

LAW OFFICES
JOSEPH A. GOLDBECK, JR.
A PROFESSIONAL CORPORATION
1000 PENN MUTUAL TOWER
510 WALNUT STREET
PHILADELPHIA, PENNSYLVANIA 19106
(215) 627-1322

June 28, 1982

Sheriff's Office
Columbia County Courthouse
Bloomsburg, Pennsylvania 17815

Attention: Al Zale

RE: No. 316-1982
LARSON v. CHURCH

Dear Mr. Zale:

Enclosed herewith are transfer tax affidavits.
Please deed the property to Robert P. Nimmo, Administrator
of Veterans Affairs, his successors and assigns.

Please send me the recorded Sheriff's Deed in
the enclosed self addressed stamped envelope.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/kml
Enc.

CHIEF DEPUTY

SHERIFF

JUL 1 10 45 AM '82

CLERK OF SHERRIFF
CO. BIA COURT

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 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)

Victor Vandling, Sheriff of Columbia Co., Bloomsburg, PA 17815

GRANTOR (S)	ADDRESS	ZIP CODE
ROBERT P. NIMMO, Administrator of Veterans Affairs, his successors and assigns	Washington, DC	
GRANTEE (S)	ADDRESS	ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

304 Mary Street, Berwick Borough, Columbia County, PA

R.D. STREET & NUMBER OR OTHER DESCRIPTION	NAME OF LOCAL GOVERNMENTAL UNIT	COUNTY
---	---------------------------------	--------

FULL CONSIDERATION \$ 415.91 HIGHEST ASSESSED VALUE \$ 2,320.00

FAIR MARKET VALUE \$ 37,756.54 REALTY TRANSFER TAX PAID \$ Exempt

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON(S) AND CITE PORTION OF LAW. "Grantee is an officer of the United States of America, taking title in his official capacity. Transfer taxes are, therefore, exempt."

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 _____

MORTGAGER	ADDRESS
-----------	---------

EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE	ADDRESS
-----------	---------

EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

LIENHOLDER	ADDRESS
------------	---------

EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

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

OFFICIAL CONDUCTING SALE Victor Vandling, Sheriff of Columbia Co., Bloomsburg, PA

NAME	ADDRESS	TITLE
SUCCESSFUL BIDDER <u>ROBERT P. NIMMO, Administrator of Veterans Affairs, his successors and assigns, Washington, DC</u>		
NAME	ADDRESS	TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 2,320.00
JUDGEMENT PLUS INTEREST	\$ 37,756.54		
BID PRICE		\$ 415.91	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$	\$	
TOTAL	\$ 37,756.54	\$ 415.91	\$ 2,320.00

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS 18th
DAY OF June 19 82
William M. Lion
NOTARY PUBLIC

MY COMMISSION EXPIRES May 14 19 84

Notary Public, Phila. Co.
My Commission Expires May 14, 1984

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.

<input type="checkbox"/> GRANTEE	<input checked="" type="checkbox"/> AGENT FOR GRANTEE
<input type="checkbox"/> GRANTOR	<input type="checkbox"/> AGENT FOR GRANTOR
<input type="checkbox"/> STRAW	<input type="checkbox"/> TRUSTEE



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF FIELD OPERATIONS

REALTY TRANSFER TAX
AFFIDAVIT OF VALUE

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SECTION I
(COMPLETE FOR ALL TRANSACTIONS)

Victor Vandling, Sheriff of Columbia Co., Bloomsburg, PA 17815

GRANTOR (S) ROBERT P. NIMMO, Administrator of Veterans Affairs, his successors and assigns

ADDRESS Washington, DC

ZIP CODE _____

GRANTEE (S) _____

ADDRESS _____

ZIP CODE _____

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

304 Mary Street, Berwick Borough, Columbia County, PA

R.D. STREET & NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY _____

FULL CONSIDERATION \$ 415.91

HIGHEST ASSESSED VALUE \$ 2,320.00

FAIR MARKET VALUE \$ 37,756.54

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EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE

ADDRESS _____

EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE

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EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

LIENHOLDER

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LIENHOLDER

ADDRESS _____

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

OFFICIAL CONDUCTING SALE Victor Vandling, Sheriff of Columbia Co., Bloomsburg, PA

SUCCESSFUL BIDDER ROBERT P. NIMMO, Administrator of Veterans Affairs, his successors and assigns, Washington, DC

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 2,320.00
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ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$	\$	
TOTAL	\$ 37,756.54	\$ 415.91	\$ 2,320.00

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS 28th

DAY OF June 19 82

Charles M. Linn
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.

[Signature]

MY COMMISSION EXPIRES May 12, 1984

☐ GRANTOR
☐ GRANTOR
☐ STRAW
☒ AGENT FOR GRANTEE
☐ AGENT FOR GRANTOR
☐ TRUSTEE

ROBERT W. LARSON, Trustee : COURT OF COMMON PLEAS
for Kennedy Mortgage Co. : OF COLUMBIA COUNTY
1415 Route 70 East :
Cherry Hill, NJ 08034 :

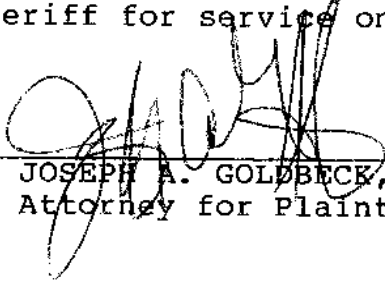
vs. :

ALBERT D. CHURCH, JR. and : No. 316-1982
RUTH ANN CHURCH, his wife :
304 Mary Street :
Berwick, PA 18603 : Attorney I.D. #16132

AFFIDAVIT OF NOTICE UNDER RULE 3129

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF PHILADELPHIA :

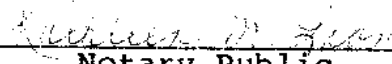
JOSEPH A. GOLDBECK, JR., Esquire, being duly sworn according to law deposes and says that he is the attorney for Plaintiff herein; that he is authorized to and does make this affidavit on its behalf; that the information contained herein is true and correct to the best of his knowledge, information and belief; that the names of the owners, real owners and reputed owners of the premises scheduled for sale herein are ALBERT D. CHURCH, JR. and RUTH ANN CHURCH, his wife, and that the names of the defendants in the judgment in the within action are ALBERT D. CHURCH, JR. and RUTH ANN CHURCH, his wife, and that the last known address of ALBERT D. CHURCH, JR. is 304 Mary Street, Berwick, PA 18603, and that the last known address of RUTH ANN CHURCH is 304 Mary Street, Berwick, PA 18603, and that written notice as attached hereto has been delivered to the Sheriff for service on the foregoing persons.

By: 
JOSEPH A. GOLDBECK, JR.
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED:

before me this 20th day:

of April, 1984:


Notary Public

Notary Public
My Comm. Expires 1-1-1984

LAW OFFICES
JOSEPH A. GOLDBECK, JR.
A PROFESSIONAL CORPORATION
1000 PENN MUTUAL TOWER
510 WALNUT STREET
PHILADELPHIA, PENNSYLVANIA 19106

(215) 627-1322

April 27, 1982

Mr. and Mrs. Albert D. Church, Jr.
304 Mary Street
Berwick, PA 18603

RE: NOTICE OF THE SALE OF REAL PROPERTY

Dear Mr. and Mrs. Church:

Please be advised that the property and improvements, if any, located at 304 Mary Street, Berwick, Columbia County, Pennsylvania, will be sold by the Sheriff's of Columbia County on 17th day of June, 1982, at 2:00 PM, in the Sheriff's Office, in Columbia County Courthouse, Bloomsburg, PA 17815.

This property and improvements, if any, is being sold pursuant to a judgment entered on April 27, 1982 in the amount of \$37,756.54 in the Court of Common Pleas of Columbia County, No. 316-1982, in favor of Plaintiff, ROBERT W. LARSON, Trustee for Kennedy Mortgage Co., and against the Defendants in the aforesaid judgment.

