. BOYER.

2. WHEREFORE, it is requested that distribution of the entire sale proceeds be made to EDWIN B. BOYER and MARY A. BOYER and not to United Penn Bank.
3. It is requested that the Sheriff invest the funds for distribution in a savings account pending final disposition of this matter.

RESPECTFULLY SUBMITTED,  
LAW OFFICES OF DERR, PURSEL & LUSCHAS


by   
CHARLES B. PURSEL  
ATTORNEY FOR PLAINTIFFS

COMMONWEALTH OF PENNSYLVANIA:

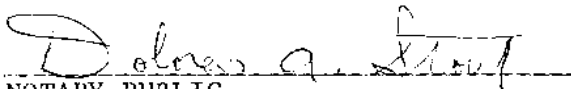
SS:

COUNTY OF COLUMBIA:

I, EDWIN B. BOYER, being duly sworn according to law do now say and depose that the facts set forth in the foregoing Exceptions are true and correct to the best of my knowledge, information and belief.

 (seal)  
EDWIN B. BOYER

Sworn and Subscribed to before me  
this 29th day of December, 1981.

  
NOTARY PUBLIC

DOLORES A. STOUT, Notary Public  
Sleensburg, Columbia Co., Pa.  
My Commission Expires July 14, 1983

DALE A. DERR  
CHARLES B. PURSEL  
ALVIN J. LUSCHAS

LAW OFFICES OF  
DERR AND PURSEL  
238 MARKET STREET  
BLOOMSBURG, PENNSYLVANIA 17815  
December 30, 1981

AREA CODE 717  
784-4654

Columbia County Sheriff  
Court House  
Bloomsburg, Pa. 17815

RE: BOYER vs. COSNER  
#73 of 1981

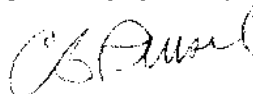
Dear Sir:

Here are Exceptions which we have filed to the Boyer-Cosner Sheriff Sale. Please transmit a copy to the Prothonotary with your schedule of proposed distribution as per Rule 3136. Also, we would suggest that the money be invested in a savings account pending final disposition. I would suggest a bank other than United Penn Bank under the circumstances.

I will send a copy of the Exceptions and this memo to Attorney Franklin E. Kepner, Sr. who is representing United Penn Bank. I feel certain he would agree to investing the money pending disposition.

CBP:d  
CC: Mr. and Mrs. Boyer  
CC: Attorney Kepner

Very truly yours,

  
CHARLES B. PURSEL

# 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 17TH day of DECEMBER 19 81, at 2:15

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 EDWIN B. BOYER and MARY A. BOYER, 914 Orange Street, Berwick, Pennsylvania

for the price or sum of Twenty-Seven Thousand, Seven Hundred Forty and 87/100 (\$27,740.87)  
Plus One-hundred Fifty Three and 70/100 (\$153.70) 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'S COSTS:

Sale Cost \$ 84.05	
Poundage 153.70	\$ 237.75

Press-Enterprise, Inc.	173.56
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Henrie Printing	30.00
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Prothonotary of Columbia County	13.00
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Recorder of Deeds of Columbia County	(a) Deed, Search, etc. 14.50
	(b) Realty Transfer Tax 351.28
	(c) State Stamps 351.23

Connie C. Gingham, Tax Collector, Berwick	(a) Parcel 04.3-2-53 \$205.03
	(b) Parcel 04.3-2-49 471.54
	676.57

Borough of Berwick (Sewer Bill)	48.19
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United Penn Bank (Lien No. 2079 of 1977)	26,701.00
(See agreement signed by Atty's Pursel & Kepner in Docket Book, dated 1/26/82)	23,806.70

Charles B. Pursel (Refund result of adjustment of monies owed on lien to U.P. Bank plus unused advance cost deposit monies)(Check #5060)	2,894.30
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Edwin B. Boyer and Mary A. Boyer	
vs	
Robert T. Cosner and Jane S. Cosner	

No. 1086 of 1981 J.D.	
No. 73 of 1981 E.D.	

Sheriff's Office, Bloomsburg, Pa. }

So answers

22 DECEMBER 1981

*Victor B. Vandling*  
VICTOR B. VANDLING

Sheriff

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 17TH day of DECEMBER 19 81, at 2:15 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 EDWIN B. BOYER and MARY A. BOYER, 914 Orange Street, Berwick, Pennsylvania

for the price or sum of Twenty-Seven Thousand, Seven Hundred Forty and 87/100 (\$27,740.87) Plus One-Hundred Fifty Three and 70/100 (\$153.70) 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'S COSTS:			
Sale Cost \$ 84.05			
Poundage 153.70			
		\$	237.75
Press-Enterprise, Inc.			173.56
Henrie Printing			30.00
Prothonotary of Columbia County			13.00
Recorder of Deeds of Columbia County	(a) Deed, Search, etc.		14.50
	(b) Realty Transfer Tax		351.28
	(c) State Stamps		351.28
Connie C. Gingher, Tax Collector, Berwick	(a) Parcel 04.3-2-53	\$205.03	
	(b) Parcel 04.3-2-49	471.54	
			676.57
Borough of Berwick (Sewer Bill)			48.19
United Penn Bank (Lien No. 2079 of 1977)			26,701.00

Edwin B. Boyer and Mary A. Boyer  
vs  
Robert T. Cosner and Jane S. Cosner  
No. 1086 of 1981 J.D.  
No. 73 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }  
22 DECEMBER 1981 }

So answers  
Victor B Vandling  
VICTOR B. VANDLING

Sheriff



TERM  
SESS. 19.....

vs.

BLOOMSBURG, PA., December 10 1981  
Sheriff  
 M \_\_\_\_\_

Sheriff

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

# LIST OF LIENS

## VERSUS

ROBERT L. COSNER AND JANE S. COSNER

Court of Common Pleas of Columbia County, Pennsylvania.

United Penn Bank

versus

Robert L. & Jane S. Cosner  
Community Flour Mills &  
Admin. Boyer

No. 2029 of Term, 19 77  
Real Debt || \$26,250.00  
Interest from 11-8-77 ||  
Commission ||  
Costs ||  
Judgment entered 11-23-77  
Date of Lien 11-8-77  
Nature of Lien Note

1st Nat'l Bank of Berwick

versus

Robert L. & Jane S. Cosner

No. 2325 of Term, 19 78  
Real Debt || \$6750.00  
Interest from 12-14-78 ||  
Commission ||  
Costs ||  
Judgment entered 12-26-78  
Date of Lien 12-14-78  
Nature of Lien Note

Edwin B. & Mary B. Boyer

versus

Robert L. & Jane S. Cosner

No. 1460 of Term, 19 80  
Real Debt || \$25,000.00  
Interest from 10-1-75 ||  
Commission ||  
Costs ||  
Judgment entered 8-16-80  
Date of Lien 10-1-75  
Nature of Lien Note

1st Nat'l Bank of Berwick

versus

Robert L. & Jane S. Cosner

Community Feed Mills

No. 230 of Term, 19 81  
Real Debt || \$20,000.00  
Interest from 2-20-81 ||  
Commission ||  
Costs ||  
Judgment entered 2-20-81  
Date of Lien 2-20-79  
Nature of Lien Note

1st Nat'l Bank of Berwick

versus

Robert L. & Jane S. Cosner

Community Feed Mills

No. 231 of Term, 19 81  
Real Debt || \$10,000.00  
Interest from 12-3-79 ||  
Commission ||  
Costs ||  
Judgment entered 2-20-81  
Date of Lien 12-3-79  
Nature of Lien None

# LIST OF LIENS

## VERSUS

ROBERT S. COSNER OF JANE S. COSNER

Court of Common Pleas of Columbia County, Pennsylvania.

