

THE FIRST NATIONAL BANK
OF BERWICK, PA.,

Plaintiff,

VS.

RONALD H. HETTLER and
CAROL A. HETTLER,

Defendants.

) IN THE COURT OF COMMON PLEAS
) OF THE 26TH JUDICIAL DISTRICT
) COLUMBIA COUNTY BRANCH, PA.
)
) CIVIL ACTION - LAW
) ACTION OF MORTGAGE FORECLOSURE
)
) NO. 227 OF 1983
)
)

WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and RULE 3257

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and cost in the above matter,
you are directed to levy upon and sell the property described in the
attached page.

COUNT I

AMOUNT DUE	\$ 38,025.50
INTEREST FROM 11/23/81 TO 12/23/82	\$ 3,784.00
UNCOLLECTED LATE CHARGES	\$ 60.00
ATTORNEYS' COMMISSION AT 10%	\$ <u>3,802.55</u>
TOTAL	\$ 45,672.05 plus costs

TOGETHER with interest at a daily rate of \$9.49 from December 23, 1982,
until said obligation is paid in full.

CHIEF DEPUTY

SHERIFF

JUL 11 4 08 PM '83

CLERK OF COURT
CLERK OF COURT

COUNT II

AMOUNT DUE	\$ 46,815.76
INTEREST FROM 11/10/81 TO 12/10/82	\$ 5,106.35
UNCOLLECTED LATE CHARGES	\$ 67.50
ATTORNEYS' COMMISSION AT 10%	\$ <u>4,681.57</u>
TOTAL	\$ 56,671.18 plus costs

TOGETHER with interest at a daily rate of \$12.94 from December 10, 1982, until said obligation is paid in full.

Frederick J. Petersen
Prothonotary, Common Pleas Court of
Columbia County, Pa.

DATED: July 11, 1983

By _____ Deputy

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

BEGINNING at an iron pin on the easterly side of State Highway Legislative Route #19096 and line of land now or late of John Serff; thence along the eastern side of said State Highway, north 28 degrees east, 636 feet to a stone; thence north 33 degrees east, 113.5 feet to an iron pin in other lands now or late of the Grantors; thence by the same, the following two courses and distances: south 6 degrees 55 minutes east, 421 feet to an iron pin; thence south 14 degrees west, 400 feet to an iron pin in line of lands now or late of John Serff; thence by the same, north 64 degrees west, 310 feet to the place of beginning. CONTAINING 3.4 acres.

This description was prepared from draft of survey of A. Carl Wolfe, P.E., dated May 3, 1967.

BEING the same premises conveyed to Ronnie H. Hettler by Deed of Dorothy Carl and Russell Carl, her Husband, and Allen R. Carl and Mildred Carl, his Wife, dated January 3, 1975, and recorded January 8, 1975, in Deed Book 270 at Page 386.

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

BEGINNING at an iron rod at the Northeast corner of lands now or late of the Grantor and in line of lands now or late of Reuben Albertson; thence by the latter South 83 degrees 49 minutes east, 660.5 feet to an iron pipe; thence continuing by lands now or late of Reuben Albertson south 18 degrees 39 minutes west, 1,171.3 feet to a stone in line of lands now or late of Gerald Edwards; thence by the same north 82 degrees 41 minutes west, 879.8 feet to an iron rod in line of other lands now or late of the Grantor ; thence by the same the following two courses and distances: north 29 degrees 58 minutes east, 535 feet to an iron rod; thence north 28 degrees 07 minutes east, 686.4 feet to the place of beginning. CONTAINING 20.00 acres.

The Grantor does further bargain, sell and assign to the Grantees, their heirs and assigns, guests, invitees and employees, a right-of-way fifty (50) feet in width extending from Legislative Route #19096 to the above described premises for the purpose of ingress, egress and regress having a center line described as follows:

BEGINNING at a point in the center line of Legislative Route

#19096; thence south 06 degrees 40 minutes east, 144.7 feet to a point; thence south 10 degrees 29 minutes west, 288.8 feet to a point; thence on a curve to the left having a delta angle of 136 degrees 26 minutes, a radius of 50 feet for a distance of 119.1 feet to a point; thence north 54 degrees 03 minutes east, 40 feet to a point on the western line of the above described premises.

