

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 21st day of JANUARY 1982, 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 SUSQUEHANNA SAVINGS ASSOCIATION

for the price or sum of Four Hundred Sixty-Two and 39/100 (\$462.39) plus Nine and 25/100 (9.25) 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 Cost:	
Sale Cost	\$85.97
Poundage	9.25
	\$ 95.22
Henrie Printing	30.00
Press-Enterprise, Inc.	154.12
Prothonotary of Columbia County	13.00
Recorder of Deeds of Columbia County	14.00
*** Columbia County Tax Claim Bureau (1981 Col. Co. and Millville Area Sch. Taxes)	165.30

*** See Attachment

Susquehanna Savings Association
vs
William E. Brobst and Gloria Brobst,
his wife
vs
No. 1476 of 1981 J.D.
No. 76 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }
22 January 1982

So answers

Victor B Vandling
VICTOR B. VANDLING Sheriff

February 2, 1982

Dear Mr. Sadowski,

Please refer to the opposite side of this paper. It is a copy of the filed Schedule of Distribution in the captioned case. Distribution made as scheduled this date, 2/2/82. Sheriff's Deed has been filed with the Columbia County Recorder of Deeds. Instructions have been provided to forward same to you upon completion of recording procedure.

Note that total costs incurred amount to \$471.64. Enclosed is a check in the amount of \$28.36 payable to you as a refund of unused advance cost deposit made (\$500.00) at time writ was filed.

Very truly yours,

A. J. Zale
A. J. Zale
Chief Deputy

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

5085

February 2, 1982

60-593
313

PAY
TO THE
ORDER OF

Joseph J. Sadowski

\$ 28.36

Twenty Eight and 36/100

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR *SUSA SAV ASSN vs Brabst*

No. 76 of 1981 ED

Refund Unused Advance

0313059361

Victor B. Vandling *esq*
5728100005



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

February 3, 1982

Joseph J. Sadowski, Esq.
960 United Penn Bank Bldg.
Wilkes-Barre, Pa. 18701

Re: Susquehanna Savings Assn.
vs.
Brobst, William and Gloria
No. 76 of 1981 E. D.

Dear Mr. Sadowski,

On February 2, 1982 distribution was made in accordance with the schedule posted after Sheriff's Sale was made in the captioned case.

Prior to said sale (December 11, 1981) memo was forwarded to the Tax Collector of Madison Township requesting copy of a tax statement on the described property. She responded indicating \$165.30 was due for Columbia County and Millville Area School District taxes, including penalty. This amount was included in the taxes and costs bid price. Copies attached.

Note that unpaid taxes and statements were returned to the bureau after January 22, 1982 by tax collectors. Thus the check was made to the Columbia County Tax Claim Bureau. However, Beatrice Thompson, Bureau Director, recognized the records to show said taxes to have been paid by Susquehanna Savings Association, i.e., County and Township taxes in amount of \$32.01 on 4/24/81 and School taxes in amount of \$121.07 paid 7/11/81.

Since you are acting as counsel for the plaintiff, enclosed check is now made payable to you for proper disposition.

Any questions should be directed to the undersigned..

Very truly yours,

A. J. Zale
A. J. Zale,
Chief Deputy Sheriff

AJZ:ldm

Enclosures

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

5086

February 3, 1982

60-593
313

PAY TO THE ORDER OF Joseph Sadowski, Esq. \$ 165.30
One Hundred Sixty Five and 30/100 DOLLARS



BloomSBurg Bank-COLUMBIA TRUST CO.
BloomSBurg, Pa.

FOR SUSA SAV ASSN VS Brobst
NO. 76 OF 1981 E.D.
Refund TAX MONIES

031305936

57281000

05

Victor B. Vandling

SUSQUEHANNA SAVINGS ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff	:	CIVIL ACTION-LAW
vs.	:	Action of Mortgage Foreclosure
WILLIAM E. BROBST and GLORIA BROBST, his wife,	:	
Defendants	:	No. 1476 of 1981

NOTICE OF SHERIFF'S SALE OF
REAL ESTATE

To William E. Brobst and Gloria Brobst, his wife, Defendants herein and title owners of the real estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution, issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on **Thursday**, **January 21, 1982** at **2:00** o'clock **P. M.**, in the afternoon of the said day, all your right, title and interest in and to ALL that certain lot of ground situate and lying in the Village of Jerseytown, Township of Madison, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

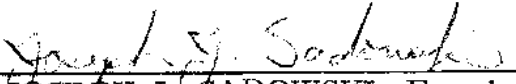
BEGINNING at a stone corner of lot now or late of Emma F. Fruit;

THENCE South 3.8 perches to a stone corner of lot now or late of Richard G. Greenly; THENCE West, 10.1 perches to a stone in line now or late of Samuel Johnston Estate; THENCE North 3.9 perches to a stone corner; and THENCE East 11.4 perches to a stone at public road, the place of beginning.

