

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 2nd day of SEPTEMBER 19 82, 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, formerly Susquehanna Savings & Loan Association of Wilkes-Barre for the price or sum of Two-Hundred Seventy Four and 27/100 (\$274.27) plus Five and 49/100 (\$5.49) 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 Co. Sheriff's Dept.	Sale Cost	\$107.80	
	Poundage	5.49	
		\$113.29	\$113.29
Press-Enterprise, Inc.			92.72
Henrie Printing			37.25
Prothonotary of Columbia County			18.00
Recorder of Deeds, Columbia County			18.50

Susquehanna Savings Association,
formerly Susquehanna Savings &
Loan Assoc. of Wilkes-Barre

vs

Leo J. Yodock Jr. and
Janet K. Yodock, his wife

No. 1285 of 1981 J.D.
No. 48 of 1982 E.D.

Sheriff's Office, Bloomsburg, Pa. }
7 SEPTEMBER 1982

So answers

Victor B Vandling
VICTOR B. VANDLING Sheriff

SUSQUEHANNA SAVINGS
ASSOCIATION, formerly
SUSQUEHANNA SAVINGS
& LOAN ASSOCIATION OF
WILKES-BARRE

Plaintiff

vs.

LEO J. YODOCK JR. and
JANET K. YODOCK, his wife,

Defendants

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

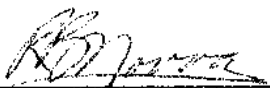
CIVIL ACTION--LAW

Action of Mortgage Foreclosure

No. 1285 of 1981

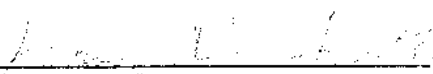
AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

ROGER B. NOVOA being duly sworn according to law deposes and says that he is the Assistant Secretary of Susquehanna Savings Assoc., formerly Susquehanna Savings & Loan Assoc. of W-B, and as such is authorized to make this Affidavit in its behalf; that to the best of his personal knowledge, information and belief, the names and last known address of the Defendants herein is Leo J. Yodock Jr. and Janet K. Yodock, his wife, R. D. #2, Hemlock Twp., Bloomsburg, Col. Co. Pa.



ROGER B. NOVOA

Sworn to and subscribed
before me this 1st day
of July, 1982.



Notary Public

My Commission Expires:

1710 100

1710 100

1710 100

1710 100

LIST OF LIENS

VERSUS

..... Leo J. Yodock, Jr. and Janet K. Yodock, his wife

..... Court of Common Pleas of Columbia County, Pennsylvania.

Charles D. & Rose M. Rodgers.. }
.....
..... versus
Leo J. Yodock, Jr. and
Wm. J. Yodock }

No. 168 of Sept. Term, 1974
Real Debt ||\$ 7,664.52
Interest from 6-25-79 ||
Commission ||
Costs ||
Judgment entered 6-25-79
Date of Lien 6-25-79
Nature of Lien Judgment on the Verdict

Universal Suppliers, Inc. }
.....
..... versus
Leo Yodock, Jr. and
Twin Hills Development Co. }

No. 932 of Term, 1980
Real Debt ||\$ 5155.83
Interest from 2-27-80 ||
Commission ||
Costs ||
Judgment entered 6-11-80
Date of Lien 2-27-80
Nature of Lien Note

Poloron Homes, Inc. }
.....
..... versus
Leo J. Yodock, Jr. and
Twin Hills Development Corp. }

No. 979 of Term, 1980
Real Debt ||\$ 25,000.00
Interest from 5-9-80 ||
Commission ||
Costs ||
Judgment entered 6-18-80
Date of Lien 5-9-80
Nature of Lien Note

Town of Bloomsburg
~~Donalix K. Reimbursement~~ }
~~Supplies, Inc.~~
..... versus
Leo J. Yodock, Jr. and
Janet K. Yodock

No. 262 of Term, 1980
Real Debt ||\$ 627.36
Interest from ||
Commission ||
Costs ||
Judgment entered 12-29-80
Date of Lien
Nature of Lien Sewer Claim

Commonwealth of Penna. }
Dept. of Public Welfare
..... versus
Janet K. Yodock

No. 479 of Term, 1981
Real Debt ||\$ 5,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered 4-3-81
Date of Lien
Nature of Lien Reimbursement Agreement

LIST OF LIENS

VERSUS

Leo J. Yodock, Jr. and Janet K. Yodock, his wife

Court of Common Pleas of Columbia County, Pennsylvania.

United Penn Bank

versus

Leo J. Yodock, Jr. and

Janet K. Yodock

No. 579 of Term, 19 81
Real Debt ||\$ 40,000.00
Interest from 11-9-80 ||
Commission ||
Costs ||
Judgment entered 4-21-81
Date of Lien 11-9-80
Nature of Lien Note

United Penn Bank

versus

Leo J. Yodock, Jr. and

Janet K. Yodock

No. 580 of Term, 19 81
Real Debt ||\$ 20,000.00
Interest from 8-13-80 ||
Commission ||
Costs ||
Judgment entered 4-21-81
Date of Lien 8-13-80
Nature of Lien Note

Thorp Consumer Discount Co.

versus

Janet K. Yodock

No. 1029 of Term, 19 81
Real Debt ||\$ 9,774.48
Interest from 8-17-81 ||
Commission ||
Costs ||
Judgment entered 8-17-81
Date of Lien 8-17-81
Nature of Lien Default Judgment

Town of Bloomsburg

versus

Leo J. Yodock, Jr. and

Janet K. Yodock

No. 183 of Term, 19 81
Real Debt ||\$ 297.45
Interest from ||
Commission ||
Costs ||
Judgment entered 9-11-81
Date of Lien
Nature of Lien Sewer Claim

Susquehanna Savings & Loan

Assoc. of Wilkes-Barre

versus

Leo J. Yodock, Jr. and

Janet K. Yodock

No. 1285 of Term, 19 81
Real Debt ||\$ 52,952.35
Interest from 12-1-81 ||
Commission ||
Costs ||
Judgment entered 11-2-81
Date of Lien 12-1-81
Nature of Lien Default Judgment

TERM
SESS. 19_____

BLOOMSBURG, PA., August 24 1982

M _____ Sheriff

M

To FREDERICK J. PETERSON, Dr.

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

State of Pennsylvania }
County of Columbia } ss.

BEVERLY J. MICHAEL, ACTING

I, ~~Frank X Bushong~~ 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

Leo J. Yodock, Jr. and Janet K. Yodock, 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 30th day of August
A.D., 19 82.

Beverly J. Michael.....RECORDER

Mortgage

This Indenture, made the 15th day of April 1975,
of our Lord one thousand nine hundred and Seventy-Five

In the year

Between LEO J. YODOCK, JR. and JANET K. YODOCK, his wife, of the Town
of Bloomsburg, County of Columbia and State of Pennsylvania

(hereinafter whether singular or plural, with heirs, executors, administrators and assigns, called the Mortgagor) of the one part, and

Susquehanna Savings and Loan Association of Wilkes-Barre,

a corporation existing under the laws of the Commonwealth of Pennsylvania (hereinafter with its successors and assigns, called the Mortgagee), of the other part.