This description is taken from a draft of survey of Susquehanna Land Surveyors, dated November 8, 1977.

BEING the same premises which Mae E. Hodson, Single, by deed dated November 6, 1978 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 289, at 911, granted and conveyed unto Ronald H. Hettler and Carol A. Hettler, his wife.

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 FIRST day of SEPTEMBER, 19 83, at 10:00 o'clock A.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 THE FIRST NATIONAL BANK OF BERWICK, PA.

for the price or sum of Eleven Hundred Eighty Five and 88/100 (\$1185.88) plus Twenty Five and 92/100 (\$25.92 Poundage (COUNT I) and Five Thousand and 00/100 (\$5000.00) plus Forty and 00/100 (\$40.00) Poundage (COUNT II) ----- 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	\$110.19	
	Poundage	<u>65.92</u>	
			\$ 176.11
Press-Enterprise, Inc.			279.83
Henrie Printing			40.97
Prothonotary of Columbia County			20.00
Recorder of Deeds of Columbia County			32.50
Columbia County Tax Claim Bureau (1982 Delinquent Taxes, Both Counts)			788.50
Shirley M. Good, Tax Collector Fishing Creek Twp., 1983 Co. Tax	81.95		
	Sch. R.E.	<u>273.18</u>	
COUNT I			355.13
Robert D. Edwards, Tax Collector Orange Twp., 1983 Co. Tax	66.00		
	Sch. R.E.	<u>357.00</u>	
COUNT II			357.00

NOTE: \$4201.76 of "Bid Price" not collected from Successful Bidder (PLAINTIFF) as monies would merely be returned.

THE FIRST NATIONAL BANK OF BERWICK, PA.
VS
RONALD H. HETTLER and CAROL A. HETTLER
NO. 48 of 1983 E.D.
NO. 227 of 1983 J.D.

Sheriff's Office, Bloomsburg, Pa.)
6 September 1983)

So answers
Victor B Vandling
VICTOR B. VANDLING

Sheriff

No. _____ TERM
SESS. 19____

BLOOMSBURG, PA., August 5, 1983 1983

M Sheriff

vs.

To FREDERICK J. PETERSON, Dr.

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

LIST OF LIENS

VERSUS

RONALD H. HETTLER and CAROL A. HETTLER

Court of Common Pleas of Columbia County, Pennsylvania.

Home Consumer Discount Co.	No. 809 of Term, 19 81
	Real Debt \$ 7656.48
	Interest from
	Commission
	Costs
	Judgment entered June 4, 1981
	Date of Lien October 10, 1981
	Nature of Lien Note

Commonwealth of Pennsylvania	No. 1794 of Term, 19 81
	Real Debt \$ 243.10
	Interest from
	Commission
	Costs
	Judgment entered December 21, 1981
	Date of Lien
	Nature of Lien State Tax Lien

First National Bank of Berwick	No. 108 of Term, 19 82
	Real Debt \$ 16,312.50
	Interest from
	Commission
	Costs
	Judgment entered January 22, 1982
	Date of Lien June 3, 1981
	Nature of Lien Note

United States of America	No. 657 of Term, 19 82
	Real Debt \$ 2680.93
	Interest from
	Commission
	Costs
	Judgment entered June 4, 1982
	Date of Lien
	Nature of Lien Tax Lien

First National Bank of Berwick	No. 227 of Term, 19 83
	Real Debt \$ 102,343.23
	Interest from
	Commission
	Costs
	Judgment entered July 11, 1983
	Date of Lien
	Nature of Lien Default Judgment

State of Pennsylvania }
County of Columbia } ss.