The names of the owners, real owners, and reputed owners of the aforesaid property are ALBERT D. CHURCH, JR. and RUTH ANN CHURCH, his wife.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. You should check with the Sheriff's Office by calling 717-784-1991 to determine the actual date of the filing of said schedule.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/km

ALL those two certain pieces, parcels and tracts of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

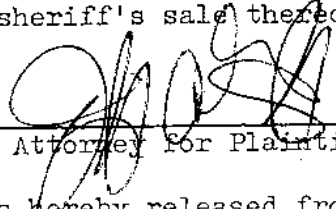
THE FIRST THEREOF,

BEGINNING at the corner of Lot No. 300 on Mary Street; thence westwardly a distance of 55 feet 6 inches; thence southwardly a distance of 145 feet to a 15 foot alley; thence eastwardly a distance of 41 feet to corner of Lot No. 300; thence northwardly a distance of 145 feet to the place of beginning. This description is intended to cover, and this deed to convey Lot No. 301 is Duval Dickson's Fourth plot of lots as marked and shown on plot or plan.

THE SECOND THEREOF,

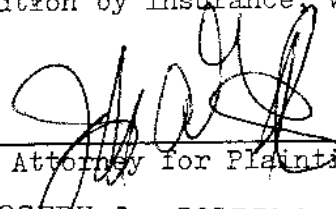
BEGINNING at the corner of Lot No. 299 on Pearl Street; thence west a distance of 45 feet to corner of Lot No. 301; thence south a distance of 145 feet to a 15 foot alley; thence east a distance of 45 feet to corner of Lot No. 299; thence northwardly a distance of 145 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 300 in Duval Dickson's Fourth Plot of Lots as marked and shown on plot or plan.

WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.



Attorney for Plaintiff

Now April 27, 19 82, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

JOSEPH A. GOLDBECK, JR.

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 JUNE 1982, at 2:00 o'clock P.M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to ROBERT NIMMO, ADMINISTRATOR OF VETERANS AFFAIRS, his successors and assigns

for the price or sum of FOUR HUNDRED SEVEN and 75/100 (\$407.75) plus EIGHT and 16/100 (\$8.16) 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

Columbia County Sheriff's Dept.	Sale Cost	\$88.15	
	Poundage	8.16	
			\$ 96.31
Press-Enterprise, Inc.			79.22
Henrie Printing			32.50
Prothonotary of Columbia County			13.00
Recorder of Deeds of Columbia County			17.50
Connie C. Gingher, Tax Collector, Berwick Borough (1982 County Taxes)			90.48
Borough of Berwick (Sewer Bill)			86.90

Robert W. Larson, Trustee
for Kennedy Mortgage Co.
vs
Albert D. Church, Jr. and
Ruth Ann Church, his wife
No. 35 of 1982 E.D.
No. 316 of 1982 J.D.

Sheriff's Office, Bloomsburg, Pa. }
18 JUNE 1982 }

So answers

Victor B Vandling
VICTOR B. VANDLING Sheriff

LIST OF LIENS
VERSUS

Albert D. Church, Jr. and Ruth Ann Church, his wife

Court of Common Pleas of Columbia County, Pennsylvania.

Robert W. Larson, Trustee for Kennedy Mortgage Company

versus

Albert D. Church, Jr. and Ruth Ann Church

No. 316 of Term, 19 82
Real Debt \$ 37,756.54
Interest from 4-27-82
Commission
Costs
Judgment entered 5-3-82
Date of Lien 4-27-82
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

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 Beiswiler~~, Recorder of Deeds, &c. in and for said County, do hereby certify that I have carefully examined the Indices of mortgages on file in this office against

Albert D. Church, Jr. and Ruth Ann Church, 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 15th day of June
A.D., 19 82.

Beverly J. Michael RECORDER

MORTGAGE

THIS INDENTURE, made the 20th day of November In the year of our Lord one thousand nine hundred and eighty , BETWEEN Albert D. Church, Jr. and Ruth Ann Church, his wife (hereinafter called Mortgagor) and KENNEDY MORTGAGE CO., a corporation organized and existing under the laws of the State of New Jersey , and having its principal office and post-office address in Cherry Hill, New Jersey at 11 Allison Drive (hereinafter called Mortgagee):

WITNESSETH: That the Mortgagor to secure the payment of Thirty thousand four hundred fifty-----00/100

Dollars (\$ 30,450.00), with interest from date, at the rate of Thirteen per centum (13 %) per annum on the unpaid balance until paid, as provided in a Note of even date herewith, from the Mortgagor to the Mortgagee, in monthly installments of three hundred thirty-six---84/100 Dollars (\$ 336.84), commencing on the first day of January , 1981 , and continuing thereafter on the first day of each month until such debt is fully paid, except that, if not sooner paid, the final payment thereof shall be due and payable on the first day of December 2010 , and also to secure the performance of all covenants, agreements and conditions herein contained, does by these presents grant, bargain, sell, assign, release, convey and confirm to the Mortgagee, ALL the following described real property situate in the Borough of Berwick County of Columbia and Commonwealth of Pennsylvania, to wit:

BEING more particularly described according to legal description attached hereto and made a part hereof.

THIS MORTGAGE BEING INTENDED TO BE A PURCHASE MONEY MORTGAGE UNDER THE PROVISIONS LIEN PRIORITY LAW AS AMENDED.

SHOULD the Veterans Administration fail or refuse to issue the guarantee of the loan secured by this mortgage under the provisions of the Servicemen's Readjustment Act of 1944 as amended within thirty days of the date hereof, the mortgagee herein may, at its option, declare all sums secured by this mortgage immediately due and payable.

TOGETHER with all and singular the buildings, improvements, and fixtures on said premises, as well as all additions or improvements now or hereafter made to said premises, streets, alleys, passages, ways, waters, water courses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned, namely,

NONE

provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder:

TO HAVE AND TO HOLD said property, hereby granted, with the appurtenances, unto said Mortgagee to its own use forever: UNDER AND SUBJECT: as aforesaid.

10/28/30

REVISED LEGAL DESCRIPTION

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

BEGINNING at a railroad spike at the southeast intersection of Mary Street and Chestnut Street; thence along the southerly boundary line of Mary Street North 66 degrees 20 minutes east 100.50 feet to a steel pin and which pin is at the northwest corner of lands now or late of Robert Williams, Jr.; thence along the westerly boundary line of lands now or late of Robert Williams, Jr. South 21 degrees 13 minutes 24 seconds east 145.12 feet to a steel pin on the northerly side of a 15 foot alley; thence along the northerly boundary line of said alley south 66 degrees 20 minutes west 96 feet to a steel pin on the easterly boundary line of Chestnut Street; thence along the easterly boundary line of Chestnut Street, north 23 degrees 00 minutes west 145 feet to the place of beginning. CONTAINING 14,245.24 square feet and being Lot 301 (along Chestnut Street) and Lot 300.

The Deeds in the chain of title indicate that Lot 300 is situate on Pearl Street which is an obvious error. The deeds in the chain of title also refer to Lot 301 being 41 feet along the alley whereas, Lot 301 was actually 51 feet in width along said alley.

AND BEING the same land and premises which Harlan Kelchner, Executor of the Last Will and Testament of Cora Kelchner, and Harlan Kelchner and Joan Marie Kelchner, his wife, by Indenture, dated the 20th of November, 1980, and intended to be forthwith recorded, granted and conveyed unto the said Albert D. Church, Jr. and Ruth Ann Church, his wife, in fee.

LEGAL description attached to mortgage made by Albert D. Church, Jr. and Ruth Ann Church, his wife, to Kennedy Mortgage Co., dated November 20, 1980.



This Indenture is made, however, subject to the following covenants, conditions, agreements and stipulations, and the Mortgagor covenants and agrees:

1. That the Mortgagor will promptly pay the principal of and interest on the indebtedness evidenced by the said Note, at the times and in the manner therein provided, with privilege reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less. Prepayment in full shall be credited on the date received. Partial prepayment, other than on an installment due date, need not be credited until the next following installment due date or thirty days after such prepayment, whichever is earlier.