1st Nat'l. Bank of Berwick

versus

Robert S. Cosner

Community Floor Mills

No. 332 of Term, 19 61  
Real Debt || \$4200.00  
Interest from 4-30-80 ||  
Commission ||  
Costs ||  
Judgment entered 2-20-81  
Date of Lien 4-30-80  
Nature of Lien Note

Edwin B. & Mary A. Boyer

versus

Robert S. & Jane S. Cosner

No. 1086 of Term, 19 83  
Real Debt || \$33,342.82  
Interest from 10-30-81 ||  
Commission ||  
Costs ||  
Judgment entered 10-28-81  
Date of Lien 10-28-81  
Nature of Lien Default Judgment

versus

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

versus

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

versus

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

**WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 to 3183 and Rule 3257**

EDWIN B. BOYER and MARY A. BOYER

PLAINTIFFS

vs

ROBERT T. COSNER and JANE S. COSNER

DEFENDANTS

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 73 Term 19<sup>81</sup> E.D.

No. Term 19 A.D.

No. 1086 Term 19<sup>81</sup> J.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

SEE ATTACHED SHEET FOR DESCRIPTION

NOTE: The Plaintiffs have secured the right to proceed with this action by order of the U. S. Bankruptcy Court for Middle District of Pennsylvania. See BK-5-81-00415 and adversary No. 5-81-0239.

Amount Due	\$ 33,342.82
Interest from 8/1/81 to 11/1/81	\$ 666.87
Total	\$ 34,019.69 Plus costs

as endorsed.

FREDERICK J. PETERSON.

Prothonotary, Common Pleas Court of  
Columbia County, Penna.

Dated 28 October 1981.  
(SEAL)

By: *Kenneth W. X...* Deputy

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a point in the southerly line of Orange Street at the north eastern corner of the residential property of Edwin B. Boyer and Mary A. Boyer, his wife;

THENCE South 69 degrees 45 minutes East 89.58 feet to a point where a 15 foot alley intersects with Orange Street;

THENCE along the westerly line of said alley South 1 degrees 38 minutes 39 seconds East 140.5 feet to the northerly line of a 15 foot alley;

THENCE along the northerly line of said alley South 88 degrees 15 minutes West 185 feet to a corner in the easterly line of Orchard Street;

THENCE along the easterly line of Orchard Street North 1 degrees 45 minutes West 40 feet to a corner of land now or formerly of Davis;

THENCE North 88 degrees 15 minutes East 95 feet to a corner;

THENCE North 1 degrees 45 minutes West 45 feet to a corner;

THENCE South 88 degrees 15 minutes West 20.33 feet to a point along lands to be retained by Edwin B. Boyer and Mary A. Boyer;

THENCE North 15 degrees 25 minutes 35 seconds East 93.22 feet to the place of BEGINNING.

TOGETHER with the mill building and all other improvements, machinery, equipment, fixtures and furnishings used in connection with the operation of the feed mill.

EDWIN B. BOYER and MARY A. BOYER,	:	COURT OF COMMON PLEAS
PLAINTIFFS,	:	COLUMBIA COUNTY BRANCH
	:	26TH JUDICIAL DISTRICT
VS.	:	NO. 1086 of 1981
	:	
ROBERT T. COSNER and JANE S. CONSER,	:	CIVIL ACTION - LAW
DEFENDANTS .	:	ACTION IN MORTGAGE FORECLOSURE

NOTICE OF SALE OF REAL PROPERTY

TO: ROBERT T. COSNER  
R. D. #3  
Berwick, PA 18603

and

JANE S. COSNER  
335 East Lancaster Avenue  
D-23, Lakeside Estate  
Dowington, PA 19335

YOU are hereby notified that a Writ of Execution has been issued at the suit of the Plaintiffs above named and judgment entered as set forth above, and that certain real estate situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, of which you are the owner or the reputed owner, will be exposed to public sale by the Sheriff of Columbia County on the 17th day of December, 1981, at 2:15 o'clock, P.M. in the Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania.

The property to be sold is described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a point in the southerly line of Orange Street at the north eastern corner of the residential property of Edwin B. Boyer and Mary A. Boyer, his wife; THENCE South 69 degrees 45 minutes East 89.58 feet to a point where a 15 foot alley intersects with Orange Street; THENCE along the westerly line of said alley South 1 degrees 38 minutes 39 seconds East 140.5 feet to the northerly line of a 15 foot alley; THENCE along the northerly line of said alley South 88 degrees 15 minutes West 185 feet to a corner in the easterly line of Orchard Street; THENCE along the easterly line of Orchard

Street North 1 degrees 45 minutes West 40 feet to a corner of land now or formerly of Davis; THENCE North 88 degrees 15 minutes East 95 feet to a corner; THENCE North 1 degrees 45 minutes West 45 feet to a corner; THENCE South 88 degrees 15 minutes West 20.33 feet to a point along lands to be retained by Edwin B. Boyer and Mary A. Boyer; THENCE North 15 degrees 25 minutes 35 seconds East 93.22 feet to the place of BEGINNING.

TOGETHER with the mill building and all other improvements, machinery, equipment, fixtures and furnishings used in connection with the operation of the feed mill.

The above description was prepared from a survey dated 7/31/79 signed and prepared by Charles B. Webb, Registered Surveyor and Engineer, a copy of which will be offered for recording in the Columbia County Map Book.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on the 22nd day of December 1981, 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.

Seized and taken in execution at the suit of EDWIN B. BOYER AND MARY A. BOYER vs. ROBERT T. COSNER AND JANE S. COSNER.

Said premises will be sold by the Sheriff of Columbia County, Pennsylvania.

The names of the owners or reputed owners of said property are:

ROBERT T. COSNER AND JANE S. COSNER.

---

EDWIN B. BOYER AND MARY A. BOYER,  
PLAINTIFFS,

VS.

ROBERT T. COSNER AND JANE S. COSNER,  
DEFENDANTS.

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY BRANCH  
: 26TH JUDICIAL DISTRICT  
: NO. 1086 of 1981  
:  
: CIVIL ACTION - LAW  
: ACTION IN MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS OF  
DEFENDANTS AND PLAINTIFFS  
PURSUANT TO RCP NO. 3129 (a)

COMMONWEALTH OF PENNSYLVANIA:

:SS.

COUNTY OF COLUMBIA

:

CHARLES B. PURSEL, being duly sworn according to law, does depose and say that he did, upon request of EDWIN B. BOYER AND MARY A. BOYER, investigate the status of ROBERT T. COSNER AND JANE S. COSNER, the above captioned Defendants, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers that they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940; and that the last known address of Defendant Robert T. Cosner is R. D. #3, Berwick, Columbia County, Pennsylvania, and last known address of Defendant Jane S. Cosner is 335 East Lancaster Avenue, D-23, Lakeside Estate, Downingtown, Pennsylvania; and the address of the above Plaintiffs is 914 Orange Street, Berwick, Columbia County, Pennsylvania.



CHARLES B. PURSEL, ESQUIRE

Sworn and subscribed to  
before me this 02/26 day  
of FEBRUARY, 1981.

NOTARY PUBLIC

JOLORES A. STOUT, Notary Public  
Shrewsbury, Columbia Co., Pa.  
My Commission Expires July 14, 1981



State of Pennsylvania }  
County of Columbia } ss.

Beverly J. Michael, Acting

I, ~~XXXXXXXXXXXXXXXXXXXX~~  
~~Frank P. Cosner~~ 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

Robert T. Cosner and Jane S. Cosner

and find as follows:

See Photostatic copies attached.

Fee \$5.00.....

In testimony whereof I have set my hand and  
seal of office this 10th day of December  
A.D., 19 81.