BEING the same premises conveyed by Glen F. Bacon Jr. and Patsy Ann Bacon, his wife, to William E. Brobst and Gloria Brobst, his wife, by deed dated September 17, 1976 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 278 page 260.

IMPROVED with a two story, single, frame dwelling which has the address of Jerseytown, Madison Twp., Columbia Co. Pa.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on **January 22**, 1982 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.


JOSEPH J. SADOWSKI, Esquire
960 United Penn Bank Bldg.,
Wilkes-Barre, Pa. 18701

SUSQUEHANNA SAVINGS
ASSOCIATION

Plaintiff

vs.

WILLIAM E. BROBST AND
GLORIA BROBST, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY
:
: CIVIL ACTION-LAW
:
: Action of Mortgage Foreclosure
:
:
: No. 1476 of 1981

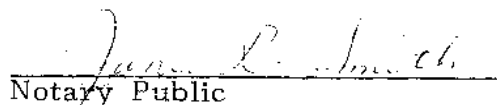
AFFIDAVIT OF WHEREABOUTS OF
DEFENDANTS

ROGER NOVOA, being duly sworn according to law, deposes and says that he is the Assistant Secretary of Susquehanna Savings Association and, as such, is authorized to make this Affidavit in its behalf; that to the best of his personal knowledge, information and belief, the last known address and whereabouts of the defendants above named is R. D. #1, Jerseytown, Madison Twp., Bloomsburg, Columbia County, Pennsylvania. The premises may be vacant and our records show no forwarding address for defendants.


ROGER NOVOA

JANE E. SMITH, Notary Public
My Commission Expires: Dec 15, 1983

Sworn to and subscribed
before me this 20 day of
November, 1981.


Notary Public

My Commission Expires:

AFFIDAVIT OF NON MILITARY SERVICE
OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF LUZERNE :

LEE CASPER being duly sworn according

to law, does depose and say that he did, upon request of
Susquehanna Savings Association

investigate the status of William E. Brobst and Gloria Brobst, his wife,
with regard to the Soldiers' and Sailors' Civil Relief Act of
1940; and that he made such investigation personally

_____ and your affiant avers that _____

_____ they ~~is~~ are not now, nor ~~were~~ ~~was~~ 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' Civil Relief Act of 1940.

Lee Casper
LEE CASPER

Sworn to and subscribed before me

this 3 day of November, 1981.

Jane R. Smith
JANE R. SMITH, Judge Pro Tem,
Notary Public for the State of Pennsylvania
My Commission Expires _____

My Commission Expires:

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 21st day of JANUARY 1982, 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 SUSQUEHANNA SAVINGS ASSOCIATION

for the price or sum of Four Hundred Sixty-Two and 39/100 (\$462.39) plus Nine and 25/100 (9.25) 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 Cost:		
Sale Cost	\$85.97	
Poundage	9.25	
		\$ 95.22
Henrie Printing		30.00
Press-Enterprise, Inc.		154.12
Prothonotary of Columbia County		13.00
Recorder of Deeds of Columbia County		14.00
Columbia County Tax Claim Bureau (1981 Col. Co. and Millville Area Sch. Taxes)		165.30

Susquehanna Savings Association
vs
William E. Brobst and Gloria Brobst,
his wife
vs
No. 1476 of 1981 J.D.
No. 76 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. } So answers
22 January 1982 }
Victor B Vandling Sheriff
VICTOR B. VANDLING

TERM
SESS. 19__-__-__

BLOOMSBURG, PA., _____ 19____

Sheriff

vs.

Brobst

To **FREDERICK J. PETERSON, Dr.**

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

LIST OF LIENS

VERSUS

William E. Brobst and Gloria Brobst, his wife

Court of Common Pleas of Columbia County, Pennsylvania.