Whereas, the Mortgagor in and by a certain Obligation or Bond, duly executed under the hand and seal of said Mortgagor, bearing even date herewith, stands bound unto the said Mortgagee in the sum of Ninety Thousand

----- (\$90,000.00) Dollars,
lawful money of the United States of America, conditioned for the payment to the above Mortgagee, at its office in Wilkes-Barre, Pa., or at such other place as the Mortgagee or the holder of said Obligation or Bond may from time to time designate, of the just sum of

Forty-Five Thousand ----- (\$45,000.00) Dollars,
lawful money as aforesaid, and all additional moneys advanced by the Mortgage, together with interest thereon from the date hereof, at the rate of Eight (8 %) per centum per annum on the unpaid balance thereof, Payment in monthly installments of not less than (\$330.20) Dollars, Three Hundred Thirty Dollars and 20/100 applicable first to interest, and the balance to principal, the first installment to be paid on the day of the next succeeding month from the date hereof, and thereafter until the principal indebtedness, including all additional advances, interest and other charges herein covenanted or agreed are fully paid, or until the balance remaining due thereon is less than a full monthly installment as aforesaid, in which event the last installment shall be such amount as shall be necessary to fully discharge such debt. Said interest for each month shall be one-twelfth of the annual interest calculated at the prescribed rate as of the first day of each and every month, and if not paid on or before the last day of the month shall be added to and become a part of the principal indebtedness. In the event that any payment provided for in the Bond secured hereby shall become overdue for a period in excess of fifteen (15) days, the Mortgagor agrees to pay a "late charge" in an amount not exceeding four (4c) for each dollar so over-due. The Mortgagor shall have the right to anticipate any and all payments upon principal and interest at any time, provided, however, that the Mortgagee is hereby given the option to demand and receive, in addition to accrued interest, six months interest on the amount of any prepayment which, together with other such prepayments made during the preceding 12 months, would exceed 20% of the original principal debt.

AND conditioned also upon the payment by the Mortgagor unto the Mortgagee, in addition to and concurrently with said aforementioned monthly installments applicable as aforesaid to interest and principal, of a further sum equal to one-twelfth of the then estimated current annual taxes, water rent, and any other annual charges, assessments or levies, if any, now assessed, or which from time to time may be assessed by any municipal, Governmental or other public authority against the premises described in this Mortgage; one-twelfth of any annual tax, now or hereafter levied by any duly constituted public authority upon Mortgagee on account of or measured by the amount of said Obligation, or this Mortgage, or Mortgagee's revenue thereon, and one-twelfth of the annual cost of such insurance against fire and other hazards upon, against, or to the said mortgaged premises as to Mortgagee shall seem necessary, all insurance to be procured through insurance companies approved by Mortgagee; including all premiums, if any, on policies of Indemnity and life insurance covering mortgage payment protection. Provided, however, if said total monthly installments required to be made under this paragraph (hereinafter called Concurrent Installments) are not sufficient to pay the taxes, assessments, charges, levies, premiums, etc. as they become due and payable, then the Mortgagor shall pay to the Mortgagee an amount sufficient to make up the deficiency on or before the date when same shall become due and payable. Said Concurrent Installments to be held by the Mortgagee for the payment of said taxes, assessments, charges, levies, water rent and insurance premiums.

It is expressly understood and agreed, anything herein provided to the contrary notwithstanding, that the aforesaid Obligation or Bond and this Mortgage securing the same, shall include and cover, as well, any future advancements that may be made by the Mortgagee to the Mortgagor at any time or times hereafter, provided that at no time may the balance due by the Mortgagor to the Mortgagee hereunder, whether the same represents in whole or in part the initial advance or any future advance or advances, exceed the sum of \$45,000.00 and provide further that nothing herein contained shall be construed as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in this Mortgage.

And Also Conditioned upon the payment by Mortgagor on or before the first day of December of each year of all taxes, annual levies, assessments or charges and water rents assessed against the aforesaid mortgaged premises for the current year, and also the production to the Mortgagee on or before said date of proper receipts therefor, unless the same prior thereto shall have been paid by Mortgagee; and the payment by the Mortgagor of all other claims or charges assessed or levied at any time by any lawful authority upon the hereby mortgaged premises, which by any present or future law shall have a lien thereon, within six months after such charge or claim shall have been assessed or levied against the same, and the production of proper receipts therefor within said six months period; and from time to time and at all times, until payment of said principal indebtedness (including additional advances and all other payments herein agreed to be made by the Mortgagee) for the keeping of the building or buildings, now or hereafter located on said premises, insured for the benefit of the Mortgagee against loss by fire and other hazards, which Mortgagee at its discretion may require, in a company or companies satisfactory to said Mortgagee, and also for keeping and maintaining said building or buildings in such good order, condition and repair as may be required from time to time by the Mortgagee, and also for the maintaining of the building or buildings now or hereafter erected upon the mortgaged premises unaltered and unchanged in any way, reasonable wear and tear excepted, without the prior written consent of Mortgagee; and also that no execution process be issued against the mortgaged premises, and also that title to the mortgaged premises remain in the Mortgagor, or survivor of them, unless transferred with the prior written consent of the Mortgagee.

And Further Conditioned that in the event the Obligation, for which this Mortgage is security, was created to finance new construction, the Mortgagor agrees to proceed continuously and with due diligence to erect and complete the proposed dwelling on the hereinafter described property, and to have said dwelling ready for occupancy within a period of six months from date hereof, and in the event that the Mortgagor shall default in the agreement to proceed continuously (stricken, walkouts and Acts of God excepted) and with due diligence to erect and complete the proposed dwelling within the time agreed, and such default shall continue for a period of ten days, the Mortgagee at its option may enter upon the property and complete the erection of the building, with full authority to enter into such contracts and to make such payments as may be necessary for that purpose. All payments so made by the Mortgagee shall be treated as advances of principal of the debt secured by this Mortgage and the Obligation accompanying the same. Furthermore, such default by the Mortgagor in the construction of the proposed dwelling on the hereinafter described property shall be deemed a default in the terms of this Mortgage and the Obligation accompanying this Mortgage, and the Mortgagee upon continuance of said default for a period of thirty days may proceed to foreclose upon this Mortgage or upon the Obligation or Bond hereby secured, and agree to pay an appraisal fee of \$20.00 each three (3) years.