2. To more fully protect the security of this Mortgage, the Mortgagor shall pay to the Mortgagee as trustee (under the terms of this trust as hereinafter stated) in addition to and concurrently with, each monthly installment of principal and interest until said Note is fully paid, the following sums:

(a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance, plus taxes, assessments, and sewer and water rents, next due on the premises covered by this Mortgage (all as estimated by the Mortgagee, and of which the Mortgagor is notified) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes, assessments, and sewer and water rents, will become due, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes, assessments, and sewer and water rents.

(b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on this debt shall be paid in a single payment each month, to be applied to the following items in the order stated:

- (I) ground rents, taxes, assessments, sewer and water rents, fire and other hazard insurance premiums;
- (II) interest on this debt; and
- (III) amortization of the principal of this debt.

Any deficiency in the amount of any such aggregate monthly payment shall constitute an event of default hereunder and under said Note, unless made good by Mortgagor prior to the due date of the next such payment. At Mortgagee's option, Mortgagor will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

3. If the total of the payments made by Mortgagor, under (a) of paragraph 2 preceding, shall exceed the amount of payments actually made by Mortgagee as trustee for ground rents, taxes, assessments, sewer or water rents, or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by Mortgagor for such items or, at Mortgagee's option, as trustee, shall be refunded to Mortgagor. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then Mortgagor shall pay to Mortgagee as trustee any amount necessary to make up the deficiency within thirty (30) days after written notice from Mortgagee stating the amount of the deficiency, which notice may be given by mail. If at any time Mortgagor shall tender to Mortgagee, in accordance with the provisions hereof, the full payment of the entire indebtedness represented hereby, Mortgagee, as trustee, shall in computing the amount of such indebtedness, credit to the account of Mortgagor any credit balance remaining under the provisions of (a) of paragraph 2. If there shall be a default under any of the provisions of the Note and this Mortgage securing the same, which results in a public sale of the premises covered thereby, or if title to the property is otherwise acquired by the Mortgagee after the default, the Mortgagee, as trustee, shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired by the Mortgagee, the balance then remaining to the credit of Mortgagor under (a) of paragraph 2, as a credit on the interest accrued and unpaid, and the balance on the principal then remaining unpaid on the Note.

4. Mortgagor shall pay to Mortgagee all ground rents, taxes, assessments, sewer and water rents, and all other charges and claims assessed or levied at any time by any lawful authority upon the premises covered by this Mortgage which, by any present or future law or laws, shall have priority in lien or payment to the debt represented by said Note and secured by this Mortgage, and provision for the payment of which is not otherwise made herein, such payment to be made by Mortgagor within thirty (30) days after demand by Mortgagee, stating the amount.

5. The principal indebtedness hereby evidenced and secured represents money actually used for the acquisition of or for improvements to the premises secured by said Mortgage.

6. Mortgagor will continually maintain hazard insurance, of such type or types and amounts as the Mortgagee may from time to time require, on the improvements now or hereafter on said premises, and except when payment for all such premiums has theretofore been made under (a) of paragraph 2 hereof, will pay promptly when due any premiums therefor. All insurance shall be carried in companies approved by Mortgagee and the policies and renewals thereof shall be held by Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to Mortgagee. In event of loss, Mortgagor will give immediate notice by mail to Mortgagee, and Mortgagee may make proof of loss if not made promptly by Mortgagor. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Mortgagee instead of to Mortgagor and Mortgagee jointly. The insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness or to the restoration or repair of the property damaged. In the sole and absolute discretion of Mortgagee, in event of foreclosure of the Mortgage or transfer of title to the mortgaged property in partial or total extinguishment of the Note hereby secured, all right, title, and interest of Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee or shall be canceled and the cancellation proceeds, if any, retained by Mortgagee. Full power is hereby given to Mortgagee to settle or compromise all claims under such policies and to demand, receive and receipt for all moneys becoming payable thereunder.

7. Mortgagor shall not execute or file of record any instrument which imposes a restriction upon the sale or occupancy of the property herein described on the basis of race, color or creed.

8. Mortgagor will not suffer any lien superior to the lien created by this Mortgage to attach to or to be enforced against the premises covered by this Mortgage. Mortgagor shall not commit or permit waste; and shall maintain the property in as good condition as at present, reasonable wear and tear excepted. Upon any failure so to maintain, Mortgagee, at its option, may cause reasonable maintenance work to be performed at the cost of Mortgagor.

9. Mortgagee shall have the right to pay any ground rents, taxes, assessments, sewer and water rents, and all other charges and claims which Mortgagor has agreed to pay under the terms hereof, to advance and pay any sums of money that in its judgment may be necessary to perfect or preserve the title of the premises covered by this Mortgage, or for insurance premiums or for any authorized maintenance work. Any amount or amounts so paid or advanced shall be added to the principal debt, shall bear interest at the rate provided for in the principal indebtedness from the date of payment or advance, and shall be secured by this Mortgage ratably with said principal debt and interest thereon. Mortgagee, at its option, also shall be entitled to be subrogated to any lien, claim, or demand paid by it, or discharged with money advanced by it and secured by this Mortgage. The payments and advances so made shall be payable in approximately equal monthly payments extending over such periods as may be agreed upon by the Mortgagor and Mortgagee, but not beyond the due date of the final installment of the principal debt. In event of failure to agree on date of maturity, the whole of the sum or sums so paid or advanced shall be due and payable thirty (30) days after demand by Mortgagee.

10. The lien of this Mortgage shall remain in full force and effect during postponement or extension of the time of payment of the indebtedness, or any part thereof, which it secures.

11. Upon the request of Mortgagee, Mortgagor shall execute and deliver a supplemental Note or Notes for the sum or sums advanced or paid by Mortgagee for the alteration, modernization or improvement of the mortgaged property made at Mortgagor's request; and for maintenance of said property, or ground rents, taxes, assessments, sewer and water rents, and all other charges and claims assessed or levied against said property by any lawful authority, or for any other purpose elsewhere authorized hereunder. Said Note or Notes shall be secured by this Mortgage on a parity with and as fully as if the amounts stated in such Note or Notes were part of that stated in the Note hereby secured. Said supplemental Note or Notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by Mortgagor and Mortgagee. In event of failure to agree on date of maturity, the whole of the sum or sums so advanced or paid shall be due and payable thirty (30) days after demand by Mortgagee; but in no event shall any such maturity or due date extend beyond the due date of the final installment of the principal debt.

12. If the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations are hereby amended to conform thereto.

13. If, at any time, a Writ of Execution (Money Judgment) or other execution is properly issued upon a judgment obtained upon said Note, or if an Action of Mortgage Foreclosure or any other appropriate action or proceeding to foreclose a mortgage is instituted upon or under this Mortgage, an and reasonable attorney's fees payable, and recovered in addition to all principal and interest and all other recoverable sums then due, together with costs of suit.

14. If any deficiency in the amount of any aggregate monthly payment mentioned in (b) of paragraph 2 shall not be made good by Mortgagor prior to the due date of the next such payment, or if default be made at any time in any of the covenants and agreements herein, or in the Note secured, then and in every such case, the whole principal debt shall, at the option of Mortgagee, become due and payable immediately. Payment thereof and all interest accrued thereon, with an attorney's commission as hereinbefore mentioned, may be enforced and recovered at once, anything herein contained to the contrary notwithstanding.