Commonwealth of Pennsylvania
Department of Public Welfare
versus
William E. & Gloria J. Brobst

No. 171 of Term, 1981
Real Debt ||\$ 5,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered 2-9-81
Date of Lien
Nature of Lien Reimb. Agreement

Commonwealth of Pennsylvania
Department of Public Welfare
versus
Gloria Brobst

No. 1849 of Term, 1980
Real Debt ||\$ 5,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered 12-5-80
Date of Lien
Nature of Lien Reimb. Agreement

Susquehanna Savings Assoc.
versus
William E. & Gloria Brobst

No. 1476 of Term, 1981
Real Debt ||\$ 21,781.87
Interest from 11-30-81 ||
Commission ||
Costs ||
Judgment entered 11-24-81
Date of Lien 11-30-81
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

State of Pennsylvania }
County of Columbia } ss.

Beverly J. Michael, Acting

I, ~~Frank Beckline~~, 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 William E. Brobst and Gloria Brobst, his wife,

and find as follows:

See Photostatic copies attached.

Fee . \$5.00

In testimony whereof I have set my hand and seal of office this 14th day of January A.D., 19 82.

Beverly J. Michael RECORDER

MORTGAGE

THIS MORTGAGE is made this 17th day of September 1976 between the Mortgagor, WILLIAM E. BROBST and GLORIA BROBST, his wife, (herein "Borrower"), and the Mortgagee, SUSQUEHANNA SAVINGS ASSOCIATION, a corporation organized and existing under the laws of the State of Pennsylvania, whose address is 31 West Market Street, Wilkes-Barre, Pennsylvania 18701 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen thousand five hundred (\$17,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September, 2001

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Columbia, State of Pennsylvania:

ALL that certain lot of ground situate and lying in the Village of Jerseytown, Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner of lot now or late of Emma F. Fruit; THENCE South 3.8 perches to a stone corner of lot now or late of Richard G. Greenly; THENCE West, 10.1 perches to a stone in line now or late of Samuel Johnston Estate; THENCE North 3.9 perches to a stone corner; and THENCE East, 11.4 perches to a stone at public road, the place of beginning.

BEING the same premises conveyed by Glen F. Bacon, Jr. and Patsy Ann Bacon, his wife, to William E. Brobst and Gloria Brobst, his wife, the Mortgagors herein, by deed dated 1976 and about to be recorded in the office of the Recorder of Deeds in and for Columbia County simultaneously herewith.

This is a purchase money mortgage.

IMPROVED with a two story, single, frame dwelling

which has the address of Jerseytown, Madison Township, Columbia County,
[Street] [City]
Pennsylvania (herein "Property Address");
[State and Zip Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attain priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account, or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

4. Charges; Liens. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and

Lender's written agreement or applicable law. Borrower shall pay the amount of all mortgage insurance premiums in the manner provided under paragraph 2 hereof.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

15. Uniform Mortgage; Governing Law; Severability. This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

17. Transfer of the Property; Assumption. If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

18. Acceleration; Remedies. Upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided by applicable law specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

19. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time

prior to at least one hour prior to the commencement of bidding at a sheriff's sale or other sale pursuant to this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. **Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

21. **Future Advances.** Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note.

22. **Release.** Upon payment of all sums secured by this Mortgage, Lender shall discharge this Mortgage, without charge to Borrower. Borrower shall pay all costs of recordation, if any.

23. **Purchase Money Mortgage.** If all or part of the sums secured by this Mortgage are lent to Borrower to acquire title to the Property, this Mortgage is hereby declared to be a purchase money mortgage.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Witnesses:

William E. Brobst
William E. Brobst —Borrower
Gloria Brobst
Gloria Brobst —Borrower

COMMONWEALTH OF PENNSYLVANIA, County ss:

On this, the 17th day of September, 1976, before me, WILLIAM E. BROBST and GLORIA BROBST, his wife, the undersigned officer, personally appeared WILLIAM E. BROBST and GLORIA BROBST, his wife, 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 purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

Joseph Serling
JOSEPH C. HUNTER, Notary Public
Bismarck, N.D.
My Comm. expires: 10/1/76

I HEREBY CERTIFY, that the precise residence of the Susquehanna Savings Association is 31 West Market Street, Wilkes-Barre, Pa.

Joseph Serling
Joseph Serling, Attorney for Mortgagee

Recorded in the Office for Recording of Deeds in and for the County of Columbia, Commonwealth of Pennsylvania in Mortgage Book No. 180 Page 659, etc.

Witness my hand and Seal of Office this 20th day of Sept., 1976.
9:16 a.m.