Provide, However, and it is expressly agreed that if at any time default shall be made by the Mortgagor in the payment of any monthly installment of interest and principal as aforesaid, or of any Concurrent installment herein provided to be paid concurrently therewith, for the space of two months after any payment thereof, or any of them, shall fall due, or in the production to the Mortgagee on or before the first day of December of each and every year of receipts for all taxes, annual levies, assessments or charges and water rents assessed against the mortgaged premises for the current year, unless prior thereto the same shall have been paid by the Mortgagee, and of receipts for all other claims and charges within the time as herein provided, or in the maintenance of the required insurance, or in the maintenance of the buildings in good and sufficient repair as aforesaid, or in the event the building or buildings shall be altered or changed, or title to the hereby mortgaged premises is transferred to any one other than the survivor of the Mortgagor, without the prior written consent of the Mortgagee, or if any execution process shall be issued against the premises mortgaged hereby as aforesaid, or in case of new construction, default is made in the erection of the building, or in case default be made at any time in the performance or discharge of any of the other conditions, covenants or agreements above or hereinafter recited, and such default in any of these respects exists for a period thirty days, then and in such case the whole principal indebtedness, including all additional advances and all other payments herein agreed to be made by the Mortgagor, or as much thereof as shall then remain unpaid, with interest thereon, shall, at the option of the Mortgagee,

become due and payable immediately, and payment of said principal indebtedness, including all additional advances and all other payments herein agreed to be made by the Mortgagor, or so much thereof as shall remain unpaid, and interest thereon, may be enforced and recovered at once, anything contained herein to the contrary notwithstanding, but any failure by the Mortgagee to exercise said option at any particular time shall not constitute a waiver of the right to exercise the same at any other time.

It is understood and agreed that upon failure of the Mortgagor to maintain said required insurance, or to effect such repair as may be required by the Mortgagee, or to pay the taxes, levies, assessments, water rents, and all other claims or charges as aforesaid, the Mortgagee may insure the building or buildings, effect the repairs, or pay the taxes, levies, assessments, water rents, and all other claims or charges aforesaid, the sums so paid by the Mortgagee shall be added to and become part of the principal indebtedness to be paid by the Mortgagor, shall bear interest at the rate first above stipulated herein from the date of payment, and shall be secured by this Mortgage the same as the principal indebtedness and interest thereon, and no such payment shall be construed as a waiver of the right of the Mortgagee to enter judgment on said Obligation or to foreclose on this Mortgage because of such default. It is also expressly agreed that if any sum or sums of money shall become payable under the aforesaid policies of insurance, or any other policy or policies of insurance insuring the mortgaged premises, the Mortgagee shall have the option to receive and apply the same on account of the Obligation of the Mortgagor upon the installments last payable thereon or otherwise as Mortgagee may determine, or to permit the Mortgagor to receive and use it, or any part thereof, for the purpose of rebuilding or repairing the damaged premises, or for some other purpose, without thereby waiving or impairing the Obligation of the Mortgagor, or the lien of this Mortgage securing same. The Mortgagor hereby expressly assigns and transfers to the Mortgagee all sums of money hereafter payable under any and all policies of insurance insuring the premises mortgaged hereby and does hereby constitute and appoint the Mortgagee the true and lawful attorney of the Mortgagor for the collection of the same, hereby giving said attorney unqualified authority to execute proper receipts, releases and acquittances therefor, for and on behalf of the Mortgagor.

It is also agreed that should Mortgagee deem it necessary, and upon demand by the Mortgagee the Mortgagor does not forthwith do so, Mortgagee may advance, pay or expend any sum or sums necessary to rectify, correct, quiet or perfect the title of the Mortgagor with respect to the mortgaged premises, in which event such sum or sums shall be added to and become part of the principal indebtedness secured hereby, shall bear interest at the rate first above stipulated herein from the date of payment and shall be secured by this Mortgage the same as said principal debt and interest thereon.

And Provided Further, however, and it is expressly agreed that if at any time hereafter by reason of any default hereunder empowering the Mortgagee to declare the whole principal indebtedness immediately due and payable, a writ of Execution is issued upon the judgment authorized to be entered upon said Obligation, or an action of mortgage foreclosure is commenced upon this Mortgage, there shall be payable and recovered all unpaid balances of principal indebtedness, which shall include all additional advancements, all moneys expended by the Mortgagee in payment of taxes, levies, assessments, water rents, and all other claims or charges whatsoever as herein provided, all moneys paid in completing construction of any building or buildings, and in effecting insurance and repairs, or in rectifying, correcting, quieting or perfecting the title of the Mortgagor with respect to the mortgaged premises, with interest on said principal indebtedness at the rate hereinabove set forth, together with all costs of suit and an attorney's commission of ten per cent for collection of said unpaid principal indebtedness; and the Mortgagor hereby waives and relinquishes the right of inquisition on any real estate that may be levied upon under any judgment obtained by virtue thereof and voluntarily condemns the same, and authorizes the entry of such condemnation upon said writ of Execution, and agrees that the within described real estate, or any other real estate now or hereafter owned by said Mortgagor in any order agreeable only to the Mortgagee, may be sold under the same; and likewise waives and relinquishes all benefit of any and every law now or hereafter in force to exempt from levy and sale on execution the said mortgaged premises or any other property whatsoever or any part of the proceeds arising from any sale thereof for the payment of the moneys hereby secured, or any part thereof and the costs of such action and execution and attorney's commission; and likewise waives and relinquishes all rights and benefits of any and all laws now in effect or hereafter in effect exempting from civil process or granting any stay of execution to persons in military or naval service of this State or of the United States except as the same may be prohibited by statute; and likewise waives and relinquishes all benefits and exemptions under the laws now in effect or hereafter passed to relieve the Mortgagor in any manner from the obligations assumed in the Obligation for which this Indenture of Mortgage is security, or to reduce the amount of said Obligation to any greater extent than the amount actually received from the sale of the premises hereby mortgaged, in any judicial proceeding upon the said Obligation or upon this Indenture.

Now Therefore, the said Mortgagor, in consideration of One Dollar to the Mortgagor paid by the Mortgagee, the receipt whereof is hereby acknowledged, and for securing payment and performance of said recited Obligation as aforesaid, does hereby grant, bargain, sell and convey unto the Mortgagee, its successor and assigns,

ALL that certain piece or parcel of land situate in the Township of Hemlock,
County of Columbia and State of Pennsylvania, bounded and described as follows:
BEGINNING at a point in the center line of L. R. 19106 which road runs
between Dutch Hill and Buckhorn, said point also being the northern most corner of
land formerly of Krum and now or late Donald Martz; THENCE through the center
of a private road South 49 degrees 30 minutes West, 700 feet to a stake; THENCE
along land of Krum due West 821.6 feet to a stake; THENCE along the same Due
North 717 feet to a stake; THENCE along same South 86 degrees 30 minutes East,
1150 feet to a point in the center line of the aforementioned L. R. 19106; THENCE
through the center of said road South 34 degrees East, 136 feet to a point; THENCE
through the center of same South 51 degrees 30 minutes East, 128.5 feet to a point
being the place of BEGINNING. CONTAINING 16 acres of land.