*Beverly J. Michael* ACTING.  
RECORDER

DEED OF AGREEMENT

FROM: ROBERT T. COSNER and JANE S. COSNER

TO: EDWIN B. BOYER and MARY B. BOYER

FOR ONE (\$1.00) DOLLAR and other considerations including the recent transfer of the Community Feed Mill Property on the south side of Orange Street in Berwick, Columbia County, Pennsylvania, we do hereby agree that we will not sell, transfer or convey in any way any portion of the equipment or the improvements thereon without the express written consent and approval of MARY A. BOYER and EDWIN B. BOYER.

INTENDING to be legally bound we have signed this document this 31st day of August, 1979.

ROBERT T. COSNER (seal)

JANE S. COSNER (seal)

COMMONWEALTH OF PENNSYLVANIA:

SS:

COUNTY OF COLUMBIA:

On this, the 31st day of August, 1979, before me a Notary Public, the undersigned officer, personally appeared ROBERT T. COSNER and JANE S. COSNER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notary seal

NOTARY SEAL

JOSEPH A. STOLZ, Notary Public  
Columbia Co., Pa.  
My Commission Expires July 14, 1983

Recorded in Columbia County  
Misc. Bk. 66, page 235 on  
September 16, 1980 at 11:32 a.m.

# This Mortgage,

Made the 31st day of August in the year of our Lord one thousand nine hundred and Seventy-nine (1979)

Between **ROBERT T. COSNER and JANE S. COSNER, His Wife, of RD #3 Berwick, Pennsylvania,**  
MORTGAGORS

AND

**EDWIN B. BOYER and MARY A. BOYER, of 914 Orange Street, Borough of Berwick, Columbia County, Pennsylvania,**  
MORTGAGEES

Witnesseth, Whereas, the Mortgagor and their Heirs, Devisees and Personal Representatives, by a Bond bearing even date, herewith stand bound unto the Mortgagees, their certain Attorneys, Personal Representatives, Legatees, Successors, or Assigns in the sum of SIXTY THOUSAND (\$60,000.00) --- Dollars,

conditioned for the payment of a debt of THIRTY THOUSAND (\$30,000.00) ----- Dollars,

PAYABLE AS FOLLOWS: With interest at the rate of eight (8%) percent per annum on the unpaid balance until paid, said principal and interest to be paid in monthly installments of TWO HUNDRED AND TWENTY DOLLARS and THIRTEEN CENTS (\$220.13) each, commencing on the 1st day of SEPT, 1979, and thereafter on the 1st day of each month until the principal and interest are fully paid, said payment to be applied first to payment of interest and balance to principal, except that any remaining balance of principal and interest shall become due and payable at the end of THIRTY (30) YEARS from the date hereof, with the privilege to the Mortgagors to repay at any time without premium or fee the entire balance of principal or any part thereof.

Transfer of title to the premises hereby mortgaged shall make all sums due hereon, including principal and interest and all amounts agreed to be treated as such, payable on demand, irrespective of anything herein contained to the contrary.

And Also, to keep the buildings upon said premises in repair and commit no waste thereon and the cutting of any standing timber shall be treated and considered as waste except for the right to cutovers and that if the said Mortgagors shall neglect or refuse to keep said premises in repair, the Mortgagees may enter and repair the same and any sums thus expended shall be added to and become a part of the debt due from the Mortgagors to the Mortgagees hereunder and shall be taken, treated and considered as such in all matters touching or concerning this contract and in all proceedings had for the enforcement of the liability hereon.

And Also, to pay all taxes upon the premises hereinafter described, within one year after the first day of January next succeeding their assessment, and keep all buildings now standing and hereafter erected on said premises, insured against loss by fire and other casualties covered by the standard form of extended coverage for the benefit of the Mortgagees in a sum not less than the total due hereon from time to time and to take no insurance on said buildings not marked for the benefit of the Mortgagees and to pay all premiums on said insurance within thirty days after written notice of their being due shall have been given to the said Mortgagor.

And THE FURTHER CONDITION OF THE SAID OBLIGATION IS SUCH, that upon default for 30 days in payment of any part of said principal sum or interest as agreed, or of any premium of insurance for thirty days after written notice of its being due shall have been given to the Mortgagors or upon default in the payment of any tax assessed against the said premises for one year after the first day of January

next succeeding its assessment, or if a breach of any of the conditions of the said obligation be made by the said Mortgagee, their Heirs, Devisees, or Personal Representatives, then the said principal sum shall become due and payment of the same, with all interest, taxes, and premiums of insurance due thereon, as therein provided, together with an Attorney's commission of ten (10%) percent on the said principal sum, besides costs of suit, may be enforced and recovered at once.

**Now, THIS INDENTURE WITNESSETH** that for and in consideration of One Dollar and for and in consideration of the further sum hereby secured, and intending to be legally bound, the Mortgagee, to better secure payment of the said debt and the performance of the covenants in the said Bond, do grant and convey to the Mortgagee, their Heirs, Successors and Assigns,

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a point in the southerly line of Orange Street at the north eastern corner of the residential property of Edwin B. Boyer and Mary A. Boyer, his wife;

THENCE South 69 degrees 45 minutes East 89.58 feet to a point where a 15 foot alley intersects with Orange Street;

THENCE along the westerly line of said alley South 1 degree 38 minutes 39 seconds East 140.5 feet to the northerly line of a 15 foot alley;

THENCE along the northerly line of said alley South 88 degrees 15 minutes West 185 feet to a corner in the easterly line of Orchard Street;

THENCE along the easterly line of Orchard Street North 1 degree 45 minutes West 40 feet to a corner of land now or formerly of Davis;

THENCE North 88 degrees 15 minutes East 95 feet to a corner;

THENCE North 1 degree 45 minutes West 45 feet to a corner;

THENCE South 88 degrees 15 minutes West 20.33 feet to a point along lands to be retained by Edwin B. Boyer and Mary A. Boyer;

THENCE North 15 degrees 25 minutes 35 seconds East 93.22 feet to the place of BEGINNING.

TOGETHER with the mill building and all other improvements, machinery, equipment, fixtures and furnishings used in connection with the operation of the feed mill.

The above description was prepared from a survey dated 7/31/79 signed and prepared by Charles B. Webb, Registered Surveyor and Engineer, a copy of which will be offered for recording in the Columbia County Map Book.

3604 196 1039

with the appurtenances, reversions, remainders, rents, issues and profits.

To Have and to Hold TO THE SAID Mortgagee, their Heirs, Successors and Assigns forever.

And the said Mortgagor<sup>s</sup> and Mortgagee<sup>s</sup> do hereby covenant and agree that if the said Mortgagor<sup>s</sup> their Heirs, Devisees or Personal Representatives, shall neglect or refuse to keep in force insurance as aforesaid, or to pay any premium of insurance for 30 days after written notice of its being due shall be given to the Mortgagor<sup>s</sup>, or to pay all taxes upon the premises within one year after the first day of January next succeeding its assessment, the said Mortgagee<sup>s</sup>, their certain Attorneys, Personal Representatives, Legatees, Successors or Assigns, shall have the privilege, right or option to insure the said buildings in the sum aforesaid, and pay premiums of insurance as aforesaid, and pay the said taxes as aforesaid, and upon exercise of said privilege, right or option, any sums thus expended for any of said purposes shall be added to and become a part of the said mortgage debt and shall be treated, held and considered as such in all matters touching or concerning this mortgage and in all proceedings had for the enforcement of the liability hereon.

And the said Mortgagor<sup>s</sup> do hereby covenant and agree to pay the said mortgage debt, with interest and all taxes and premiums of insurance as set forth more fully and at large in the said Bond and hereinafter recited.