In the event of any breach of any covenant, condition, or agreement of said Note, or of this Mortgage, it shall be lawful for Mortgagee to enter upon all and singular the land, buildings, and other rights, corporeal and incorporeal, granted by this Mortgage, and to take possession of the same, and of the fixtures and equipment therein, and to have, hold, manage, lease to any person or persons, use and operate the same in such parcels and on such terms and for such periods of time as Mortgagee may deem proper in its sole discretion, Mortgagor agreeing that he shall and will, whenever requested by Mortgagee so to do, assign, transfer, and deliver unto Mortgagee any lease or sublease; and to collect and receive all rents, issues, and profits of said mortgaged premises and every part thereof; for all of which said Note shall be a sufficient warrant whether or not such lease or sublease has been assigned; and to make from time to time all reasonable alterations, renovations, repairs, and replacements thereto. After deducting the cost of such alterations, renovations, repairs, replacements, and the expenses incident to taking and retaining possession of the mortgaged property, the management and operation thereof, and to keeping the same properly insured, to apply any residue of such rents, issues, and profits to the payment of (a) all ground rents, taxes, charges, claims, assessments, sewer and water rents, and any other liens that may be prior in lien or payment to the debt secured by this Mortgage, with interest thereon, (b) premiums for said insurance, with interest thereon, (c) the interest and principal due and secured by this Mortgage with all costs and attorney's fees; in such order or priority as Mortgagee may determine, any statute, law, custom, or use to the contrary notwithstanding.

The taking of possession of the mortgaged premises by Mortgagee, as herein provided, shall not relieve any default by Mortgagor, or prevent the enforcement of any of the remedies provided by said Note or this Mortgage.

The remedies provided by said Note and this Mortgage or any other indebtedness therein provided or secured by this Mortgage, and for the performance of the covenants, conditions, and agreements of said Note or this Mortgage are cumulative and concurrent, and may be pursued singly, or successively, or together, at the sole discretion of Mortgagee, and may be exercised as often as occasion therefor shall occur.

Provided, that in case default shall be made in the payment of any installment of principal and interest, or any other payment hereinabove or in the conditions of said recited Note provided for, or in the keeping and performance by the Mortgagor of any covenant or agreement contained therein or in this Mortgage to be by said Mortgagor kept and performed, in the manner and at the time specified for the performance thereof, such default will entitle Mortgagee forthwith to bring and sue out an Action of Mortgage Foreclosure upon this Indenture of Mortgage, or to institute any other appropriate action or proceeding to foreclose a mortgage, and to proceed thereon to judgment and execution, for recovery of said principal debt or sums and all interest thereon and all other sums hereby secured, together with an attorney's commission for collection, as aforesaid, and costs and expenses of such proceeding, and to pursue any and all other appropriate legal or equitable remedies in such cases provided

without further stay of execution or other process, any law, usage, or custom to the contrary notwithstanding. Mortgagor expressly waives and relinquishes all benefit that may accrue by virtue of any and every law made or to be made exempting the mortgaged premises or any other premises or property whatever, real or personal, from attachment, levy, or sale under execution, or any part of the proceeds arising from any sale thereof, and all benefit of any stay of execution or other process. Mortgagor hereby waives and relinquishes unto and in favor of the Mortgagee, all benefit under all laws now in effect or hereafter passed to relieve the Mortgagor in any manner from the obligations assumed in the Note for which this Indenture is security.

BUT PROVIDED ALWAYS, nevertheless, that if said Mortgagor shall pay or cause to be paid unto the said Mortgagee, the aforesaid debt secured by this Mortgage, when and in the manner hereinbefore mentioned and appointed for payment of the same, together with interest and all other sums hereby secured, then and from thenceforth, this Indenture, and the estate hereby granted, as well as said recited Note, shall cease, determine, and become void, anything hereinbefore or in said Note contained to the contrary notwithstanding.

If this Mortgage is executed by more than one person as Mortgagor, the liability of each shall be joint and several.

The covenants, conditions, and provisions contained in said Note, or in this Mortgage, shall bind, and the benefits and advantages thereof shall inure to, the respective heirs, executors, administrators, successors, vendees, and assigns of the parties hereto or thereto; and whenever used in said Note or in this Mortgage, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness represented by said Note, or secured by this Mortgage, or any transferee thereof, whether by operation of law or otherwise.

IN WITNESS WHEREOF, Mortgagor hereunto sets his hand and seal. Dated the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RECORDED BY RECORDER
COLUMBIA CO. P.A.

TAX \$50.00 FEE \$2.00
NOV 25 9 36 AM '80

Albert D. Church, Jr. (SEAL)
Albert D. Church, Jr. (SEAL)
Ruth Ann Church (SEAL)
Ruth Ann Church (SEAL)

CERTIFICATE OF RESIDENCE

I, do hereby certify that the correct address of the within-named Mortgagee is 11 Allison Drive, Cherry Hill, N. J.

Witness my hand this 20th day of November, 1980

Connie White
Agent of Mortgagee

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

On this 20th day of November, A.D., 1980, before me, a notary public in & for the aforesaid County came the above-named Albert D. Church, Jr. and Ruth Ann and acknowledged the within Indenture of Mortgage to be their and each of the said Albert D. Church, Jr. and Ruth Ann desired the same to be recorded as such.

WITNESS my hand and seal, the day and year aforesaid. The mortgagor certifies that a true copy of the mortgage has been received.

My commission expires

Albert D. Church, Jr.
Albert D. Church, Jr.

Ruth Ann Church
Ruth Ann Church



#255
COMMONWEALTH
OF
PENNSYLVANIA

K# 805-513-9

V# LM 373-830

MORTGAGE

T/C# 765789(T.I.C.P.)

Albert D. Church, Jr. and
Ruth Ann Church, his wife

TO

KENNEDY MORTGAGE CO.
11 Allison Drive
Cherry Hill, New Jersey

PREMISES: 304 Mary Street
Berwick, Pennsylvania

COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF Columbia

Recorded on this 25th day of
November, A.D. 1980, in the
Recorder's Office of said County in Mortgage
Book, Vol. 202, Page 168.

Given under my hand and seal of the said
office the day and year aforesaid.

Beverly J. Michael
Recorder

Kepner

MORTGAGE

MORTGAGEE
AVCO FINANCIAL SERVICES
 Consumer Discount Co., One
 106 West Front Street
 Berwick PENNSYLVANIA

MORTGAGOR(S):			
ACCOUNT NUMBER 148204946			
LAST NAME	FIRST	INITIAL	BORROWER'S NAME
Jr.	Church	Albert	D Ruth

WITNESSETH, that Mortgagor(s), does mortgage, grant and convey to Mortgagee, its successors or assigns the following described Real Estate in the county of Columbia, State of Pennsylvania, to wit:

Borough of Berwick Resident Address: 304 Mary Street Berwick, PA 18603

See Amendment A

#339
 REC'D BY RECORDER
 COLUMBIA CO., PA.
 MAY 20 11 12 AM '81

together with all buildings and improvements now or hereafter erected thereon the appurtenances thereunto belonging and the rents, issue and profits thereof TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of any Homestead Exemption Laws of the State of Pennsylvania as now or hereafter enacted, which said rights and benefits the said Mortgagor does hereby expressly release and waive, with respect to this Mortgage.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Mortgagor contained herein; (2) Payment of the principal sum with interest as provided in accordance with the terms and provisions of a Loan Agreement/Promissory Note hereinafter referred to as "Loan Agreement" dated April 14, 1981, herewith executed by Mortgagor, or any one of them, and payable to the order of

Mortgagee, in the principal sum of \$ 2200.00, and having the date of its final payment due on April 14, 1981, or as extended, deferred or rescheduled by renewal or refinancing; (3) Payment of any additional advances, with interest thereon, as may hereafter be loaned by Mortgagee to Mortgagor in a maximum of \$ 5000.00 provided, this provision does not constitute a commitment to make future advances; (4) The payment of any money that may be advanced by the Mortgagee to Mortgagor for any reason or to third parties, with interest thereon, when the monies are advanced to protect the security in accordance with the covenants of this Mortgage; (5) Any renewal, refinancing or extension of said "Loan Agreement" or any other agreement in pay which may be substituted therefor.