BEING the same premises conveyed by Guy Krum and Helen B. Krum,
his wife, to Leq J. Yodock, Jr. and Janet K. Yodock, his wife, the Mortgagors
herein, by deed dated September 14, 1973 and recorded in the office of the Recorder

of Deeds in and for Columbia County in Deed Book 263, Page 981.

IMPROVED with a one story single family dwelling and known as
Hemlock Township, Columbia County, Pennsylvania.

NOTWITHSTANDING anything herein to the contrary, if the proceeds of this mortgage loan are to be used for the construction of a new dwelling, then it is understood that this mortgage shall be known as a "construction loan" and interest shall be paid as the mortgage disburses the proceeds of this loan, provided, however, that the regular contractual monthly payments provided for herein shall commence upon completion of the dwelling or six months from date hereof, whichever occurs first. The final determination as to the completion of the dwelling shall be made solely by the mortgagee herein. It is understood and agreed by the parties hereto that if this is a "construction loan", then the consideration for the within mortgage is the present and future advancement of funds to the mortgagor by the mortgagee, to provide for the financing of the construction of a dwelling, and for the permanent financing of said dwelling over the period of the terms hereof, on the premises herein described and owned by the mortgagor herein; and it is understood and agreed by the parties hereto that this within mortgage shall have the full force, effect and benefit of a mortgage to secure present and future advances.

Together with all and singular the buildings, streets, alleys, passages, ways, water, water courses, rights, liberties, privileges, improvements, hereditaments and appurtenances whatsoever therunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and also together with all stoves, ranges, heating, plumbing, cooking and lighting fixtures or equipment, and all burners, tanks, stokers and controls, and all screens, awnings, and shades, now or hereafter attached to or installed or used in connection with the real estate hereinabove described.

The Mortgagor hereby assigns, transfers and sets over unto the Mortgagee any and all rents now or hereafter issuing out of the premises herein described, and authorizes said Mortgagee at any time there is any default in the payment of the Obligation secured hereby, or in the performance of any obligation, covenant, agreement or condition contained herein, or in the Obligation secured hereby, by force or otherwise, without any liability for so doing, to enter into, take possession of and rent said premises, and after deducting all costs of collection, operation and administration, to apply the balance of the rents received on account of the Obligation of the Mortgagor. And the Mortgagors herein do hereby transfer and pledge to the Mortgagee herein, their one (1) Direct Reduction Loan Share in said Mortgagee Association, and agree to pay an appraisal fee of \$20.00 each three (3) years.

To Have and To Hold the said piece of ground, with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said Mortgagee, to and for the only proper use and behoof of the said Mortgagee, its successors and assigns.

It is hereby agreed that in the event the premises mortgaged hereby, or any part thereof, shall be condemned and taken for public use under the power of eminent domain, the Mortgagee shall have the right to demand that all damages awarded for the taking or for damage to the said premises shall be paid to the Mortgagee up to the amount then unpaid on this Mortgage, and Mortgagee may apply any sum or sums so received by reason thereof upon the installments last payable on the Obligation secured by this Mortgage.

It is hereby further agreed that the Mortgagee shall have the right to enter in and upon the premises mortgaged hereby at any reasonable hour for the purpose of inspecting the order, condition and repair of the building or buildings erected thereon.

Provided Always Nevertheless, that if the Mortgagor shall pay and perform according to all the covenants, agreements and conditions hereof, as well as all the covenants, agreements and conditions of the Obligation secured by this Mortgage, everything to be paid and performed as aforesaid, then and from thenceforth, as well this Mortgage and the estate hereby granted and the said recited Obligation, shall cease, determine and become void. And Provided, Also that it shall and may be lawful for the said Mortgagee whenever and as soon as the principal indebtedness hereby secured shall become due and payable at the option of said Mortgagee, and without prejudice to any other remedy, to commence forthwith an action of mortgage foreclosure and to proceed thereon to judgment and execution for the recovery of the whole of said principal indebtedness due and payable hereunder as above set forth, or so much thereof as shall then remain unpaid, with interest thereon at the rate provided herein, together with all costs of suit and an attorney's commission for collection of ten per centum of said unpaid principal indebtedness; it being agreed all procedural errors, stays of or exemptions from execution, inquisition, condemnation and extension of time of payment, given by any existing or any subsequent laws, are hereby waived and released.

It is agreed that all the covenants and agreements undertaken on the part of the Mortgagor, as well as all conditions unto said Mortgagor relating, shall be binding upon the Mortgagor and the heirs and assigns of said Mortgagor, and shall enure to the benefit of said Mortgagee, its successors and assigns.

It is further expressly understood and agreed that the remedies of this Mortgage and the said Obligation secured hereby providing for the enforcement of the payment of the principal indebtedness hereby secured, together with interest thereon, and the performance of the covenants, conditions and agreements, matters and things herein contained, or by this Mortgage or said Obligation referred to, are cumulative and concurrent and may be pursued single, successively, or together, at the sole discretion of the Mortgagee, and may be exercised from time to time and as frequently as may be desirable without exhausting, limiting or restricting the power and authority thereof for subsequent or successive use or exercise.

In Witness Whereof, the said MortgagorS, to these present, have hereunto set their hands and seals, the day and year first above written,

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

[Signature]
C.B. Purnell

[Signature] (SEAL)
Leo J. Yodock, Jr. (SEAL)
[Signature] (SEAL)
Janet K. Yodock (SEAL)
____ (SEAL)
____ (SEAL)
____ (SEAL)
____ (SEAL)

COMMONWEALTH OF PENNSYLVANIA, ss:
COUNTY OF LUZERNE

On the day of 15th April A.D. 1975, before me, a Notary Public, personally appeared the within named LEO J. YODOCK, JR. and JANET K. YODOCK, his wife,

and in due form of law acknowledged the above Indenture of Mortgage to be their act and deed and desired that the same might be recorded as such.

Witness my hand and official seal the day and year aforesaid.

DOLORES A. STOUT, Notary Public
Bloomsburg, Columbia Co., Pa.
My Commission Expires July 14, 1978

[Signature] (SEAL)
Dolores A. Stout

No. 149	REC'D BY RECORDER COLUMBIA CO. PA.	TAX 450-750-149 PH '75
Mortgage		
LEO J. YODOCK, JR. and JANET K. YODOCK, his wife,		
TO Susquehanna Savings and Loan Association OF WILKES-BARRE		
DATE: April 1975	PREMISES: Hemlock Township Columbia County, Pennsylvania	REAL DEBT: \$45,000.00
		MONTHLY PAYMENT: 330.20
Record and Return to		
Joseph Serling Attorney for Association		
960 United Penn Bank Bldg. Wilkes-Barre, Pennsylvania		
C.B. Purnell		

I Hereby Certify, that the precise residence of the Susquehanna Savings and Loan Association of Wilkes-Barre is 31 West Market Street, Wilkes-Barre, Pa.

Recorded in the Office for Recording of Deeds in and for the County of Columbia, Commonwealth of Pennsylvania in Mortgage Book No. 174 Page 13 &c.
Witness my hand and Seal of Office this 16th day of April 1975
1:45 p.m.