And the said Mortgagor<sup>s</sup> do hereby covenant and agree that upon default for 30 days in payment of any part of said principal sum or interest as agreed, or of any premium of insurance for 30 days after written notice of its being due shall have been given to the Mortgagor or upon default in the payment of any tax assessed against the said premises for one year after the first day of January next succeeding its assessment, or if a breach of any of the conditions of the said mortgage be made by the said Mortgagor<sup>s</sup>, their Heirs, Devisees, or Personal Representatives, then the said Mortgagee<sup>s</sup> their certain Attorneys, Personal Representatives, Legatees, Successors or Assigns, may forthwith without prejudice to any other remedy, file complaint in an Action of Mortgage Foreclosure hereon and proceed thereon to judgment and execution for the immediate recovery of said principal debt, with all interest, taxes, and premiums of insurance due according to the terms hereof, together with an attorney's commission of 10% per centum upon the said principal sum, and all costs of suit, nor shall any waiver of this provision be held effectual unless in writing for a valuable consideration, and any judgment thus recovered shall be enforceable without defalcation or stay of execution, the Mortgagor<sup>s</sup> hereby further waiving the rights of laches and appeal, all rights under any present or future exemption laws of this Commonwealth and all benefit from any and all errors in any and all proceedings had hereupon.

And the said Mortgagors and Mortgagee do hereby covenant and agree that if the said Mortgagors their Heirs, Devisees, or Personal Representatives, shall without default pay or cause to be paid to the said Mortgagee<sup>s</sup> or their certain Attorneys, Legatees, Successors, Personal Representatives, or Assigns, the said principal sum with interest as agreed, and shall without default keep the buildings on the premises insured and pay the insurance premiums therefor and all taxes upon the premises as agreed, or in case of default and of legal process, shall before actual sale pay the same, together with commissions and costs accrued, then this mortgage, the estate hereby granted, and the said accompanying Bond, shall become void.

Witness the hand <sup>s</sup> and seal <sup>s</sup> of the said Mortgagor<sup>s</sup> the day and year first above written.

Signed, Sealed and Delivered  
in the presence of

CSAusef

ROBERT T. COSNER  
JANE S. COSNER

Seal

Seal

Seal

Seal

Seal

Commonwealth of Pennsylvania  
County of COLUMBIA

} ss.

On this, the 31<sup>st</sup> day of August A. D. 19 before me  
Notary Public personally appeared Robert C. Cosner and Jane S. Cosner  
known to me (or satisfactorily proven) to be the person whose name s are subscribed to the within  
instrument, and acknowledged that t he y executed the same for the purposes therein contained.  
In Witness Whereof, I hereunto set my hand and official seal.

*Dolores A. Stout*  
DOLORES A. STOUT, Notary Public  
Bloomsburg, Columbia Co., Pa.  
My Commission Expires July 15, 1983  
Title of Office

State of  
County of

} ss.

On this, the day of A. D. 19 before me  
the undersigned Officer, personally  
appeared  
known to me (or satisfactorily  
proven) to be the person whose name subscribed to the within instrument, and acknowledged that  
he executed the same for the purposes therein contained.  
In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

REC'D BY RECORDER  
COLUMBIA CO., PA.  
TAX \$50.00  
SEP 3 11 34 AM '79

Hereby Certify, that the precise residence of the Mortgagee and person entitled to interest on this  
Mortgage is: 914 Orange Street, Berwick, Penna. 18603

Attorney for *Mortgagee*  
*B. Purcell*

Number 29  
Mortgage  
Common Sense

ROBERT T. COSNER and  
JANE S. COSNER, MORTGAGORS  
To  
EDWIN B. BOYER and  
MARY A. BOYER, MORTGAGEES

Dated  
Upon  
To secure Premises Borough of Berwick  
Payable 30 years  
Entered for record in the Recorder's  
Office of the County  
day of  
A. D. 19  
Tax \$ Fees \$

Recorder.  
LAW OFFICES OF DEER AND PURSEL  
CHARLES B. PURSEL  
238 MARKET STREET  
BLOOMSBURG, PENNA.

Commonwealth of Pennsylvania  
County of Columbia 11:34 a.m. } ss.

Recorded on this 5th day of Sept. A. D. 1979, in the Re-  
corder's Office of the said County in Mortgage Book Volume 196 Page 1038  
Given under my hand and seal of the said Office, the date above written

5004 196 1041 *Marvin T. Bower* Recorder

BERWICK BOROUGH  
MAY CHECKS PAYABLE TO:

CONNIE C. GINGER  
114 MULBERRY ST.  
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,  
TUE, THUR & FRI 9 TO 5  
FRI 9 TO 8 DURING DISCOUNT  
PHONE 752-7442 ONLY

COSNER, ROBERT T & JANE S  
904 ORANGE ST  
BERWICK, PA. 18603

BERWICK BOROUGH  
MAY CHECKS PAYABLE TO:

CONNIE C. GINGER  
114 MULBERRY ST.  
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,  
TUE, THUR & FRI 9 TO 5  
FRI 9 TO 8 DURING DISCOUNT  
PHONE 752-7442 ONLY

COSNER, ROBERT T & JANE S  
904 ORANGE ST  
BERWICK, PA. 18603

FOR	DESCRIPTION	ASSESSMENT	AMOUNT	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
COLUMBIA COUNTY	COUNTY R.E.	1700	18.00	29.35	30.60	33.66	
	TWP/BORO R.E.	17.00	17.00	28.32	20.90	30.35	

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

AMOUNT

APR 30  
IF PAID  
BEFORE

JUN 30  
IF PAID  
BEFORE

JULY 1  
IF PAID  
AFTER

PENALTY A PROPERTY DESCRIPTION  
COUNTY 102 TWP/BORO 52  
ACCT NO. 15641  
PARCEL 04.3-2-53  
2.8 N ORCHARD ST  
L-40X185  
COMMERCIAL  
220  
1,480  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 1,700

DATE FEB 17 1982

PAID

TRICE THOMPSON, DIR  
CLAIM BUREAU

FOR	DESCRIPTION	ASSESSMENT	AMOUNT	LESS DISCOUNT	AMOUNT DUE	INCL. PENALTY
BERWICK AREA SCHOOL DISTRICT	SCHOOL R.E.	1700	79.00	131.61	134.30	141.02

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

AMOUNT

AUG 31  
IF PAID  
BEFORE

OCT 31  
IF PAID  
BEFORE

NOV 1  
IF PAID  
AFTER

PENALTY A PROPERTY DESCRIPTION  
SCHOOL 52  
ACCT NO. 15641  
PARCEL 04.3-2-53  
2.8 N ORCHARD ST  
L-40X185  
COMMERCIAL  
220  
1,480  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 22, 1982

PAID

TOTAL 1,700

THOMPSON, DIR  
CLAIM BUREAU

BERWICK BOROUGH  
MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER  
114 MULBERRY ST.  
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,  
TUE, THUR & FRI 9 TO 5  
FRI 9 TO 8 DURING DISCOUNT  
PHONE 752-7442 ONLY

M  
A  
L  
O  
COSNEY, ROBERT T & JANE S  
904 ORANGE ST  
BERWICK, PA  
18603

BERWICK BOROUGH  
MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER  
114 MULBERRY ST.  
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,  
TUE, THUR & FRI 9 TO 5  
FRI 9 TO 8 DURING DISCOUNT  
PHONE 752-7442 ONLY

M  
A  
L  
O  
COSNEY, ROBERT T & JANE S  
904 ORANGE ST  
BERWICK, PA  
18603

FOR	DESCRIPTION	ASSESSMENT	MILLS	USL DISCOUNT	TAX	AMOUNT PAID BEFORE	DATE	AMOUNT PAID AFTER	DATE
BERWICK AREA SCHOOL DISTRICT	SCHOOL R.E.	3910	79.00		302.71	302.71	07/01/81	324.33	08/869
					402.31	308.89	09/31	324.33	