All payments made by Mortgagor on the obligation secured by this Mortgage shall be applied in the following order:

FIRST: To the payment of taxes and assessments that may be levied and assessed against said premises, insurance premiums, repairs and all other charges and expenses agreed to be paid by the Mortgagor.

SECOND: To the payment of interest due on said loan.

THIRD: To the payment of principal.

TO PROTECT THE SECURITY HEREOF, MORTGAGOR(S) COVENANTS AND AGREES: (1) To keep said premises insured against loss by fire and other hazards, casualty and contingencies up to the full value of all improvements for the protection of Mortgagee in such manner, on such amounts and in such companies as Mortgagee may from time to time approve, and that loss proceeds (less expense of collection) shall, at Mortgagee's option, be applied on said indebtedness, whether due or not or to the restoration of said improvements. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor; (2) To pay all taxes and special assessments of any kind that have been or may be levied or assessed upon said premises, and to deliver to Mortgagee, upon request of the Mortgagee, the official receipt showing payment of all such taxes and assessments; (3) In the event of default by Mortgagor under Paragraphs 1 or 2 above, Mortgagee, at its option, may (a) place and keep such insurance above provided for in force throughout the life of this Mortgage and pay the reasonable premiums and charges therefor, this pay all said taxes and assessments without determining the validity thereof, and (b) Pay such liens and all such disbursements shall be deemed a part of the indebtedness secured by this Mortgage and shall be immediately due and payable by Mortgagor to Mortgagee; (4) Not to commit or suffer any act or neglect which would prejudice or restrict the Mortgagee's rights in the premises or its interest therein; (5) If a signer of the Loan Agreement, that he will pay, promptly, the indebtedness secured hereby, and perform all other obligations in full compliance with the terms of said Loan Agreement and this Mortgage; (6) That the time of payment of the indebtedness hereby secured, or of any portion thereof, may be extended or renewed, and any portions of the premises herein described may, without notice, be released from the lien hereof, without releasing or affecting the personal liability of any person or the priority of this Mortgage.

IT IS MUTUALLY AGREED THAT: (1) If the said Mortgagor shall fail or neglect to pay installments on said Loan Agreement or upon default in performance of any agreement hereunder, or upon sale or other disposition of the premises by Mortgagor, or should any action or proceeding be filed in any court to enforce any lien on, claim against or interest in the premises, then all sums owing by the Mortgagor or any one of them to the Mortgagee under this Mortgage or under the Loan Agreement secured hereby shall immediately become due and payable at the option of the Mortgagee. In such event the Mortgagee shall have the right immediately to foreclose this mortgage by complaint for that purpose, and such complaint may be prosecuted to judgment and execution and sale for the collection of the whole amount of the indebtedness and interest thereon, including reasonable attorney's fees, any amounts advanced pursuant to this mortgage, costs of suit, and costs of sale, if permitted by law.

(2) Whenever, by the terms of this instrument or of said Loan Agreement, Mortgagee is given any option, such option may be exercised when the right accrues or at any time thereafter, and no acceptance by Mortgagee of payment of indebtedness in default shall constitute a waiver of any default then existing and continuing or thereafter accruing.

This Deed

Made the 20th day of November, in the year
Nineteen hundred and eighty (1980);

Between HARLAN KRECHNER, Executor of the Last Will and Testament
of Cora Krechner, and HARLAN KRECHNER and JOAN MARIE KRECHNER, his
wife, of Binghamton, New York, GRANTORS,

-----and-----

ALBERT D. CHURCH, JR., and RUTH ANN CHURCH, his wife, of the Borough
of Berwick, County of Columbia and State of Pennsylvania, GRANTEES.

THE BERWICK AREA SCHOOL DISTRICT
REAL ESTATE TRANSFER TAX

Amount \$34,450.00 Paid 11-25-80

Witnesseth, That in consideration of THIRTY THOUSAND FOUR HUNDRED FIFTY
(30,450.00) ----- Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do
hereby grant and convey to the said grantees, their ----- heirs and assigns,

ALL those two certain pieces, parcels and tracts of land,
situate in the Borough of Berwick, County of Columbia and State
of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at the corner of Lot No. 300 on Mary Street; thence
westwardly a distance of 55 feet 6 inches; thence southwardly a
distance of 145 feet to a 15 foot alley; thence eastwardly a
distance of 41 feet to corner of Lot No. 300; thence northwardly
a distance of 145 feet to the place of beginning. This descrip-
tion is intended to cover, and this deed to convey Lot No. 301 in
Duval Dickson's Fourth plot of lots as marked and shown on plot
or plan.

THE SECOND THEREOF:

BEGINNING at the corner of Lot No. 299 on Pearl Street;
thence west a distance of 45 feet to corner of Lot No. 301;
thence south a distance of 145 feet to a 15 foot alley; thence
east a distance of 45 feet to corner of Lot No. 299; thence
northwardly a distance of 145 feet to the place of beginning.
This description is intended to cover and this deed to convey
Lot No. 300 in Duval Dickson's Fourth Plot of Lots as marked and
shown on plot or plan.

BEING the same premises conveyed by the Clerk of Orphans'
Court, Division of the 26th Judicial District of Columbia County,
Pennsylvania, to Harlan Krechner by deed dated March 8, 1979, and
recorded March 19, 1979, in Columbia County Deed Book 291, page
497.

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

BEGINNING at a railroad spike at the southeast intersection of Mary Street and Chestnut Street; thence along the southerly boundary line of Mary Street north 66 degrees 20 minutes east 100.50 feet to a steel pin and which pin is at the northwest corner of lands now or late of Robert Williams, Jr.; thence along the westerly boundary line of lands now or late of Robert Williams, Jr., south 21 degrees 13 minutes 24 seconds east 145.12 feet to a steel pin on the northerly side of a 15 foot alley; thence along the northerly boundary line of said alley south 66 degrees 20 minutes west 96 feet to a steel pin on the easterly boundary line of Chestnut Street, north 23 degrees 08 minutes west 145 feet to the place of beginning. CONTAINING 14,245.24 square feet and being Lot 301 (along Chestnut Street) and Lot 300.

The Deeds in the chain of title indicate that Lot 300 is situate on Pearl Street which is an obvious error. The Deeds in the chain of title also refer to Lot 301 being 41 feet along the alley whereas, Lot 301 was actually 81 feet in width along said alley.

(3) By accepting payment of any sum accrued hereby after its due date, mortgagee does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay. If Mortgagor shall pay said Loan Agreement at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void.

(4) Except as otherwise provided herein, all Mortgagors shall be jointly and severally liable for fulfillment of their covenants and agreements herein contained, and all provisions of this Mortgage shall inure to and be binding upon the heirs, executors, administrators, successors, grantees, lessees and assigns of the parties hereto respectively. Any reference in this Mortgage of the singular shall be construed as plural where appropriate.

(5) Invalidity or unenforceability of any provisions herein shall not affect the validity and enforceability of any other provisions.

(6) If any of the undersigned is a married person, he represents and warrants that this instrument has been executed in his behalf, and for his sole and separate use and benefit and that he has not executed the same as surety for another, but that he is the Borrower hereunder.

IN WITNESS WHEREOF, this Mortgage has been duly executed this date 8-20-81
Signed, sealed and delivered in the presence of:

Dan Bramley
Witness
Dan Bramley
Witness

Albert D. Church (SEAL)
Mortgagor-Borrower
Albert D. Church (SEAL)
Mortgagor-Borrower

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Columbia

CERTIFICATE OF RESIDENCE

On this the 20 day of Aug, A.D. 19 81, before me, A/beat D. Church, the undersigned officer personally appeared and Ruth Church, known to me for satisfactorily proper to be the persons) whose names) he subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

I, DAN GRAMLEY JR., of Avco Financial Service Consumer Discount Company One, Mortgagee named in the foregoing Mortgage, hereby certify that the correct address of said Mortgages is 106 W. Front St., Pottsville, Pennsylvania.