[Signature]
Lucille B. Whitmer
Recorder

REAL ESTATE MORTGAGE

I.T.T. Thorp Corporation
MORTGAGEE: ~~THE COMMONWEALTH OF PENNSYLVANIA~~

ACCOUNT NUMBER	
MORTGAGOR(S):	
LAST NAME	FIRST INITIAL SPOUSE'S NAME
Yodock, Janet K.	
ADDRESS	
R. D. #2, Bloomsburg, PA 17815	

146 West Front Street
ADDRESS
Berwick, PENNSYLVANIA

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

BEGINNING at a point in the center line of L. R. 19106 which road runs between Dutch Hill and Buckhorn, said point also being the northern most corner of land formerly of Krum and now of Donald Martz; thence through the center of a private road south 49 degrees 30 minutes west 700 feet to a stake; thence along land of Krum due west 821.6 feet to a stake; thence along the same due north 717 feet to a stake; thence along the same south 86 degrees 30 minutes east 1,150 feet to a point in the center line of the aforementioned L. R. 19106; thence through the center of said road south 34 degrees east 136 feet to a point; thence through the center of same south 51 degrees 30 minutes east 128.5 feet to a point being the place of beginning. Containing 16 acres of land. The above description was taken from a survey prepared by James H. Patton, R.S. dated 9/11/73.

BEING the same premises conveyed to Janet K. Yodock, by deed of Leo J. Yodock, Jr. and Janet K. Yodock, his wife, dated 4/18/75 and recorded 4/21/75 in Columbia County Deed Book Volume 271 at Page 446.

together with all buildings and improvements now or hereafter erected thereon and all heating, lighting, plumbing, gas, electric, ventilating, refrigerating and air-conditioning equipment used in connection therewith, all of which, for the purpose of this mortgage, shall be deemed fixtures and subject to the lien hereof, and the hereditaments and appurtenances pertaining to the property above described, and all alleys, passages, waters, rights, liberties and privileges, whatsoever thereunto belonging or in anywise appertaining and the reversions and remainders, all of which is referred hereinafter as the "premises".

TO HAVE AND TO HOLD the premises, unto the Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under any Homestead Exemption Laws of the Commonwealth of Pennsylvania which may be enacted, which said rights and benefits the Mortgagor does hereby expressly release and waive.

And the Mortgagor hereby covenants that the Mortgagor is indefeasibly seized of a good title to the real estate in fee simple, free and clear of all encumbrances, except as follows:

Open mortgage - Leo J. Yodock, Jr. and Janet K. Yodock, his wife, to
Susquehanna Savings Association, dated 4/15/75, recorded 4/16/75,
M.B. 174, page 13, for \$45,000.00.

Mortgagor also assigns to Mortgagee all rents, issues and profits of said premises, and the proceeds of any or all of the mortgaged property which may be taken by eminent domain, reserving the right to collect and use the same, with or without taking possession of the premises, during continuance of default hereunder, and during continuance of such default authorizing Mortgagee to enter upon said premises and/or to collect and enforce the same without regard to adequacy of any security for the indebtedness hereby secured by any lawful means including appointment of a receiver in the name of any party hereto, and to apply the same less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, in such order as Mortgagee may determine.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Mortgagor contained herein; (2) Payment of the principal sum with interest, (Total of Payments), as provided in accordance with the terms and provisions of a Promissory Note (hereinafter referred to as "Note") dated October 1, 1979

executed by Mortgagor and payable to the order of Mortgagee, in the sum (Total of Payments) of \$ 65,977.86 and having the date of its final payment due on 54 months from date

hereof, 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 at its option to Mortgagor; (4) The payment of any money that may be advanced by the Mortgagee at its option to Mortgagor for any reason or to third parties, with interest thereon, where the amounts are advanced to protect the security or in accordance with the covenants of this Mortgage; (5) Any renewal, refinancing or extension of said Note, or any other agreement to pay which may be substituted therefor.

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

FIRST: To reimburse Mortgagee for 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 which Mortgagee at its option pays to protect the security or to perform Mortgagor's covenants.

SECOND: To the payment of Mortgagor's expenses, if any, in enforcing the Note or this Mortgage, including reasonable attorney fees and costs.

THIRD: To the payment of the Total of Payments.

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 or in such other amounts as Mortgagee may require for the protection of Mortgagee in such manner, in 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 before they become delinquent all taxes and special assessments of any kind that have been or may be levied or assessed upon said premises, or against this Mortgage or the Note or Notes secured hereby, 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; (b) pay all said taxes and assessments without determining the validity thereof, and (c) 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) To keep the buildings and other improvements now existing or hereafter erected in good condition and repair, not to commit or suffer any waste or any use of said premises contrary to restrictions of record or contrary to law, and to permit Mortgagee to enter at all reasonable times for the purpose of inspecting the premises; not to remove or demolish any building thereon; to restore promptly and in a good and workmanlike manner any buildings which may be damaged or destroyed thereon, and to pay, when due, all claims for labor performed and materials furnished therefor; (5) That he will pay, promptly the indebtedness secured hereby, and perform all other obligations in full compliance with the terms of said Note 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; (7) That he does hereby forever warrant and will forever defend the title and possession thereof against the lawful claims of any and all persons whatsoever, except prior lienholders, if any, listed above.

IT IS MUTUALLY AGREED THAT: (1) Time is of the essence. If the said Mortgagor shall fail or neglect to pay any installments on said Note as the same may hereafter become due, 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 to the Mortgagee under this Mortgage or under the Note or Notes secured hereby shall immediately become due and payable without notice at the option of the Mortgagee, on the application of the Mortgagee, or assignee, or any other person who may be entitled to the monies due thereon. 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 monies advanced pursuant to this mortgage, costs of suit, and costs of sale.

(2) In the event said premises are sold at a foreclosure sale, Mortgagor(s) shall be liable for any deficiency remaining after sale of the premises and application of the proceeds of said sale to the indebtedness secured and to the expenses of foreclosure, including Mortgagee's reasonable attorney's fees and costs.

(3) Whenever, by the terms of this instrument or of said Note, 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.

(4) By accepting payment of any sum secured 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 Note 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.

(5) 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.

(6) Should said property or any part thereof be taken by reason of condemnation proceeding, Mortgagee shall be entitled to all compensation, awards, other payments therefor and apply the same on said indebtedness.

(7) In the event of foreclosure of this Mortgage, Mortgagor agrees to surrender possession of the premises to the Purchaser at foreclosure sale immediately after such sale, in the event such possession has not previously been surrendered by Mortgagor.

IN WITNESS WHEREOF, this Mortgage has been duly executed this 1st day of October, 19 79

Signed, sealed and delivered in the presence of:

John M. Kuchka
Witness

Janet K. Yodock (SEAL)

(SEAL)

(SEAL)

(SEAL)

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF Columbia

On this 1st day of October,
19 79, before me, a Notary Public,
personally appeared Janet K. Yodock
and

known to me to be
the person(s) whose name(s) are subscribed to the within instrument and
acknowledged that she executed the same for the purposes therein
contained.