REC'D BY RECORDER
COLUMBIA CO., PA.
TAX 50
SEP 20 9 16 AM '76

No. <u>82</u>	Mortgage	WILLIAM E. BROBST and GLORIA BROBST, his wife,	TO Susquehanna Savings Association	DATE: September 1976	PREMISES: Jerseytown, Madison Township, Pennsylvania	REAL DEBT: \$17,500.00	MONTHLY PAYMENT: 143.88	Record and Return to Joseph Serling Attorney for Association	960 United Penn Bank Bldg. Wilkes-Barre, Pennsylvania	<i>C. Hunter</i>
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MORTGAGE

THIS MORTGAGE, entered into this 26th day of December 1978, between William E. Brobat and Gloria J. Brobat herein called "Mortgagors," and BENEFICIAL CONSUMER DISCOUNT COMPANY, a Pennsylvania corporation having an office and place of business at 1125 N. Fourth Street Sunbury, Pennsylvania, herein called "Mortgagee,"

WITNESSETH, that to secure payment by Mortgagors of a promissory Note of even date herewith, in the Face Amount of Note \$ 7560.00, (and/or any renewal, refinancing or extension thereof, and any and all loans or advances that may be made by Mortgagee to Mortgagor thereafter from time to time, or other promissory Note or other agreement to pay which may be substituted therefor, any or all of which are hereinafter referred to as "promissory Note") and all other obligations of Mortgagors under the terms and provisions of this Mortgage, Mortgagors do by these presents sell, grant and convey to Mortgagee, ALL the following described real estate situated in the (County) of Madison, County of Columbia, Commonwealth of Pennsylvania, described as follows:

Insert description of mortgaged premises from Mortgagor's deed

BEGINNING at a stone corner of lot of Emma F. Fruit; thence south 3.8 perches to a stone corner of lot now or formerly of Richard G. Greenly; thence West, 10.1 perches to a stone in line now or late of Samuel Johnston Estate; thence north 3.9 perches to a stone corner; thence east, 11.4 perches to a stone a public road, the place of beginning. ON WHICH is erected a two story frame dwelling house.

BEING premises known and designated as, **RD 1 Bloomsburg, PA**
 Street Address City Town Post Office Pennsylvania

conveyed to said Mortgagee by Deed of Conveyance duly recorded in the office for the Recording of Deeds in said County in Deed Book No. 278, Page 260, as said premises are therein described.

TOGETHER with all the buildings and improvements thereon and additions and alterations thereto, including all alleys, passageways, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or appertaining, herein called the Mortgaged Premises, TO HAVE AND TO HOLD the Mortgaged Premises hereby granted and conveyed unto Mortgagee, to and for the use and behoof of Mortgagee, its successors and assigns, forever.

THIS MORTGAGE IS MADE subject to the following conditions, and Mortgagor agrees:

1. Mortgagors will make all payments on the due date thereof and perform all other obligations as required or provided herein and in said promissory Note.
2. Mortgagors will pay when due all taxes and assessments levied or assessed against said premises or any part thereof, and will deliver receipts therefor to the Mortgagee upon request.
3. Mortgagors will keep the improvements on said property constantly insured against fire and such other hazards, in such amount and with such carriers as Mortgagee shall approve, with loss, if any, payable to Mortgagee as its interest may appear.
4. Mortgagors will neither commit nor suffer any strip, waste, impairment or deterioration of the mortgaged premises, and will maintain the same in good order and repair.
5. In the event that Mortgagors default in the making of any payment due and payable under said promissory Note, or in the keeping and performance by Mortgagors of any of the conditions or covenants of this Mortgage or said promissory Note, Mortgagee may forthwith bring an Action of Mortgage Foreclosure hereon, or institute other foreclosure proceedings upon this Mortgage, and may proceed to judgment and execution to recover the balance due on said promissory Note and any other sums that may be due thereunder, including attorney fees of 15% of the balance due and payable on said promissory Note, costs of suit, and costs of sale.
6. Mortgagors, and each of them, hereby waive and release all benefit and relief from any and all appraisement, stay and exemption laws, now in force or hereafter passed, either for the benefit or relief of Mortgagors, or limiting the balance due under said promissory Note to a sum not in excess of the amount actually paid by the purchaser of the Mortgaged Premises at a sale thereof in any judicial proceedings upon said promissory Note or upon this Mortgage, or exempting the Mortgaged Premises or any other premises or property, real or personal, or any part of the proceeds of sale thereof, from attachment, levy or sale under execution, or providing for any stay of execution or other process.