Witness my hand, this 20 day of Aug, 19 81

Dan Bramley Jr.
Agent of Mortgagee

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

My Commission Expires 1984

Robert M. Church
Notary Public
(Title of Officer)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Columbia 11:12 a.m.

Recorded on this 20th day of August, A.D. 19 81 in the Recorder's Office of the said County, in Mortgage Book, Vol. 206, page 339

Given under my hand and the seal of the said office the day and year aforesaid.

Beverly J. Mahood
Recorder

To	From	Page	Mortgage	Recorded Number
<p>Fee: \$</p>				

BOOK 206 PAGE 342

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

5460

June 29 1982

PAY TO THE ORDER OF Corrine D. Gipeche, Tax Collector \$ 90.48

Ninety and 48/100 DOLLARS



Bloomington Bank-Columbia Trust Co.
Bloomington, Pa.

For hasen/Kennedy Mortgage Co. is Quack Victor B. Vandling
NO. 3505 1982 E.D. 0103130593EIT 5721810101 05

DESCRIPTION	ASSESSMENT	AMOUNT	DATE	DATE	DATE
COUNTY R. 100	2320	13.00	1982	1982	1982
TWP/80RD R. 100	21.00	4.75	1982	1982	1982
TOTAL		17.75			
		88.67			
		90.48			
		97.10			

DESCRIPTION	ASSESSMENT	AMOUNT	DATE	DATE	DATE
COUNTY 100 TWP/80RD 5%	13006	34.11-1-40	1982	1982	1982
PARCEL 304 MARY ST LOTS 300-301		350			
L-F1693.76X145		1,930			
BUILDINGS					
TOTAL		2,320			

TOTAL 2,320



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

June 29, 1982

Connie C. Gingher
114 Mulberry St.
Berwick, Pa. 18603

RE: Robt. W. Larson, Trustee for
Kennedy Mortgage Co.
vs
Church, Albert & Ruth Ann

Dear Ms. Gingher,

This memo is to notify you that the scheduled SHERIFF'S SALE
in the captioned case was held June 17, 1982.

Copies of tax notices requested and forwarded to this office
by you are being returned. Monies collected are being forwarded \$90.48.

Property purchased by Robt. Nimmo, Administrator of Veterans
Affairs, his successors and assigns.

Thank you for your cooperation in this matter.

Very truly yours,

A. J. Zale
A. J. Zale for
Victor B. Vandling

NOTE: Joseph A. Goldbeck Jr., Atty. at Law, 1000 Penn Mutual Tower, 510 Walnut St.,
Philadelphia, Pa. 19106 handled this matter for Plaintiff.



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

VICTOR B. VANDLING, Sheriff
TELEPHONE: 717-784-1891

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

June 18, 1982

Joseph A. Goldbeck, Jr.
Attorney At Law
1000 Penn Mutual Tower
510 Walnut Street
Philadelphia, Pa. 19106

RE: Robt W. Larson, Trustee etc.
vs
Church, Albert & Ruth Ann
NO: 35 of 1982 E.D.

Dear Mr. Goldbeck,

For your information and guidance the following items are being forwarded.

1. Copy of Schedule of Distribution.
2. Copy of 1982 Columbia County Taxes provided by the Tax Collector for Berwick Borough.
3. Copy of first page of DEED as it will appear when filed on date of distribution - June 29, 1982.

Any question should be directed to the undersigned. If I do not hear from you prior to date of distribution, it will be understood that the DEED as prepared meets with your satisfaction.

Very truly yours,


A. J. Zale

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 SEVEN and 75/100 (\$407.75)** ----- dollars to me in hand paid, do hereby grant and convey to **ROBERT NIMMO, ADMINISTRATOR OF VETERANS AFFAIRS**, his successors and assigns

ALL those two certain pieces, parcels and tracts of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at the corner of Lot No. 300 on Mary Street; thence westwardly a distance of 55 feet 6 inches; thence southwardly a distance of 145 feet to a 15 foot alley; thence eastwardly a distance of 41 feet to corner of Lot No. 300; thence northwardly a distance of 145 feet to the place of beginning. This description is intended to cover, and this deed to convey Lot No. 301 in Duval Dickson's Fourth plot of lots as marked and shown on plot or plan.

THE SECOND THEREOF:

BEGINNING at the corner of Lot No. 299 on Pearl Street; thence west a distance of 45 feet to corner of Lot No. 301; thence south a distance of 145 feet to a 15 foot alley; thence east a distance of 45 feet to corner of Lot 299; thence northwardly a distance of 145 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 300 in Duval Dickson's Fourth Plot of Lots as marked and shown on plot or plan.

BEING the same premises conveyed by the Clerk of Orphans' Court, Division of the 26th Judicial District of Columbia County, Pennsylvania, to Harlan Kelchner by deed dated March 8, 1979, and recorded March 19, 1979 in Columbia County Deed Book 291, page 697.

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

BEGINNING at a railroad spike at the southeast intersection of Mary Street and Chestnut Street; thence along the southerly boundry line of Mary Street north 66 degrees 20 minutes east 100.50 feet to a steel pin and which pin is at the northwest corner of lands now or late of Robert Williams, Jr.; thence along the westerly boundary line of lands now or late of Robert Williams, Jr.; south 21 degrees 13 minutes 24 seconds east 145.12 feet to a steel pin on the northerly side of a 15 foot alley; thence along the northerly boundry line of said alley south 66 degrees 20 minutes west 96 feet to a steel pin on the easterly boundary line of Chestnut Street, north 23 degrees 00 minutes west 145 feet to the place of beginning. CONTAINING 14,245.24 square feet and being Lot 301 (along Chestnut Street) and Lot 300.

The Deeds in the chain of title indicate that Lot 300 is situate on Pearl Street which is an obvious error. The Deeds in the chain of title also refer to Lot 301 being 41 feet along the alley whereas, Lot 301 was actually 51 feet in width along said alley.

I HEREBY CERTIFY AND RETURN, That in obedience to the writ directed, I seized and took into execution the within described premises and gave legal and timely notice of the time and place of sale to the persons interested and by handbills set up in the most public places in the County of Columbia.

17TH day of JUNE 1982 at 10 o'clock P. M., of said day at the Court House in the County of Columbia, to sale at public vendue or outcry, whereof notice was given by the Sheriff of VETERANS AFFAIRS, his successor, for the price or sum of FOUR HUNDRED AND SIXTEEN AND 16/100 (\$8.16) POUNDAGE ----- Dollars at the highest and best price.

bidden for the same; with the following property:

Columbia County

Press-Enterprises, Inc.
Henrie
Prothman
Recorder of Deeds
Connie C. Gingham
Borough of Berwick

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

Joseph A. Goldbeck Jr., Esq.
Eight Five And 09/100
Blossburg Bank-Columbia Trust Co.
No. 35 of 1982 E.D.
Re: Goldbeck v. Church

June 29 10 82
\$ 84.09
DOLLARS
572-810-0111
Victor B. Vandling
ADMINISTRATOR

	\$ 96.31
	79.22
	32.50
	13.00
	17.50
Borough (1982 County Taxes)	90.48
	86.90
	\$ 415.91

6/29/82

VICTOR B. VANDLING

Series

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 JUNE 1982, at 2:00 o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to ROBERT NIMMO, ADMINISTRATOR OF VETERANS AFFAIRS, his successors and assigns

for the price or sum of FOUR HUNDRED SEVEN and 75/100 (\$407.75) plus EIGHT and 16/100 (\$8.16) 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

Columbia County Sheriff's Dept.	Sale Cost	\$88.15	
	Poundage	8.16	
			\$ 96.31
Press-Enterprise, Inc.			79.22
Henrie Printing			32.50
Prothonotary of Columbia County			13.00
Recorder of Deeds of Columbia County			17.50
Connie C. Gingher, Tax Collector, Berwick Borough (1982 County Taxes)			90.48
Borough of Berwick (Sewer Bill)			86.90

Robert W. Larson, Trustee
for Kennedy Mortgage Co.
vs
Albert D. Church, Jr. and
Ruth Ann Church, his wife
No. 35 of 1982 E.D.
No. 316 of 1982 J.D.