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF

CERTIFICATE OF RESIDENCE

I, John M. Kuchka, Notary Public, do hereby
certify that the precise residence of Mortgagee is 146
West Front Street, Berwick, PA.

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

My Commission Expires 12/12/79.
John M. Kuchka
Notary Public

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Columbia 3:42 p.m.

Witness my hand this _____ day of _____
19 _____

Agent of Mortgagee

Recorded on this 2nd day of Oct., A.D. 19 79, in the Recorder's Office of the said County.

in Mortgage Book Vol. 197, page 329

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

Martin J. Bower
Recorder

This instrument was drafted by John M. Kuchka, Esquire

Business Address: 132 East Front Street, Berwick, PA 18603

*Name and address of each mortgagor and witness is required.

*Names of each mortgagor and witness and of notary must be typewritten immediately beneath the signature of such person.

Kuchka & Irely
132 East Front Street
Berwick, PA 18603

Fees, \$

I.T.T. Thorp Corporation
146 W. Front St
Berwick, PA 18603
Address

TO
KUCHKA & IRELY
132 EAST FRONT STREET
BERWICK, PA 18603

Janet K. Yodock
R. D. #2
Bloomburg, PA 17815

From

Vol

Page

Mortgage

Recorded

Number

26

197 PAGE 330

\$92.72

d interest of the
ants in and to:
certain piece or
of land situate in
wnship of Hem-
county of Colum-
d State of Penn-
y, bounded and
ed as follows:
NG at a point in
ter line of L.R.
which road runs
h Dutch Hill and
n, said point also
ne northern most
of land formerly
and now or late-
ld Mortz; THENCE
the center of a
road South 49
30 minutes
700 feet to a
THENCE along
Krum due West
et to a stake;
along the same
th 717 feet to a
THENCE along
path 86 degrees
utes East, 1150
a point in the
ne of the afore-
mentioned L.R. 19106;
THENCE through the
center of said road South
34 degrees East, 136 feet
to a point; THENCE
through the center of
same South 51 degrees
30 minutes East, 129.5
feet to a point being the
place of beginning.
CONTAINING 16 acres of
land.
BEING the same premises
conveyed by Guy Krum
and Helen B. Krum, his
wife, to Leo J. Yodock
Jr. and Janet K. Yodock,
his wife, by deed dated
September 17, 1973 and
recorded in the Office of
the Recorder of Deeds in
and for Columbia County
in Deed Book 263, page
981.
IMPROVED with a one
story single family dwell-
ing known as Hemlock
Twp., Columbia Co.,
Penn.
Notice is hereby given to
all claimants and parties
in interest, that The
Sheriff will on September
7, 1982 file a Schedule of
Distribution in his office
exceptions are filed ther-
eto within ten (10) days
thereafter.
Seized and Taken into
execution at the suit of
Susquehanna Savings
Association, formerly
Susquehanna Savings &
Loan Association, of
Wilkes-Barre, against
Leo J. Yodock Jr. and
Janet K. Yodock, his
wife.
SAID PREMISES WILL BE
SOLD BY:
VICTOR VANDLING
SHERIFF OF
COLUMBIA COUNTY
JOSEPH SERLING,
ATTORNEY
Aug. 11, 18, 25 P

....J...Stephen Buckley....., being duly sworn
that The Morning Press is a newspaper of general circulate
of business in the Town of Bloomsburg, County of Colum
was established on the 1st day of March, 1902, and has bee
and Legal Holidays). continuously in said Town, County a
lishment; that hereto attached is a copy of the legal noti
titled proceeding which appeared in the issue of said new
...August 11, 18, 25,....., 1982...exactly
affiant is one of the owners and publishers of said newspa
notice was published; that neither the
ject matter of said notice and adverti
statement as to time, place, and chara

SHERIFF'S SALE
By virtue of a Writ of
Execution No. 48 of 1982,
issued out of the Court
of Common Pleas of Col-
umbia County, to me
directed, there will be
exposed to public sale,
by vendue or outcry to
the highest and best bid-
ders, for cash, in the
Sheriff's Office, Colum-
bia County, Bloomsburg.

uses and says
office and place
nsylvania, and
except Sundays
te of its estab-
the above en-
shed; that the
vertisement or
sted in the sub-
the foregoing

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

5626

PAY
TO THE
ORDER OF

Press-Enterprise, Inc.

August 27 1982

60-593
313

Ninety Two and 72/100

\$ 92.72

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR SUSQ. SAV. ASSN. vs Yodock

No. 48 of 1982
Legal Ads (MP)

01031305936

Victor B. Vandling

572-810-00

05

\$\$:

Sworn and subscribed to before me this _____ day of _____, 20____.

title and interest of the Defendants in and to:
ALL that certain piece or parcel of land situate in the Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

CONTAINING 16 acres of land.
BEING the same premises conveyed by Guy Krum and Helen B. Krum, his wife, to Leo J. Yodack Jr. and Janet K. Yodack, his wife, by deed dated September 17, 1973 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 263, page 981

Notice is hereby given to all claimants and parties in interest, that The Sheriff will on September 7, 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

Seized and taken into
execution, the assets of
Susquehanna Savings
Association, formerly
Susquehanna Savings &
Loan Association of
Wilkes-Barre, against
Leo J. Yodock Jr. and
Janet K. Yodock, his
wife

COLUMBIA COUNTY
JOSEPH SERLING,
ATTORNEY
Aug. 11, 18, 25 P

made by
19
Public)

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.

TAX NOTICE

WELLOCK TWP
MAKE CHECKS PAYABLE TO:

CATHERINE HARDO
R.D. #8 BOX 244
BLOOMSBURG, PA. 17815

HOURS: REGULAR HOURS TUES & THUR
1 TO 6 PM OR BY APPOINTMENT
BY APPOINTMENT ONLY
PHONE 784-4778 AFTER NOV 1

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

A YODOCK, JANET K
RD 2
BLOOMSBURG, PA 17815

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

FOR COLUMBIA AREA SCHOOL DISTRICT DATE 02/01/82 BILL NO. 00706

DESCRIPTION	ASSESSMENT	MILLS	JSA DISCOUNT	TAX AMOUNT DUE	ACCT. MONTH
SCHOOL R.E.	4660	99.00	452.11	461.34	507.47
			452.11	461.34	507.47

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

PAY THIS AMOUNT



START 4
IF PAID BEFORE

NOV 1

OCT 11
IF PAID AFTER

PENALTY & PROPERTY DESCRIPTION

SCHOOL 10%
ACCT NO. 27389
PARCEL 18-03-1-1-2

L-16 AC
BUILT 1965
700
3,960
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 4,660

02/01/82
C. Rader

TAX NOTICE

WELLOCK TWP
MAKE CHECKS PAYABLE TO:

CATHERINE HARDO
R.D. #8 BOX 244
BLOOMSBURG, PA. 17815

HOURS: REGULAR HOURS TUES & THUR
1 TO 6 PM OR BY APPOINTMENT
BY APPOINTMENT ONLY
PHONE 784-4778 AFTER NOV 1

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

A YODOCK, JANET K
RD 2
BLOOMSBURG, PA 17815

FOR COLUMBIA COUNTY DATE 03/01/82 BILL NO. 00706

DESCRIPTION	ASSESSMENT	MILLS	JSA DISCOUNT	TAX AMOUNT DUE	ACCT. MONTH
COUNTY R.E.	4660	18.00	82.20	83.88	92.27
TWP/BORO R.E.		14.00	63.94	63.24	71.76
FIRE		2.00	9.13	9.32	10.25
			155.27	158.44	174.28

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

PAY THIS AMOUNT



START 4
IF PAID BEFORE

JULY 1

JUN 30
IF PAID AFTER

PENALTY & PROPERTY DESCRIPTION

COUNTY 10% TWP/BORO 10%
ACCT NO. 27389
PARCEL 18-03-1-1-2

L-16 AC
BUILT 1965
700
3,960
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

THIS TAX RETURNED TO COURT HOUSE JANUARY 28, 1983

02/01/82
C. Rader

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



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)

Leo J. Yodock Jr. and Janet K. Yodock, his wife, By the SHERIFF of Columbia County

GRANTOR (S)	ADDRESS	ZIP CODE
Susquehanna Savings Association	Wilkes-Barre	18701
GRANTEE (S)	ADDRESS	ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

R.D. STREET & NUMBER OR OTHER DESCRIPTION	NAME OF LOCAL GOVERNMENTAL UNIT	COUNTY
R. D. 2, Bloomsburg	Hemlock Township	Columbia

FULL CONSIDERATION \$ 274.27 HIGHEST ASSESSED VALUE \$ 4660.00
FAIR MARKET VALUE \$ 13,980.00 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, Col. Co. Court House, Bloomsburg - Sheriff

NAME	ADDRESS	TITLE
SUCCESSFUL BIDDER <u>Susquehanna Savings Association</u>	<u>Wilkes-Barre, Pa.</u>	
NAME	ADDRESS	TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 4660.00
JUDGEMENT PLUS INTEREST	\$ 56,187.66		
BID PRICE		\$ 274.27	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$ 274.27	\$	
TOTAL	\$ 56,461.93	\$ 274.27	\$ 4660.00

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS _____
DAY OF _____ 19 _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ 19 _____

ALL OF THE INFORMATION ENTERED
ON BOTH SIDES OF THIS AFFIDAVIT IS
TRUE, FULL AND COMPLETE TO THE
BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF.

GRANTEE AGENT FOR GRANTEE

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 2nd day of SEPTEMBER 19 82, 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, formerly Susquehanna Savings & Loan Association of Wilkes-Barre for the price or sum of Two-Hundred Seventy Four and 27/100 (\$274.27) plus Five and 49/100 (\$5.49) 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 Co. Sheriff's Dept.	Sale Cost	\$107.80	
	Poundage	5.49	
		\$113.29	\$113.29
Press-Enterprise, Inc.			92.72
Henrie Printing			37.25
Prothonotary of Columbia County			18.00
Recorder of Deeds, Columbia County			18.50

Susquehanna Savings Association,
formerly Susquehanna Savings &
Loan Assoc. of Wilkes-Barre
vs

Leo J. Yodock Jr. and
Janet K. Yodock, his wife
No. 1285 of 1981 J.D.
No. 48 of 1982 E.D.

Sheriff's Office, Bloomsburg, Pa. } So answers
7 SEPTEMBER 1982
Victor H. Vandling Sheriff

Susquehanna Savings Assn. vs Yodock, Leo + JanetTHURSDAY, Sept. 2, 1982NO. 48 of 1982 E.D.WRIT OF EXECUTION:

Judgement --- Principal \$ 56,187.66
 Insurance _____
 Interest from _____ to _____
 Real Estate Tax _____
 Interest from _____ to _____
 _____ days @ \$ _____ per day
 Attorneys' Fee _____

Total ... \$ 56,187.66 \$ 56,187.66INITIAL PROTHONOTARY COSTS: (PD. BY ATTY.)

Proth. (Writ) \$ _____
 Pro. Pd. 25.00
 Shff. V. 24.25
 Judg. Fee 6.00
 Atty. Fee _____
 Satisfaction _____

Total ... \$ 55.25 \$ 55.25SHERIFF'S COST OF SALE:

Docket & Levy \$ 10.75
 Service of Notice 10.00
 Postage 1.55
 Posting of Sale Bills (Bldg., Office, Lobby, etc.) 5.00
 Advertising, Sale Bills 5.00
 Newspapers 5.00
 Mileage 10.50
 Crying/Adjourn of Sale 5.00
 Sheriff's Deed (executing & registering) 20.00
 Posting Writ Vacant Prop. & Mileage 19.00

Total... \$ 107.80 \$ 107.80

Morning Press (Ads) \$ 92.72
 Berwick Enterprise (Ads) _____
 Henrie Printing 37.25

Total ... \$ 129.97 \$ 129.97

Prothonotary - List of Liens \$ 15.00
 Deed 3.00

Total ... \$ 18.00 \$ 18.00

Recorder of Deeds, Col. Co. _____
 Deed, Search, etc. _____

Total ... \$ _____ \$ 18.50REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 1982 \$ 18.00
 School Taxes, District _____, 19____ 1.00
 Parcel #2 _____

Total ... \$ 19.00 \$ 19.00SEWERAGE RENT DUE:

Municipality _____ for 19____ \$ _____

TOTAL TAXES & COSTS \$ 274.27BUYER: PlaintiffBID PRICE: \$ 274.27 POUNDAGE \$ 5.49DEED IN NAME OF: Susquehanna Savings, Admission of Atlantic Federal Finance.

REALTY TRANSFER TAX \$ _____ STATE STAMPS \$ _____

A division of Atlantic Federal Finance

10/11

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 9/9/82, ONE WEEK FROM TODAY, IN THE SHERIFF'S OFFICE.

IF THE HIGHEST BIDDER DEFAULTS IN THE PAYMENT BY 12:00 O'CLOCK NOON ON THURSDAY 9-9-82, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S OFFICE, ON THAT DAY THURSDAY 9-9-82, 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 SEPT 7, 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 \$ 15,401.93, WHICHEVER IS HIGHER.

ALSO, STATE STAMPS OF 1% OF BID OR OF \$ 15,401.93, WHICHEVER IS HIGHER.