FOR	DESCRIPTION	ASSESSMENT	MILLS	USL DISCOUNT	TAX	AMOUNT PAID BEFORE	DATE	AMOUNT PAID AFTER	DATE
COLUMBIA COUNTY	COUNTY R.E. TMP/BORO R.E.	3910	18.00 17.00		68.54 65.14	75.38 66.47	03/01/81	77.42 69.79	00865

TOTAL 3,910

DATE FEB 17 1982  
PATRICE THOMPSON, J  
TAX CLAIM BUREAU

**PAID**

FOR	DESCRIPTION	ASSESSMENT	MILLS	USL DISCOUNT	TAX	AMOUNT PAID BEFORE	DATE	AMOUNT PAID AFTER	DATE
COLUMBIA COUNTY	COUNTY R.E. TMP/BORO R.E.	3910	18.00 17.00		68.54 65.14	75.38 66.47	03/01/81	77.42 69.79	00865

FOR	DESCRIPTION	ASSESSMENT	MILLS	USL DISCOUNT	TAX	AMOUNT PAID BEFORE	DATE	AMOUNT PAID AFTER	DATE
COLUMBIA COUNTY	COUNTY R.E. TMP/BORO R.E.	3910	18.00 17.00		68.54 65.14	75.38 66.47	03/01/81	77.42 69.79	00865

**PAID**

DATE 12 1982  
PATRICE THOMPSON, J  
TAX CLAIM BUREAU

TOTAL 3,910





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

January 26, 1982

Charles B. Pursel  
Attorney at Law  
238 Market Street  
Bloomsburg, Pa. 17815

Re: Boyer vs. Cosner  
No: 73 of 1981 E. D.

Dear Mr. Pursel,

Enclosed items are yours for further distribution in the captioned case.

Bill of Sale will be necessary to obtain title for the described vehicle. Included are copies of Writ of Execution and Schedule of Distribution which will verify buyer of foreclosed property.

Finally is check number 5060, dated January 26, 1982, payable to you as a refund of (1) return of monies due plaintiff as a result of adjustment of monies owed on lien to United Penn Bank, and agreed upon via their counsel, Frank E. Kepner and yourself, plus (2) advance cost deposit monies received here at time writ was received. (\$2,894.30)

Any questions should be directed to the undersigned.

Very truly yours,

A. J. Zale,  
Chief Deputy Sheriff

AJZ:ldm

Enclosures



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. D'BRIEN, DEPUTY  
LEE F. MENSINGER, DEPUTY  
LINDA D. MOWERY, DEPUTY

December 17, 1981

**BILL OF SALE**

EDWIN B. BOYER and MARY A. BOYER

NO. 1086 of 1981 J.D.

vs

NO. 73 of 1981 E.D.

ROBERT T. COSNER and JANE S. COSNER

On this date, Thursday, December 17, 1981, the described motor vehicle was sold at SHERIFF'S SALE by the Sheriff of Columbia County to Edwin B. Boyer and Mary A. Boyer, 914 Orange Street, Berwick, Pennsylvania.

Highest and best price bidden was \$27,740.87 for all that certain piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania. (See copy of Writ of Execution with attached sheet for description).

Additionally at time of sale it was announced property for sale to include:

- (a) 1974, F600, Stake Body Truck.
- (b) VIN #F61DCS81470.

  
\_\_\_\_\_  
A. J. Zale, Chief Deputy  
Col. Co. Sheriff's Dept.



## REALTY TRANSFER TAX

## AFFIDAVIT OF VALUE

FOR 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 A 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)

Robert T. Cosner and Jane S. Cosner, By the SHERIFF of Columbia County 17815

GRANTOR (S)

ADDRESS

ZIP CODE

Edwin B. Boyer and Mary A. Boyer 914 Orange Street, Berwick, Pa. 18603

GRANTEE (S)

ADDRESS

ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

R.D. STREET &amp; NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY

FULL CONSIDERATION \$ 27,740.87

HIGHEST ASSESSED VALUE \$

#1 - 1,700.00

#2 - 11,730.00

FAIR MARKET VALUE \$ #1 - 5100.00

#2 - 3910.00

REALTY TRANSFER TAX PAID \$ 351.28

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

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, Columbia County Courthouse. Sheriff

NAME

ADDRESS

TITLE

SUCCESSFUL BIDDER Edwin B. Boyer and Mary A. Boyer, 914 Orange St., Berwick, Pa.

NAME

ADDRESS

TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 13,430.00
JUDGEMENT PLUS INTEREST	\$ 34,019.69		
BID PRICE		\$ 27,740.87	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 676.57	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$ 431.76	\$	
TOTAL	\$ 35,128.02	\$ 27,740.87	\$ 13,430.00

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 19 \_\_\_\_\_

NOTARY PUBLIC

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.

MY COMMISSION EXPIRES \_\_\_\_\_ 19 \_\_\_\_\_

☐ 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 **Twenty Seven Thousand, Seven Hundred Forty and 87/100 (\$27,740.87)** plus **One Hundred Fifty Three and 70/100 (\$153.70)** Poundage ----- dollars to me in hand paid, do hereby grant and convey to **EDWIN B. BOYER and MARY A. BOYER, 914 Orange Street, Berwick, Pennsylvania**

**ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND** situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows to-wit:

**BEGINNING** at a point in the southerly line of Orange Street at the north eastern corner of the residential property of Edwin B. Boyer and Mary A. Boyer, his wife;

**THENCE** South 69 degrees 45 minutes East 89.58 feet to a point where a 15 foot alley intersects with Orange Street;

**THENCE** along the westerly line of said alley South 1 degrees 38 minutes 39 seconds East 140.5 feet to the northerly line of a 15 foot alley;

**THENCE** along the northerly line of said alley South 88 degrees 15 minutes West 185 feet to a corner in the easterly line of Orchard Street;

**THENCE** along the easterly line of Orchard Street North 1 degrees 45 minutes West 40 feet to a corner of land now or formerly of Davis;

**THENCE** North 88 degrees 15 minutes East 95 feet to a corner;

**THENCE** North 1 degrees 45 minutes West 45 feet to a corner;

**THENCE** South 88 degrees 15 minutes West 20.33 feet to a point along lands to be retained by Edwin B. Boyer and Mary A. Boyer;

**THENCE** North 15 degrees 25 minutes 35 seconds East 93.22 feet to the place of **BEGINNING**.

**TOGETHER** with the mill buildings and all other improvements, machinery, equipment, fixtures and furnishings used in connection with the operation of the feed mill.

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT OF THE  
COMMONWEALTH OF PENNSYLVANIA  
COLUMBIA COUNTY BRANCH

EDWIN B. BOYER and MARY A.  
BOYER,

PLAINTIFFS,

V.

ROBERT T. COSNER and JANE S.  
COSNER,

DEFENDANTS.

\* CIVIL ACTION - LAW  
\* NO. 1086 - 1981  
\* EXECUTION NO. 73 - 19  
\* IN MORTGAGE FORECLOSURE  
\*  
\*

ORDER OF COURT

AND NOW, to wit, this 19th day of January, 1982, hearing  
on the Exceptions to the Sheriff's Schedule of Distribution is  
hereby fixed for Friday, February 5, 1982, at 11:00 A.M., in the  
Courtroom, Columbia County Courthouse, Bloomsburg, Pennsylvania.

BY THE COURT:

Jay W. Meyer P.J.

LAW OFFICES OF  
DERR, PURSEL & LUSCHAS

DALE A. DERR  
CHARLES B. PURSEL  
ALVIN J. LUSCHAS

238 MARKET STREET  
P. O. BOX 539  
BLOOMSBURG, PENNSYLVANIA 17815

AREA CODE 717  
784-4654

December 28, 1981

Columbia County Sheriff  
Court House  
Bloomsburg, Pa. 1785

ATTN: Al Zale

RE: Boyers vs. Cosner

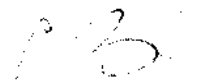
Dear Al:


When you make the deed as a result of the Cosner sale to the Boyers also please make a bill of sale to the Boyers for the 1974 F600 Stake Body Truck, Serial--# F61DCS81470.