BUT PROVIDED ALWAYS, that if Mortgagors do pay or cause this Mortgage and the debt hereby secured to be paid in full, on the day and in the manner provided in said promissory Note, then this Mortgage and the estate hereby granted shall cease and determine and become void, anything herein to the contrary notwithstanding.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Payment of this Mortgage is subject to the terms and conditions of said promissory Note of even date between Mortgagors and Mortgagee.

IN WITNESS WHEREOF, the said Mortgagors have signed this Mortgage, with seal(s) affixed, on the date first above written.

Signed, Sealed and Delivered in the Presence of:

William E. Ernst (SEAL)

[Signature] (SEAL)

0-9 (SEAL)

(5EAL)

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Columbia

On this 26th day of December, 1978, before me, a Notary Public, came the above named:

William E. Brobst and Gloria J. Brobst
Mortgagor(s) above named, and acknowledged the within Indenture of Mortgage to be their act and deed, and desired the same to be recorded as such.

WITNESS my hand and seal, the day and year aforesaid.

My commission expires 10/1/82

CERTIFICATE OF RESIDENCE

I, Karen L. Neidig, of Beneficial Consumer Discount Company, Mortgagee named in the foregoing Mortgage, hereby certify that the correct residence address of said Mortgagee is 1125 N. 4th St. Sunbury, Pennsylvania.

Witness my hand, this 26th day of December, 1978.

Karen L. Neidig
Agent of Mortgagee

RECORDED
COLUMBIA CO. PA.
JAN 2 3 45 PM '79
TAX \$50.00 FEE \$6.50

Bot 4-PA-15 Ed. 1/76

COMMONWEALTH OF PENNSYLVANIA

MORTGAGE

William E. Brobst

Gloria J. Brobst

Name of Mortgagee(s)

BENEFICIAL CONSUMER
DISCOUNT COMPANY,

1125 N. 4th St

Mortgagee

Sunbury, PA 17801

Address

Mortgaged Premises:

RD. 1

Street Address

Bloomsburg, PA 17815

City, Borough or Township

COMMONWEALTH OF
PENNSYLVANIA

Post Office

COUNTY OF Columbia 3:45 p.m.

ss.

RECORDED on this 2nd day

of Jan., 1979.

in the Office for Recording of Deeds of said County,
in Mortgage Book No. 193 Page 542.

RECORDER

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF FIELD OPERATIONS

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)

William E. Brobst and Gloria Brobst, his wife, By the SHERIFF of Columbia County

GRANTOR (S)

ADDRESS

ZIP CODE

Susquehanna Savings Association

GRANTEE (S)

ADDRESS

ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

Village of Jerseytown

Madison Township

Columbia

R.D. STREET & NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY

FULL CONSIDERATION \$ 462.39

HIGHEST ASSESSED VALUE \$ 1420.00

FAIR MARKET VALUE \$ 4270.00

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, Columbia Co. Courthouse - SHERIFF

NAME

ADDRESS

TITLE

SUCCESSFUL BIDDER Susquehanna Savings Association

NAME

ADDRESS

TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 4270.00
JUDGEMENT PLUS INTEREST	\$ 21,781.87		
BID PRICE		\$ 462.39	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 165.30	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$ 297.09	\$	
TOTAL	\$ 22,244.26	\$ 462.39	\$ 4270.00

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.



☐ GRANTOR ☒ 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 **Four Hundred Sixty Two and 39/100 (\$462.39) plus Nine and 25/100 (\$9.25) Poundage** dollars to me in hand paid, do hereby grant and convey to **SUSQUEHANNA SAVINGS ASSOCIATION**

ALL that certain lot of ground situate and lying in the Village of Jerseytown, Township of Madison, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner of lot now or late of Emma F. Fruit; **THENCE** South 3.8 perches to a stone corner of lot now or late of Richard G. Greenly; **THENCE** West, 10.1 perches to a stone in line now or late of Samuel Johnson Estate; **THENCE** North 3.9 perches to a stone corner; and **THENCE** East, 11.4 perches to a stone at public road, the place of beginning.

BEING the same premises conveyed by Glen F. Bacon, Jr. and Patsy Ann Bacon, his wife, to William E. Brobst and Gloria Brobst, his wife, by deed dated September 17, 1976 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 278 Page 260.

IMPROVED With a two story, single frame dwelling which has the address of Jerseytown, Madison Twp., Columbia County, Pennsylvania.