Sheriff's Office, Bloomsburg, Pa. }
18 JUNE 1982

So answers
Victor B Vandling
VICTOR B. VANDLING Sheriff



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)

Albert D. Church, Jr. and Ruth Ann Church, his wife, By the SHERIFF of Columbia County

GRANTOR (S)

ADDRESS

ZIP CODE

Administrator of Veterans Affairs

Washington, D.C.

GRANTEE (S)

ADDRESS

ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

304 Mary Street

Berwick Borough

Columbia

R.D. STREET & NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY

FULL CONSIDERATION \$ 407.75

HIGHEST ASSESSED VALUE \$ 2320.00

FAIR MARKET VALUE \$ 6960.00

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.

This transfer is tax exempt as a conveyance to an agency of the United States of America

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 Sheriff of Columbia County, Bloomsburg, Pa.

SUCCESSFUL BIDDER Administrator of Veterans Affairs, Washington, D.C.

NAME

ADDRESS

TITLE

NAME

ADDRESS

TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 2320.00
JUDGEMENT PLUS INTEREST	\$37,756.54		
BID PRICE		\$ 407.75	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$	\$	
TOTAL	\$37,756.54	\$ 407.75	\$ 2320.00

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.

[Signature]
☐ GRANTEE ☐ AGENT FOR GRANTEE
☐ GRANTOR ☒ AGENT FOR GRANTOR
☐ STRAW ☐ TRUSTEE

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

ALÉ
of Execu-
of 1982,
he Court
as of Col-
directed
will be
blic sale
outcry to
best bid-
in the
e, Court
Town of
Columbia
sylvania,
17, 1982
lock
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is and
situate in
Berwick,
mbia and
sylvania,
described
it:
HEREOF:
he corner
on Mary
e west-
wardly a distance of 55
feet 6 inches; thence
southwardly a distance
of 145 feet to a 15 foot
alley; thence eastwardly
a distance of 41 feet to
corner of Lot No. 300;

Sheriff
Joseph A. Goldbeck Jr
Esquire
May 26, June 2, 9

Balance Due \$79.22 Total Cost

Sheriff Sale - Albert & Ruth Church

Victor Vandling

Paul R. Eyerly III, being duly sworn,
says that Berwick Enterprise is a newspaper of general circula

poses and
office and

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

5425

60-593
313

June 11, 1982

DAY
TO THE
ORDER OF Press-Enterprise, Inc.

\$ 79.22

Seventy-Nine and 22/100

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR R.W. LARSEN, Trustee etc vs Church
Legal Ads
No. 35 of 1982 E.D. 00031305936

Victor B. Vandling

Sworn and subscribed to before me this 9th day of

son's Fourth Plot of Lots
as marked and shown on
plot or plan.

Notice is hereby given to
all claimants and parties
in interest that the Sher-
iff will on June 18, 1982,
file a Schedule of Distri-

tion in his office.
Some will be
section

NEED A SUBMIT
for children 3 days
week in my home
after 4 p.m.
Bloomsburg, 784-4968

and
guard
come
Contact Jim
1985

Union of Notaries
publishing and publication

and the fee for this af-

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

SHERIFF'S SALE
By virtue of Writ of Execution No. 38 of 1982, issued out of the Court of Common Pleas of Columbia County, directed to me, 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, in the Town of Bloomsburg, Columbia County, Pennsylvania, on:

Thurs., June 17, 1982
at 2:00 o'clock
ALL THOSE two certain pieces, parcels and tracts of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

THE FIRST THEREOF:
Beginning at the corner of Lot No. 300 on Mary Street; thence westwardly a distance of 55 feet 6 inches; thence southwardly a distance of 145 feet to a 15 foot alley; thence eastwardly a distance of 41 feet to corner of Lot No. 300; thence northwardly a distance of 145 feet to the place of beginning. This description is intended to cover, and this deed to convey, Lot No. 301 in Duval Dickson's Fourth plot of lots as marked and shown on plot or plan.

THE SECOND THEREOF:
Beginning at the corner of Lot No. 299 on Pearl Street; thence west a distance of 45 feet to corner of Lot No. 301; thence south a distance of 145 feet to a 15 foot alley; thence east a distance of 45 feet to corner of Lot No. 299; thence northwardly a distance of 145 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 300 in Duval Dickson's Fourth Plot of Lots as marked and shown on plot or plan.

Notice is hereby given to all claimants and parties in interest that the Sheriff will on June 18, 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 within ten (10) days thereafter.

Seized and taken in execution at the suit of Robert W. Larson, Trustee for Kennedy Mortgage Company vs. Albert D. Church, Jr. and Ruth Ann Church, his wife.
Victor B. Vandling

Sheriff
Joseph A. Goldbeck Jr.
Esquire
May 26, June 2, 9

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

..... Paul R. Eyerly III, being duly sworn, says that Berwick Enterprise is a newspaper of general circulation place of business in the Town of Berwick, County of Columbia and established on the 6th day of April, 1903, and has been published (Holidays) continuously in said Town, County and State since the hereto attached is a copy of the legal notice or advertisement which appeared in the issue of said newspaper on May 26, June 2, 9, 1982, that the affiant is one of the owners and publishers of said newspaper or notice was published; that neither the affiant nor Berwick Enterprise subject matter of said notice and advertisement, and that all of statement as to time, place, and character of publication are true

Sworn and subscribed to before me this 9th day of June, 1982

My Comm.
MAT
BU
MY C
Member

And now,, 1982, I hereby certify that charges amounting to \$..... for publishing the foregoing affidavit have been paid in full.

deposes and
office and
a, and was
and Legal
ment; that
proceeding
published;
advertisement
in the sub-
foregoing

Publication
or this af-

344 MARKET ST. BERWICK, PA. 18603

DATE May 12, 1982

Sheriff's Office
Court House
Bloomsburg, Pa. 17815
Attention: Al Zale

STATEMENT

DETACH AND MAIL WITH YOUR CHECK. YOUR CANCELLED CHECK IS YOUR RECEIPT.

ACCOUNTS PAYABLE 30 DAYS FROM STATEMENT DATE.

SHERIFF'S SALE June 17, 1982 property located at 304 Mary St.,
Berwick, Pa. owned by Albert Church. The sewer bill is as
follows:

Acct.# 1140 April 1982 \$ 78.90
 May, June 1982 + 8.00
 \$ 86.90

Please make check payable to Borough of Berwick along with the
new owners name and address and the date that it was recorded
in the courthouse.

Christopher Klinger
Chief Sewer Rental Clerk

Christopher Klinger

DATE PAID

PAID BY CHECK NO.

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

5461

PAY
TO THE
ORDER OF

Borough of Berwick

June 29 19 82

60-593
313

Eighty Six and 90/100

\$ *86.90*

DOLLARS



Bloomsburg Bank - COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR *Larson/Kennedy Mortgage Co. vs Church*
No. 35 of 1982 C.D.
Sewer Bill

⑆031305936⑆

5728100000

05

Victor B. Vandling



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

June 29, 1982

Christopher Klinger
Borough of Berwick
344 Market Street
Berwick, Pa. 18603

RE: Robt. W. Larson, Trustee for
Kennedy Mortgage Co.

vs

Church, Albert & Ruth Ann

Dear Chris,

This memo is to notify you that the scheduled SHERIFF'S SALE
in the captioned case was held June 17, 1982

Copies of ^{Sewer} ~~tax~~ notices requested and forwarded to this office
by you are being returned. Monies collected are being forwarded \$86.90

Property purchased by Robt. Nimmo, Administrator of Veterans
Affairs, his successors and assigns.

Thank you for your cooperation in this matter.

Very truly yours,

A. J. Zale for
Victor B. Vandling

NOTE: Joseph A. Goldbeck Jr., Atty. at Law, 1000 Penn Mutual Tower, 510 Walnut St.,
Philadelphia, Pa. 19106 handled this matter for Plaintiff.