BUYER _____

PRICE _____

POUNDAGE _____

DEED IN NAME OF _____

REALTY TRANSFER TAX _____

STATE STAMPS _____



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

Susq. Sav Assn. formerly
Susq. Sav. Assn of Wilkes Barre

VS

Leo J. Yodock & Janet K.
Yodock

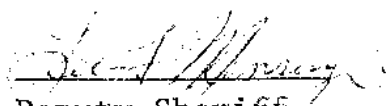
IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 48 of 1982 E.D.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

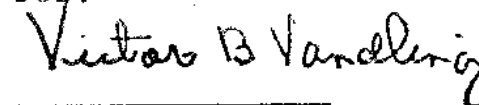
July 29, 1982 at 9:00 A.M., posted a copy of the
SHERIFF'S SALE bill on the property of Leo J. & Janet K. Yodock
at R.D.#2, Bloomsburg, Pa. Hemlock Twp.

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

So Answers:


Deputy Sheriff

For:



Victor B. Vandling
Sheriff, Col. Co.

Sworn and subscribed before me this
29th day of July, 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

Susq. Sav. Assn formerly
Susq. Sav. Assn of Wilkes-Barre

A. J. ZALE, Chief Deputy

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

VS

Leo J. Yodock & Janet K.
yodock

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

NO. 48 of 1982 ED

WRIT OF EXECUTION

SERVICE ON Leo J. Yodock

ON July 29, 1982 at 9:00 A.m., a true and
attested copy of the within Writ of Execution and a true copy of the
Notice of Sheriff's Sale of Real Estate was served on the defendant,

Leo J. Yodock at R.D.#2, Bloomsburg, Hemlock Twp.

Col. Co. Penna by POSTING A TRUE AND ATTESTED COPY OF THE WRIT
~~Service was made by personally handing~~ said Writ of Execution and
Notice of Sheriff's Sale of Real Estate ~~to the defendant.~~

onto the said defendant's residence

So Answers:

[Signature]
Deputy Sheriff

For:
Victor B Vandling

Victor B. Vandling
Sheriff Columbia Co.

Sworn and subscribed before me
this 29th day of July
1982

Frederick J. Peterson
Prothonotary, Columbia County, Pa.



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

VICTOR B. VANDLING

SHERIFF

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

Susq. Sav. Assn. formerly Susq.
S & L Assoc. of Wilkes-Barre
vs
Leo J. Yodock Jr. and Janet K.
Yodock, his wife

A. J. Zale

~~RAYMOND YACIMOWSKI, 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. 48 of 1982 E.D.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

SERVICE ON LEO J. YODOCK, JR.

On July 29, 1982, 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 Leo J. Yodock, Jr., R. D. 2, Bloomsburg, Pa.
xxxxxxxxxxxxxxxxxxxxxx by Certified Mail, Return Receipt Requested No.
Pl6 6236792. Said Leo J. Yodock received
same on August 7, 1982 per signature of _____
_____ on Return Receipt Card attached hereto and
made part of this return. Receipt for Certified Mail No. Pl6 6236792
is attached.

So Answers:

A. J. Zale
Chief Deputy Sheriff

For:

Victor B. Vandling
Sheriff Columbia County

Sworn and subscribed before me
this 9th day of August 1982

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



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

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

A. J. ZALE, Chief Deputy

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

Susq. Sav. Assn. formerly
Susq. Sav. Assn. of Wilkes-Barre

VS

Leo J. Yodock & Janet K.
Yodock

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

NO. 48 of 1982 ED

WRIT OF EXECUTION

SERVICE ON Janet K. Yodock

ON Janet K. Yodock at 9:35 A.M. 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,
her place of employment
Janet K. Yodock at Bloomsburg Hospital, Bloomsburg, Pa. Col. Co.
by Lee F. Mensinger
Service was made by personally handing said Writ of Execution and
Notice of Sheriff's Sale of Real Estate to the defendant.

So Answers:

Lee F. Mensinger
Deputy Sheriff

For:
Victor B. Vandling

Victor B. Vandling
Sheriff Columbia Co.

Sworn and subscribed before me
this 29th day of July
19 82

Frederick J. Peterson
Prothonotary, Columbia County, Pa.

COPIES TO: Henrie Printing.

MP (only), Legal Ads, Wed., Aug. 11, 18 & 25, 1982. Affidavit please !!!

Catherine Bardo, Tax Collector Hemlock Twp., RD 8, Box 244, Blbg.

By virtue of a Writ of Execution No. 48 of ~~1981~~¹⁹⁸² 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, Columbia County, Bloomsburg, Pennsylvania on THURSDAY SEPTEMBER 2, 1982 at 2:15 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 piece or parcel of land situate in the Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of L. R. 19106 which road runs between Dutch Hill and Buckhorn, said point also being the northern most corner of land formerly of Krum and now or late of Donald Martz; THENCE through the center of a private road South 49 degrees 30 minutes West, 700 feet to a stake; THENCE along land of Krum due West 821.6 feet to a stake; THENCE along the same due North 717 feet to a stake; THENCE along same South 86 degrees 30 minutes East, 1150 feet to a point in the center line of the aforementioned L. R. 19106; THENCE through the center of said road South 34 degrees East, 136 feet to a point; THENCE through the center of same South 51 degrees 30 minutes East, 128.5 feet to a point being the place of beginning.

CONTAINING 16 acres of land.

BEING the same premises conveyed by Guy Krum and Helen B. Krum, his wife, to Leo J. Yodock Jr. and Janet K. Yodock, his wife, by deed dated September 14, 1973 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 263, page 981.

IMPROVED with a one story single family dwelling known as Hemlock Twp., Columbia Co. Penna.

Notice is hereby given to all claimants and parties in interest, that The Sheriff will on SEPTEMBER 7, 1982 file a Schedule of Distribution in his office where the same will be available for inspection and that Distribution will 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, formerly Susquehanna Savings & Loan Association of Wilkes-Barre, against Leo J. Yodock Jr. and Janet K. Yodock, his wife.

SAID PREMISES WILL BE SOLD BY:

VICTOR VANDLING
SHERIFF OF COLUMBIA COUNTY

JOSEPH SERLING, ATTORNEY

By virtue of a Writ of Execution No. 48 of ~~1981~~¹⁹⁸² 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, Columbia County, Bloomsburg, Pennsylvania on THURSDAY SEPTEMBER 2, 1982 at 2:15 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 piece or parcel of land situate in the Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of L.R. 19106 which road runs between Dutch Hill and Buckhorn, said point also being the northern most corner of land formerly of Krum and now or late of Donald Martz; THENCE through the center of a private road South 49 degrees 30 minutes West, 700 feet to a stake; THENCE along land of Krum due West 821.6 feet to a stake; THENCE along the same due North 717 feet to a stake; THENCE along same South 86 degrees 30 minutes East, 1150 feet to a point in the center line of the aforementioned L.R. 19106; THENCE through the center of said road South 34 degrees East, 136 feet to a point; THENCE through the center of same South 51 degrees 30 minutes East, 128.5 feet to a point being the place of beginning.

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VICTOR VANDLING
SHERIFF OF COLUMBIA COUNTY

JOSEPH SERLING, ATTORNEY