Franklin First Federal
Savings and Loan Association
44 W. Market St., Wilkes-Barre, PA 18773

Escrow Account



98- 815432010

50-1042
223

Date

Amount

1/21/82

\$153.88*

PAY One hundred fifty three and 88/100 - - - - -

TO THE
ORDER
OF



Columbia County Sheriff

DRAWN FRANKLIN FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

AUTHORIZED SIGNATURE

TO CIBANK (N.Y.) S.A.

⑆0223⑆⑆1042⑆ 8⑆409688 815432010



TAX NOTICE

MAKE CHECKS PAYABLE TO:

JANUARY 22, 1982
COLUMBIA COUNTY TAX CLAIM BUREAU
HARRISBURG, PA. 17100

HOURS

PHONE 548-5839

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

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
PROPERTY DESCRIPTION						
<div> <div> <div>PAID THIS AMOUNT</div> <div>IF PAID BEFORE</div> </div> <div> <div>IF PAID AFTER</div> </div> </div>						

PROPERTY DESCRIPTION

COURT HOUSE
JANUARY 22, 1982

ACCT NO. 10157
PARCEL 22-100-27

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

TOTAL

TAX NOTICE

MAKE CHECKS PAYABLE TO:

JANUARY 22, 1982
COLUMBIA COUNTY TAX CLAIM BUREAU
HARRISBURG, PA. 17100

HOURS

PHONE 548-5839

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

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
PROPERTY DESCRIPTION						
<div> <div> <div>PAID THIS AMOUNT</div> <div>IF PAID BEFORE</div> </div> <div> <div>IF PAID AFTER</div> </div> </div>						

PROPERTY DESCRIPTION

COURT HOUSE
JANUARY 22, 1982

ACCT NO. 10157
PARCEL 22-100-27

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

5084

60-593
313

February 2, 1982

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

PAY TO THE ORDER OF Columbia County Tax Claim Bureau
One Hundred Sixty Five and 30/100

\$ 165.30 DOLLARS



Bloomberg Bank-COLUMBIA TRUST CO.
Bloomberg, Pa.

FOR Susq Sav Assn vs Babst
NO. 76 OF 1981 ED
1981 Unpaid TAXES

0313059361

5720810000

05

Victor B. Vandling

10/7/15

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 1/28/16, ONE WEEK FROM TODAY, IN THE SHERIFF'S OFFICE.

IF THE HIGHEST BIDDER DEFAULTS IN THE PAYMENT BY 12:00 O'CLOCK NOON ON 1/28/16, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S OFFICE, ON THAT DAY 2/2/16, 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 1/28/16 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 \$ 22,244.26, WHICHEVER IS HIGHER.

ALSO, STATE STAMPS OF 1% OF BID OR OF \$ 22,244.26, WHICHEVER IS HIGHER.

BUYER _____

PRICE _____

POUNDAGE _____

DEED IN NAME OF _____

REALTY TRANSFER TAX _____

STATE STAMPS _____

THURSDAY,

VS

NO.

WRIT OF EXECUTION:

TOTAL

Judgement --- Principal

Insurance

Interest from _____ to _____

Real Estate Tax

Interest from 11/21/81 to 1/21/82
_____ days @ \$ _____ per day

Total.....

\$ 21,781.87

INITIAL PROTHONOTARY COSTS (PD. BY ATTY.)

Proth. (Writ)

Pro. Pd.

Shff. V.

Judg. Fee

Atty. Fee

Satisfaction

Total.....

\$ 27.00

ATTORNEY FEES

Total.....

\$ 11,155.97

SHERIFF'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 1/2% each \$ thereafter)

Sheriff's Deed (executing & registering)

Total.....

\$ 93.97

Morning Press (Ads)

Berwick Enterprise (Ads)

Henrie Printing

Finance Charges

Total.....

\$ 184.12Prothonotary - List of Liens
Deed

Total.....

\$ 10.00

Recorder of Columbia Co.

Deed, Search, Affidavit

State Stamps

Realty Transfer Stamps

Total.....

\$ 14.00

REAL ESTATE TAXES:

Borough/Township & County Taxes, 1981School Taxes, District 1000000, 1981

Parcel #1

Parcel #2

Parcel #3

Parcel #4

Total.....