Robt W. Larson, Trustee vs Church, Albert + Ruth Ann

THURSDAY, June 17, 1982

NO. 35 OF 1982 E.D.

WRIT OF EXECUTION:

Judgement --- Principal

Insurance / Atty. Fee

Interest from _____ to _____

Real Estate Tax

Interest from _____ to _____
_____ days @ \$ _____ per day

\$ 37,756.54

TOTAL

Total.....

\$ 37,756.54

INITIAL PROTHONOTARY COSTS (PD. BY ATTY.)

Proth. (Writ)

Pro. Pd.

Shff. V.

Judg. Fee

Atty. Fee

Satisfaction

31.00

31.35

Total.....\$

\$

~~ADDITIONAL COSTS~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

\$ 37,515.89

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 $\frac{1}{8}\%$ each \$ thereafter)

Sheriff's Deed (executing & registering)

10.75

10.00

15.00

5.00

5.00

17.40

2.00

20.00

Total.....\$

\$ 82.15

Morning Press (Ads)

Berwick Enterprise (Ads)

Henrie Printing

Finance Charges

79.25

32.50

Total.....\$

\$ 111.72

Prothonotary - List of Liens
Deed

10.00

3.00

Total.....\$

\$ 13.00

Recorder of Columbia Co.

Deed, Search, Affidavit

State Stamps

Realty Transfer Stamps

10.00

Total.....\$

\$ 17.00

REAL ESTATE TAXES:

Borough/Township & County Taxes, 1982

School Taxes, District _____, 19

Parcel #1 04.1-1-40 1981

Parcel #2 _____

Parcel #3 _____

Parcel #4 _____

90.48

292.43

PD 6/17/82

Total.....\$

\$ 90.48

SEWERAGE RENT DUE:

Municipality Berwick for 1982

\$ 86.90

\$ 86.90

(TAXES & COSTS) -----TOTAL
Begin "Bid"

\$ 700.18

107-

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 6/27/82, ONE WEEK FROM TODAY, IN THE SHERIFF'S OFFICE.

IF THE HIGHEST BIDDER DEFAULTS IN THE PAYMENT BY 12:00 O'CLOCK NOON ON 7/1/82, 6/24/82, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S OFFICE, ON THAT DAY 6/27/82, 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 June 13, 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.

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 \$ 200,000.00, WHICHEVER IS HIGHER.

ALSO, STATE STAMPS OF 1% OF BID OR OF \$ 200,000.00, WHICHEVER IS HIGHER.

BUYER _____

PRICE 200,000.00

POUNDAGE _____

DEED IN NAME OF Robert W. Larson

REALTY TRANSFER TAX _____

STATE STAMPS _____

note: KENNEDY MORTGAGE COMPANY IS IN BANKRUPTCY
ROBERT W. LARSON IS HANDLING THE BANKRUPTCY
PROPERTY IS THAT OF VETERANS ADMINISTRATION

(Info provided by "Cathy"
McNee on 5/5/82 @ 9:30 AM)



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. MENNINGER, DEPUTY
LINDA EL. MOWERY, DEPUTY

May 17, 1982

Joseph A. Goldbeck, Jr.
Attorney At Law
1000 Penn Mutual Tower
510 Walnut Street
Philadelphia, Pa. 19106

RE: Robt. W. Larson, Trustee etc.
VS: Church, Albert & Ruth Ann
NO: 35 of 1982 E.D.

Dear Mr. Goldbeck,

The enclosed copies of Sheriff's Sale hand-bills are for your information and guidance.

We expect you or your designated representative to appear at the set time and place of this scheduled sale.

Should developments occur whereby the plaintiff desires discontinuance of this sale, please advise our office in writing. Costs incurred will be furnished for settlement. Any unused monies from the advance deposit received will be refunded. Likewise any additional monies expended to cover the Sheriff's costs will be billed to your office for prompt payment.

Any questions in the matter should be directed to the undersigned.

Very truly yours,

A. J. Zale for
Victor B. Vandling, Sheriff



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

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

Robert W. Larson, Trustee for
Kennedy Mortgage Co.

vs

Albert D Church & Ruth Ann Church

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. 35 of 1982
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

May 20, 1982 at 8:55 A.M.

_____ , posted a copy of the SHERIFF'S
SALE bill on the property of Albert D Church & Ruth Ann Church
304 Mary St., Berwick, Penna. 18603

Columbia County, Pennsylvania. Said posting performed by Columbia County Deputy
Sheriff John J. O'Brien.

By Answer:
John J. O'Brien

John J. O'Brien

Deputy Sheriff

For:

Victor B. Vandling

Victor B. Vandling
Sheriff, Col. Co.

Sworn and subscribed before me this
20 th day of May 1982

Frederick J. Peterson, Prothonotary
Columbia County, Pennsylvania



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

Robert W. Larson, Trustee Columbia County
for Kennedy Mortgage Co.

VS

Albert D. Church Jr. & Ruth Ann Church

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.

NO. 35 of 1982

WRIT OF EXECUTION

SERVICE ON Ruth Ann Church

ON May 5, 1982 at 4:15 P.M. served, 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,

Ruth Ann Church at Her residence 304 Mary St., Berwick, Penna. 18603

by John J O'Brien

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 7th day of May
19 82

Frederick J. Peterson
Prothonotary, Columbia County, Pa.



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

Robert W. Larson, Trustee Columbia County
for Kennedy Mortgage Co.

VS

Albert D. Church, Jr. & Ruth Ann Church

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. 35 of 1982

WRIT OF EXECUTION

SERVICE ON Albert D. Church, Jr.

ON May 5 1982 at 4:15 P.M. served , 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,
Albert D. Church Jr. at His residence 304 Mary St., Berwick, Penna.
18603
by John J. O'Brien

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:

For:
Victor B Vandenberg

Victor B. Vandling
Sheriff Columbia Co.

Sworn and subscribed before me
this 7th day of May
19 82

Frederick J. Peterson
Prothonotary, Columbia County, Pa.

copies to -
HENRIE PRINTING (5/5/82)
Enterprise (Only), Legal Ads, Wed., May 26, June 2 & 9.
Connie Gingham, Tax Collector, Berwick
Chris Klinger, Sewer Rental Clerk, Berwick
SHERIFF'S SALE

By virtue of a writ of execution No. 35 of 1982, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale by vendue or outcry to the highest and best bidders, for cash in the sheriff's office, Courthouse in the Town of Bloomsburg, Columbia County, Pennsylvania, on:

THURSDAY, June 17, 1982

At 2:00 O'Clock P.M.

ALL those two certain pieces, parcels and tracts of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at the corner of Lot No. 300 on Mary Street; thence westwardly a distance of 55 feet 6 inches; thence southwardly a distance of 145 feet to a 15 foot alley; thence eastwardly a distance of 41 feet to corner of Lot No. 300; thence northwardly a distance of 145 feet to the place of beginning. This description is intended to cover, and this deed to convey Lot No. 301 in Duval Dickson's Fourth plot of lots as marked and shown on plot or plan.

THE SECOND THEREOF:

BEGINNING at the corner of Lot No. 299 on Pearl Street; thence west a distance of 45 feet to corner of Lot No. 301; thence south a distance of 145 feet to a 15 foot alley; thence east a distance of 45 feet to corner of Lot No. 299; thence northwardly a distance of 145 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 300 in Duval Dickson's Fourth Plot of Lots as marked and shown on plot or plan.

Notice is hereby given to all claimants and parties in interest that the Sheriff will on June 18, 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 within ten (10) days thereafter.

Seized and taken in execution at the suit of ROBERT W. LARSON, Trustee for Kennedy Mortgage Company vs. ALBERT D. CHURCH, JR. & RUTH ANN CHURCH, his wife.

Joseph A. Goldbeck, Jr., Esquire

VICTOR B. VANDLING, Sheriff