Thank you.

CBP:d

Very truly yours,

  
CHARLES B. PURSEL

PAY TO THE ORDER OF Columbia County Sheriff Dec 30 1981 <sup>60-56</sup>/<sub>313</sub>  
Twenty eight thousand nine hundred and 13 \$28,097.13 DOLLARS  
 **FIRST EASTERN BANK** NR  
Wilkes-Barre, Pa. Acct. No. 019-076-9  
MEMO \_\_\_\_\_  
Edwin B. Boyer  
⑈0313⑈0056⑈

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

5056

JANUARY 26, 1982

60-593  
313

PAY TO THE ORDER OF Recorder of Deeds of Columbia County  
Three Hundred Fifty One and  $\frac{28}{100}$  \$ 351.28  
DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR Boyer vs Casner  
No. 73 of 1981 E.D.  
Realty Transfer Tax 031305936

Victor B. Vandling  
57281000 05

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

5057

JANUARY 26, 1982

60-593  
313

PAY TO THE ORDER OF Recorder of Deeds of Columbia County  
Three Hundred Fifty One and  $\frac{28}{100}$  \$ 351.28  
DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR Boyer vs Casner  
No. 73 of 1981 E.D.  
State Stamps 031305936

Victor B. Vandling  
57281000 05

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

5058

JANUARY 26, 1982

60-593  
313

PAY TO THE ORDER OF Columbia County Tax Claim Bureau  
Six Hundred Seventy Six and  $\frac{57}{100}$  \$ 676.57  
DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR Parcel 04.3-2-53 And 04.3-2-49  
Boyer vs Casner  
No. 73 of 1981 E.D. 031305936

Victor B. Vandling  
57281000 05



VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

5054

JANUARY 26 1982

60-593  
313

PAY  
TO THE  
ORDER OF

Prothonotary of Columbia County

\$ 13.00

Thirteen and 00/100

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR Boyer vs Cisner  
No. 73 of 1981 E.D.

⑆031305936⑆

Victor B. Vandling

57281000

05

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

5055

JANUARY 26 1982

60-593  
313

PAY  
TO THE  
ORDER OF

Recorder of Deeds of Columbia County

\$ 14.50

Fourteen and 50/100

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR Boyer vs Cisner  
No. 73 of 1981 E.D.

⑆031305936⑆

Victor B. Vandling

57281000

05

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

5059

JANUARY 26 1982

60-593  
313

PAY TO THE ORDER OF Borough of Berwick

Forty Eight and 19/100

\$ 48.19

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR Boyer vs Casner  
NO. 73 OF 1981 E.D.  
SEWER bill

00313059361

57281000

05

Victor B. Vandling *agg*

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

5060

JANUARY 26 1982

60-593  
313

PAY TO THE ORDER OF Charles B. Purzel

Two Thousand Eight Hundred Ninety Four and 30/100

\$ 2894.30

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR Refund unused advance cost monies  
and adjustment V.P. Bank Lien  
Boyer vs Casner No. 73 of 1981

00313059361

57281000

05

Victor B. Vandling *agg*

By virtue of Writ of Execution No. 73 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, Columbia County, Pennsylvania, on:

Thurs., Dec 17, 1981  
at 2:15 o'clock p.m.  
ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to-wit:  
BEGINNING at a point in the southerly line of Orange Street at the north eastern corner of the residential property of Edwin B. Boyer and Mary A. Boyer, his wife; Thence south 69 degrees 45 minutes East 89.58 feet to a point where a 15 foot alley intersects with Orange Street; THENCE along the westerly line of said alley South 1 degrees 38 minutes 39 seconds East 140.5 feet to the northerly line of a 15 foot alley; THENCE along the northerly line of said alley South 88 degrees 15 minutes West 185 feet to a corner in the easterly line of Orchard Street; THENCE along the easterly line of Orchard Street North 1 degree 45 minutes West 40 feet to a corner of land now or formerly of Davis; THENCE North 88 degrees 15 minutes East 95 feet to a corner; THENCE North 1 degree 45 minutes West 45 feet to a corner; THENCE South 88 degrees 15 minutes West 20.33 feet to a point along lands to be retained by Edwin B. Boyer and Mary A. Boyer; THENCE North 15 degrees 25 minutes 35 seconds East 20 feet to a corner.

\$86.78 - Press  
86.78 - Enterprise  
\$173.56 - Total Due

Paul R. Everly III  
....., being duly sworn according says that Berwick Enterprise is a newspaper of general circulation with its place of business in the Town of Berwick, County of Columbia and State of Pennsylvania established on the 6th day of April, 1903, and has been published daily (except Holidays) continuously in said Town, County and State since the date of its hereto attached is a copy of the legal notice or advertisement in the above which appeared in the issue of said newspaper on .....  
November 25, December 2, 9, 81  
....., 19..... exactly as printed that the affiant is one of the owners and publishers of said newspaper in which or notice was published; that neither the affiant nor Berwick Enterprise are subject matter of said notice and advertisement, and that all of the allegations statement as to time, place, and character of publication are true.

*Paul R. Everly III*

Sworn and subscribed to before me this 10th day of Dec

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

4992

JANUARY 5, 1982

60-593  
313

PAY TO THE ORDER OF Press-Enterprise, Inc.  
One Hundred Seventy Three and 56/100 \$ 173.56 DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR Boyer vs Cushman No. 73 of '81 ED  
Legal Ads

Victor B. Vandling

01031305936 572081000 05

**SHERIFF'S SALE**  
By virtue of Writ of Execution No. 73 of 1981, issued out of the Court of Common Pleas of Columbia County, Pennsylvania, to me directed, I will expose to public sale at the Sheriff's Office, in the Court House, in the Town of Bloomsburg, Columbia County, Pennsylvania, on:

Thurs., Dec 17, 1981  
at 2:15 o'clock p.m.

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BEGINNING at a point in the southerly line of Orange Street at the north eastern corner of the residential property of Edwin B. Boyer and Mary A. Boyer, his wife;

Thence south 69 degrees 45 minutes East 89.58 feet to a point where a 15 foot alley intersects with Orange Street;

THENCE along the westerly line of said alley South 1 degree 38 minutes 39 seconds East 140.5 feet to the northerly line of a 15 foot alley;

THENCE along the northerly line of said alley South 88 degrees 15 minutes West 185 feet to a corner in the easterly line of Orchard Street;

THENCE along the easterly line of Orchard Street North 1 degree 45 minutes West 40 feet to a corner of land now or formerly of Davis;

THENCE North 88 degrees 15 minutes East 95 feet to a corner;

THENCE North 1 degree 45 minutes West 45 feet to a corner;

THENCE South 88 degrees 15 minutes West 20.33 feet to a point along lands to be retained by Edwin B. Boyer and Mary A. Boyer

THENCE North 15 degrees 25 minutes 35 seconds East 93.22 feet to the place of beginning.

TOGETHER with the mill building and all other improvements, machinery, equipment, fixtures and furnishings used in connection with the operation of the feed mill.

Taken into execution, etc., at the suit of Edwin B. Boyer and Mary A. Boyer against Robert T. Cosner and Jane S. Cosner.

Notice is hereby given to all claimants and parties in interest that the Sheriff will on December 22, 1981 file a schedule of distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days.

STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBIA }

SS:

Paul R. Everly III

....., being duly sworn according to oaths, says that Berwick Enterprise is a newspaper of general circulation with its place of business in the Town of Berwick, County of Columbia and State of Pennsylvania established on the 6th day of April, 1903, and has been published daily (except Holidays) continuously in said Town, County and State since the date of its hereto attached is a copy of the legal notice or advertisement in the above which appeared in the issue of said newspaper on .....  
November 25, December 2, 9, ..... 81  
....., 19..... exactly as printed that the affiant is one of the owners and publishers of said newspaper in which or notice was published; that neither the affiant nor Berwick Enterprise are subject matter of said notice and advertisement, and that all of the allegations in said statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 10th day of Dec

*Matthew J. Creml*  
(Notary Public)

My Commission Expires

MATTHEW J. CREML, NOTARY PUBLIC,  
BLOOMSBURG, COLUMBIA COUNTY,  
MY COMMISSION EXPIRES JULY 5, 1988

And now, 19....., I hereby certify that the above charges amounting to \$..... for publishing the foregoing notice, and affidavit have been paid in full.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS:

Paul R. Everly III  
....., being duly sworn according to law  
that The Morning Press is a newspaper of general circulation with its principal  
of business in the Town of Bloomsburg, County of Columbia and State of P  
was established on the 1st day of March, 1902, and has been published daily  
and Legal Holidays). continuously in said Town, County and State since the  
lishment; that hereto attached is a copy of the legal notice or advertisement  
titled proceeding which appeared in the issue of said newspaper on.....  
November 25, December 2, 9, 81  
....., 19.....exactly as printed and pu  
affiant is one of the owners and publishers of said newspaper in which legal  
notice was published; that neither the affiant nor The Morning Press are inte  
ject matter of said notice and advertisement, and that all of the allegations  
statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 10th day of Dec

Paul R. Everly III

Matthew J. [Signature]  
(Notary)

My Commission Expires

MATTHEW J. CREME, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES JULY 5, 1981

And now,..... 19....., I hereby certify that the advertising  
charges amounting to \$..... for publishing the foregoing notice, and th  
fidavit have been paid in full.

**SHERIFF'S SALE**  
By virtue of writ of Execu-  
tion No. 1234 of 1981,  
issued out of the Court  
of Common Pleas of Col-  
umbia County, Pennsyl-  
vania, and to me  
directed, I will expose to  
public sale at the Sher-  
iff's Office, in the Court  
House, in the Town of  
Bloomsburg, Columbia  
County, Pennsylvania,  
on:

Thurs., Dec 17, 1981  
at 2:15 o'clock p.m.

ALL THAT CERTAIN piece,  
parcel or tract of land  
situate in the Borough of  
Berwick, Columbia  
County, Pennsylvania,  
bounded and described  
as follows, to-wit:

BEGINNING at a point in  
the southerly line of  
Orange Street at the  
north eastern corner of  
the residential property  
of Edwin B. Boyer and  
Mary A. Boyer, his wife;  
Thence south 69 degrees  
45 minutes East 89.58  
feet to a point where a  
15 foot alley intersects  
with Orange Street;

THENCE along the west-  
erly line of said alley  
South 1 degree 38 min-  
utes 39 seconds East  
140.5 feet to the north-  
erly line of a 15 foot  
alley;

THENCE along the north-  
erly line of said alley  
South 88 degrees 15 min-  
utes West 185 feet to a  
corner in the easterly  
line of Orchard Street;

THENCE along the east-  
erly line of Orchard  
Street North 1 degree 45  
minutes West 40 feet to  
a corner of land now or  
formerly of Davis;

THENCE North 88 degrees  
15 minutes East 95 feet  
to a corner;

THENCE North 1 degree  
45 minutes West 45 feet  
to a corner;

THENCE South 88 degrees  
15 minutes West 20.33  
feet to a point along  
lands to be retained by  
Edwin B. Boyer and Mary  
A. Boyer

THENCE North 15 degrees  
25 minutes 35 seconds  
East 93.22 feet to the  
place of beginning.

TOGETHER with the mill  
building and all other  
improvements, machin-  
ery, equipment, fixtures  
and furnishings used in  
connection with the  
operation of the feed  
mill.

Taken Into execution,  
etc., at the suit of Edwin  
B. Boyer and Mary A.  
Boyer against Robert T.  
Cosner and Jane S.  
Cosner.

Notice is hereby given to  
all claimants and parties  
in interest that the Sher-  
iff will on December 22,  
1981 file a schedule of  
distribution in his office  
where the same will be  
available for inspection  
and the distribution will  
be made in accordance  
with the schedule unless  
exceptions are filed ther-  
eto within ten (10) days



BERWICK BOROUGH  
MAKE CHECKS PAYABLE TO:

CONNIE C. GINGER  
114 MULBERRY ST.  
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,  
TUE, THUR & FRI 9 TO 5  
FRI 9 TO 8 DURING DISCOUNT  
PHONE 752-7442 ONLY

FOR	DESCRIPTION	ASSESSMENT	MILLS	DISCOUNT	TAX	PAID	NO. PAID
BERWICK AREA SCHOOL DISTRICT	SCHOOL R.E.	3910	79.00	302.71	308.89	324.33	
THIS TAX RETURNED TO COURT HOUSE JANUARY 22, 1982							

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE

PAY THIS AMOUNT

302.71  
446.31  
749.02

308.89  
311.31  
620.20

324.33  
324.33  
648.66

M  
A  
L  
O  
COSNER, ROBERT T & JANE S  
904 ORANGE ST  
BERWICK, PA  
18603

FOR	DESCRIPTION	ASSESSMENT	MILLS	DISCOUNT	TAX	PAID	NO. PAID
COLUMBIA COUNTY	SCHOOL R.E.	3910	18.00	68.57	77.38	77.42	
THIS TAX RETURNED TO COURT HOUSE JANUARY 22, 1982							

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE

PAY THIS AMOUNT

302.71  
446.31  
749.02

308.89  
311.31  
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COSNER, ROBERT T & JANE S  
904 ORANGE ST  
BERWICK, PA  
18603

FOR	DESCRIPTION	ASSESSMENT	MILLS	DISCOUNT	TAX	PAID	NO. PAID
COLUMBIA COUNTY	SCHOOL R.E.	3910	18.00	68.57	77.38	77.42	
THIS TAX RETURNED TO COURT HOUSE JANUARY 22, 1982							

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE

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302.71  
446.31  
749.02

308.89  
311.31  
620.20

HOURS WED 9:00 TO 12:00 MON,  
TUE, THUR & FRI 9 TO 5  
FRI 9 TO 8 DURING DISCOUNT  
PHONE 752-7442 ONLY

TOTAL 3,910

Boyer, Edwin & Mary vs Casner, Robert & JaneTHURSDAY, December 17, 1981NO. 73 OF 1981 (P.579)WRIT OF EXECUTION:TOTAL

Judgement --- Principal \$ 33,342.82  
 Insurance 666.87  
 Interest from 8/1/81 to 11/1/81  
 Real Estate Tax  
 Interest from \_\_\_\_\_ to \_\_\_\_\_  
 \_\_\_\_\_ days @ \$ \_\_\_\_\_ per day

Total..... \$ 34,009.69INITIAL PROTHONOTARY COSTS (PD. BY ATTY.)