\$ 165.30

SEWERAGE RENT DUE:

Taxes and Costs - TOTAL -----

Municipality _____ for 1981

BUYER:

BID PRICE: \$ 40,339POUNDAGE \$ 9.25\$ 462.39

77.06 Morning Press
77.06 Berwick Enterprise
\$154.12

Balance Due

PRESS-ENTERPRISE, INC.
111 W. Main St., P. O. Box 210
Bloomsburg, Pa. 17815

William Brobst

Victor Vandling

J., Stephen Buckley....., I
that The Morning Press is a newspaper o
of business in the Town of Bloomsburg
was established on the 1st day of March,
and Legal Holidays). continuously in sa
lishment; that hereto attached is a cop
titled proceeding which appeared in the
December 30, 1981, January 6, 1982
affiant is one of the owners and publish
notice was published; that neither the af
subject matter of said notice and advertisement, and that all of the allegations in the foregoing
statement as to time, place, and character of publication are true.

SHERIFF'S SALE
By virtue of a Writ of Execution No. 76 of 1981 issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on:
Jan. 21, 1982
at 2:00 o'clock p.m.
in the afternoon of the said day, all the right, title and interest of the Defendants in and to:
ALL that certain lot of ground situate and lying in the Village of Jerseytown, Township of Madison, Columbia County, Pennsylvania, 1976 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 278, Page 260.
IMPROVED with a two story, single frame dwelling which has the address of Jerseytown, Madison Twp., Columbia County, Pennsylvania.
NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on January 22, 1982, 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.

Columbia, SEIZED AND TAKEN into
of Pennsylv execution at the suit of
nded and Susquehanna Savings
llows, to- Association vs. William
a stone E. Brobst and Gloria
ow or late Brobst, his wife.
F. Fruit; SAID premises will be
outh 3.8 sold by:
a stone Victor B. Vandling
ow or late Sheriff of
Greenly; Columbia County
st, 10.1 Joseph Sadowski, Atty.
stone in Dec 30, Jan 6, 13
late of
on Estate;
orth 3.9
a stone
THENCE
ches to a
road, the
ing.
premises
Glen F.
Patsy Ann
e, to Wil
and Gloria
a, by deed
mber 17.

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

5031

JANUARY 15, 1982

60-593
313

DAY
TO THE
ORDER OF

Press-Enterprise, Inc.

\$ 154.12

One Hundred fifty four and 12/100

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR Susa. Sav Assn vs Brobst
Legal Ads
NS. 76 of 1981 E.D.

031305936

Victor B. Vandling

572 B 10 00

05

**STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA**

SS:

J., Stephen Buckley....., k
that The Morning Press is a newspaper o
of business in the Town of Bloomsburg
was established on the 1st day of March,
and Legal Holidays). continuously in sai
lishment; that hereto attached is a copy
titled proceeding which appeared in the
December 30, 1981, January 6, 1
affiant is one of the owners and publishe
notice was published; that neither the af
ject matter of said notice and advertisement, and that all of the allegations in the foregoing
statement as to time, place, and character of publication are true.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 76 of 1981 issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on:

Jan. 21, 1982
at 2:00 o'clock p.m.

in the afternoon of the said day, all the right, title and interest of the Defendants in and to:
ALL that certain lot of ground situate and lying in the Village of Jerseytown, Township of Madi-

son, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner of lot now or late of Emma F. Fruit; THENCE South 3.8 perches to a stone corner of lot now or late of Richard G. Greenly; THENCE West, 10.1 perches to a stone in line now or late of Samuel Johnson Estate; THENCE North 3.9 perches to a stone corner; and THENCE East, 11.4 perches to a stone at public road, the place of beginning.

BEING the same premises conveyed by Glen F. Bacon, Jr. and Patsy Ann Bacon, his wife, to William E. Brobst and Gloria Brobst, his wife, by deed dated September 17, 1976 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 278, Page 260.

IMPROVED with a two story, single frame dwelling which has the address of Jerseytown, Madison Twp., Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on January 22, 1982, 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 into execution at the suit of Susquehanna Savings Association vs. William E. Brobst and Gloria Brobst, his wife.