Proth. (Writ) 10.00  
 Pro. Pd. 15.00  
 Shff. V. 37.46  
 Judg. Fee 6.00  
 Atty. Fee  
 Satisfaction

Total.....\$ 68.46ATTORNEY FEES

Total.....\$ \_\_\_\_\_

SHERIFF'S COST OF SALE:

Docket & Levy 10.75  
 Service of Notice 10.00  
 Postage 1.70  
 Posting of Sale Bills (Bldg., Office, Lobby etc.) 15.00  
 Advertising, Sale Bills 5.00  
 Advertising, Newspapers 5.00  
 Mileage 11.60  
 Crying/Adjourn of Sale 5.00  
 Poundage (2% 1st \$1000 plus 1/2% each \$ thereafter)  
 Sheriff's Deed (executing & registering)

Total.....\$ 84.05

Morning Press (Ads) 100.00  
 Berwick Enterprise (Ads) 56.95  
 Henrie Printing 30.00  
 Finance Charges

Total.....\$ 186.95

Prothonotary - List of Liens 10.00  
 Deed 5.00

Total.....\$ 15.00

Recorder of Columbia Co.  
 Deed, Search, Affidavit 15.00  
 State Stamps  
 Realty Transfer Stamps

Total.....\$ 15.00REAL ESTATE TAXES:

Borough/Township & County Taxes, 19 81 104.51  
 School Taxes, District Berwick, 19 81 141.03  
 Parcel #1 04.3-2-53 205.03  
 Parcel #2 04.3-2-49 - SCHOOL  
 Parcel #3 COUNTY 417.31  
 Parcel #4

Total.....\$ 471.54  
676.57SEWERAGE RENT DUE:Municipality Berwick for 1981 \$ 48.19TOTAL --- TAXES & COSTS ----- \$ 1,124.64



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

THE SUCCESSFUL BID MUST BE COMPLIED WITH BEFORE 12:00 O'CLOCK NOON 12/24/61,  
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  
12/24/1961, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S  
OFFICE, ON THAT DAY 12/24/1961, ONE WEEK FROM TODAY.

Notice is hereby given to all claimants and parties in interest that the Sheriff will on February 22, 1951 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.

ALSO, THE SUCCESSFUL BIDDER WILL BE REQUIRED TO PAY REALTY TRANSFER TAX OF 1% OF THE BID OR OF \$35,128.22, WHICHEVER IS HIGHER. 357.28

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

BUYER \_\_\_\_\_  
PRICE 27,740.57  
POUNDAge 153.70  
DEED IN NAME OF Plantiff's Edward B. Butler and Mary A. Butler  
REALTY TRANSFER TAX 351.28  
STATE STAMPS 351.28

7-0972-10  
7-0972-11  
7-0972-12



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

**VICTOR B. VANDLING, Sheriff**

TELEPHONE: 717-784-1991

Edwin and Mary Boyer

VS

Robert & Jane Cosner

**A. J. ZALE, Chief Deputy**

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

IN THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY  
COMMONWEALTH OF PENNA.  
NO. 73 of 1981  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

November 20, 1981 at 5:20P.M.

\_\_\_\_\_, posted a copy of the SHERIFF'S  
SALE bill on the property of Robert and Jane Cosner

at 904 Orange Street, Berwick, Penna. County of Columbia State of  
Penna. Borough of Berwick,  
Columbia County, Pennsylvania. Said posting performed by Columbia County Deputy  
Sheriff John J. O'Brien.

So Answers:

John J. O'Brien  
Deputy Sheriff

For:

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

Sworn and subscribed before me this  
23 day of November 1981.

Frederick J. Peterson, Prothonotary  
Columbia County, Pennsylvania



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

**VICTOR B. VANDLING**

SHERIFF

TEL.: BUSINESS 717-784-5551  
 RESIDENCE 717-752-5765

November 4, 1981

Edwin B. Boyer and Mary A.  
 Boyer  
 vs  
 Robert T. Cosner and Jane  
 S. Cosner

A. J. Zale

~~RAYMOND D. MOWERY, JR.~~

CHIEF DEPUTY

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

IN THE COURT OF COMMON  
 PLEAS OF COLUMBIA COUNTY  
 COMMONWEALTH OF PENNA.  
 NO. 73 of 1981 E.D.  
 WRIT OF EXECUTION  
 (MORTGAGE FORECLOSURE)

SERVICE ON Jane S. Cosner

On October 30, 1981, sent a true and attested copy of the  
 within Writ of Execution and a true copy of the Notice of Sheriff's Sale  
 of Real Estate to Jane S. Cosner, 235 E. Lancaster Ave., D-23, Lakeside  
Estate, Doringtown, Pa. by Certified Mail, Return Receipt Requested No.  
PI6 6236762. Said Jane Cosner received  
 same on November 2, 1981 per signature of Jane Cosner  
on Return Receipt Card attached hereto and  
made part of this return. Receipt for Certified Mail No. PI6 6236762  
is attached.

So Answers:

A. J. Zale  
 Chief Deputy Sheriff

For:

Victor B. Vandling  
 Sheriff Columbia County

Sworn and subscribed before me  
 this 4th day of November 1981

Frederick J. Peterson,  
 Prothonotary, Columbia County, Penna.



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

Edwin and Mary Boyer

vs

Robert and Jane Cosner

IN THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY  
COMMONWEALTH OF PENNA.  
NO. 73 of 1981  
WRIT OF EXECUTION

SERVICE ON Robert Cosner

On November 19, 1981 at 8:15 A.M., a true and  
attested copy of the within Writ of Execution and a true copy of the Notice  
of Sheriff's Sale of Real Estate was served on the defendant, Robert Cosner  
at His residence RD#3 Berwick, Penna. 18603  
by Handing to Robert Cosner Personally  
Service was made by personally handing said Writ of Execution and Notice of  
Sheriff's Sale of Real Estate to the defendant.

So Answers:

John J. O'Brien  
Deputy Sheriff

For:

Victor B Vandling  
Victor B. Vandling  
Sheriff Columbia Co.

Sworn and subscribed before me  
this 19 day of November  
1981.

Frederick J. Peterson  
Prothonotary, Columbia County, Pa.

Copies to: Henrie Printing  
 P-E, Legal Ads, Wed., Nov 25, Dec 2 & 9. Affidavits please  
 Connie Gingham, Berwick Boro Tax Collector.  
 Chris Klinger, " " Sewer Rental Clerk.

# SHERIFF'S SALE

By virtue of Writ of Execution No. 73 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, Columbia County, Pennsylvania, on:

THURSDAY, DECEMBER 17, 1981  
 at 2:15 o'clock P.M.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a point in the southerly line of Orange Street at the north eastern corner of the residential property of Edwin B. Boyer and Mary A. Boyer, his wife;

THENCE South 69 degrees 45 minutes East 89.58 feet to a point where a 15 foot alley intersects with Orange Street;

THENCE along the westerly line of said alley South 1 degrees 38 minutes 39 seconds East 140.5 feet to the northerly line of a 15 foot alley;

THENCE along the northerly line of said alley South 88 degrees 15 minutes West 185 feet to a corner in the easterly line of Orchard Street;

THENCE along the easterly line of Orchard Street North 1 degrees 45 minutes West 40 feet to a corner of land now or formerly of Davis;

THENCE North 88 degrees 15 minutes East 95 feet to a corner;

THENCE North 1 degrees 45 minutes West 45 feet to a corner;

THENCE South 88 degrees 15 minutes West 20.33 feet to a point along lands to be retained by Edwin B. Boyer and Mary A. Boyer;

THENCE North 15 degrees 25 minutes 35 seconds East 93.22 feet to the place of BEGINNING.

TOGETHER with the mill building and all other improvements, machinery, equipment, fixtures and furnishings used in connection with the operation of the feed mill.

Taken into execution, etc., at the suit of ~~the~~ EDWIN B. BOYER and MARY A. BOYER against ROBERT T. COSNER and JANE S. COSNER.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on December 22, 1981 file a schedule of distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

CHARLES R. PURSEL, Attorney

VICTOR B. VANDLING, Sheriff

SHERIFF'S SALE

By virtue of Writ of Execution No. 73 of 1981, issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to be directed, I will expose to public sale at the Sheriff's Office, in the Court House, in the Town of Bloomsburg, Columbia County, Pennsylvania, on:

THURSDAY, DECEMBER 17, 1981

at 2:15 o'clock P.M.

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TOGETHER with the mill building and all other improvements, machinery, equipment, fixtures and furnishings used in connection with the operation of the feed mill.

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CHARLES B. PURSEL, Attorney

VICTOR B. VAEDLING, Sheriff