SAID premises will be sold by:

Victor B. Vandenberg
Sheriff of

Columbia County
Joseph Sadowski, Atty.
Dec 30, Jan 6, 13

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Sworn and subscribed to before me this 13th day of Jan 1982

Matthew J. Creme
(Notary Public)

My Commission Expires

MATTHEW J. CREME, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES JULY 5, 1985

Member, Pennsylvania Association of Notaries

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

SHERIFF'S SALE
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Brobst, his wife,
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Victor B. Vandenberg
Sheriff of
Columbia County
Joseph Sadowski, Atty.
Dec 30, Jan 6, 13
B

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ITARY PUBLIC
BIA COUNTY
S JULY 5, 1985
ocation of Notaries
rtising and publication

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

J. Stephen Buckley
....., being
says that Berwick Enterprise is a newspaper of general
place of business in the Town of Berwick, County of Columbia
established on the 6th day of April, 1903, and has been in
Holidays) continuously in said Town, County and State
hereto attached is a copy of the legal notice or advertisement
which appeared in the issue of said newspaper on.....
December 30, 1981, January 6, 1982,
that the affiant is one of the owners and publishers of said
or notice was published; that neither the affiant nor Berwick
ject matter of said notice and advertisement, and the
statement as to time, place, and character of publication

Sworn and subscribed to before me this 13th day

And now, 1982, I hereby
charges amounting to \$..... for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

Copies to:

WENRIE PRINTING (12/1/81)

P-E, Legal Ads, Wed. 12/30/81, 1/6 & 1/13/82. Affidavits please. (12/7/81)

Janice Zeisloft, Tax Collector, Madison Twp., RD 1, Millville. (12/11/81)

By virtue of a Writ of Execution No. **76** of 1981 issued out of the Court of Common Pleas of Columbia County, to me directed there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on **January 21**, 1982 at **2:00** o'clock **P.M.**, in the afternoon of the said day, all the right, title and interest of the Defendants in and to:

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SAID PREMISES WILL BE SOLD BY:

VICTOR B. VANDLING,
SHERIFF OF COLUMBIA COUNTY

JOSEPH SADOWSKI, ATTORNEY

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SAID PREMISES WILL BE SOLD BY:

VICTOR B. VANDLING,
SHERIFF OF COLUMBIA COUNTY

JOSEPH SADOWSKI, ATTORNEY



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

Susquehanna Savings Association

VS

William and Gloria Brobst

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. 76 OF 1981
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

December 21, 1981 at 1:00 P.M.

_____, posted a copy of the SHERIFF'S
SALE bill on the property of William and Gloria Brobst

RD#1, Bloomsburg, Penna. (Jerseytown) Madison Township

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
21 day of December 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

December 8, 1981

Susquehanna Savings Assn.

vs

William E. Brebst and
Gloria Brebst, his wife

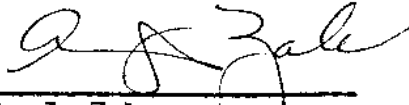
A. J. Zale
~~RAYMOND WACHMANSKY, JR.~~
CHIEF DEPUTY
JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 76 of 1981 E.D.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

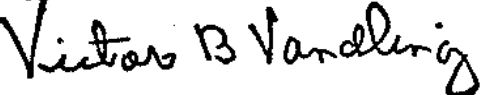
SERVICE ON William E. Brebst

On December 2, 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 William E. Brebst, 215 Honeymoon St., Danville, Pa. by Certified Mail, Return Receipt Requested No. P16 6236764. Said William E. Brebst received same on 12/4/81 per signature of William Brebst on Return Receipt Card attached hereto and made part of this return. Receipt for Certified Mail No. P16 6236764 is attached.

So Answers:


A. J. Zale
Chief Deputy Sheriff

For:


Victor B. Vandling
Sheriff Columbia County

Sworn and subscribed before me
this 8th day of December 1981

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

SUSQUEHANNA SAVINGS	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION	:	
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	CIVIL ACTION-LAW
vs.	:	
	:	Action of Mortgage Foreclosure
WILLIAM E. BROBST and	:	
GLORIA BROBST, his wife,	:	
	:	
Defendants	:	No. 1476 of 1981

NOTICE OF SHERIFF'S SALE OF
REAL ESTATE

To William E. Brobst and Gloria Brobst, his wife, Defendants
herein and title owners of the real estate hereinafter described:

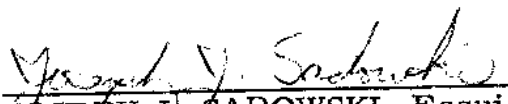
NOTICE IS HEREBY GIVEN that by virtue of the above-captioned
Writ of Execution, issued under the above-captioned Judgment, directed to the
Sheriff of Columbia County, there will be exposed to public sale, by vendue or
outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court
House, Bloomsburg, Columbia County, Pennsylvania, on
 , 1981 at o'clock M., in the afternoon of the said
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JOSEPH J. SADOWSKI, Esquire
960 United Penn Bank Bldg.,
Wilkes-Barre, Pa. 18701