Beverly J. Michael, Acting

I, ~~Frank X. Betsworth~~, 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

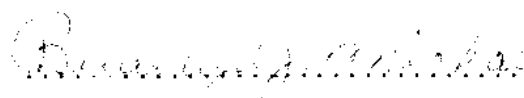
Ronald H. Hettler and Carol A. Hettler

and find as follows:

See Photostatic copies attached.

Fee \$5.00

In testimony whereof I have set my hand and
seal of office this 25th day of August
A.D., 19 83.

 Acting
RECORDER

This Indenture,

Made the 23rd day of March in the year of our Lord one thousand nine hundred and seventy-six (1976).

Between RONALD H. HETTLER and CAROL A. HETTLER, HIS WIFE, both of Fishingcreek Township, Columbia County, Pennsylvania, MORTGAGORS,

A N D

THE FIRST NATIONAL BANK OF BERWICK, having its principal place of business in the Borough of Berwick, Columbia County, Pennsylvania,

a Corporation existing and incorporated under the laws of the United States of America Mortgagee, of the other part,

Whereas, the said Ronald H. Hettler and Carol A. Hettler, his wife,

The Mortgagors, in and by their certain obligation, under their hand and seal, duly executed, bearing even date herewith, stand bound unto the said Mortgagee, its Successors or Assigns in the sum of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS, lawful money of the United States of America; conditioned that the said Mortgagors, their Heirs, Executors and Administrators shall and do well and truly pay, or cause to be paid unto the said Mortgagee, its certain Attorneys, Successors or Assigns, the sum of FIFTY THOUSAND (\$50,000.00) DOLLARS, payable within fifteen (15) years from the date hereof, together with interest at the rate of nine and one-half (9-1/2%) per cent per annum, payable monthly. Payments on account of principal and interest shall be made at the rate of at least FIVE HUNDRED TWENTY TWO DOLLARS and TWELVE CENTS (\$512.12) per month. First payment to be made on or before the 23rd day of April, 1976.

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

And Also at all times, pay all taxes and keep the buildings erected upon the land herein described insured for the benefit of the Mortgagee in some good and reliable Stock Insurance Company or Companies, to the amount of at least Fifty Thousand (\$50,000.00) Dollars, and take no insurance out on said buildings not marked for the benefit of the Mortgagee.

And The Further Condition of this Obligation is such, that if at any time default shall be made in the payment of principal and/or interest as aforesaid, for the space of thirty days after any payment thereof shall fall due, or if a breach of any other of the foregoing conditions be made by the said Mortgagors, their

Heirs, Executors, Administrators or Assigns, the said principal sum shall, at the option, of the said Mortgagee, its Successors or Assigns, become due, and payment of the same, with the interest, taxes and costs of insurance due thereon, as aforesaid, together with an Attorney's commission of ten per centum on the said principal sum, besides costs of suit, may be enforced and recovered at once.

Now This Indenture Witnesseth, that the said Mortgagors, as well for and in consideration of the aforesaid debt or sum of Fifty Thousand (\$50,000.00) Dollars, and for the better securing the payment of the same, with interest, as aforesaid, unto the said Mortgagee, its Successors or Assigns, in the discharge of the said recited Obligation, as for and in consideration of the further sum of One Dollar, lawful money, aforesaid, unto the said Mortgagors, in hand paid by the said Mortgagee the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, release and confirm unto the said Mortgagee, its Successors and Assigns, ALL THAT

CERTAIN piece, parcel or tract of land situate in Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the easterly side of State Highway Legislative Route #19096 and line of land of John Serff; thence along the eastern side of said State Highway, north 28 degrees east, 636 feet to a stone; thence north 33 degrees east, 113.5 feet to an iron pin in other lands of the Grantors; thence by the same, the following two courses and distances; south 6 degrees 55 minutes east, 421 feet to an iron pin; thence south 14 degrees west, 400 feet to an iron pin in line of lands of John Serff; thence by the same, north 64 degrees west, 310 feet to the place of beginning. CONTAINING 3.4 acres.

This description was prepared from draft of survey of A. Carl Wolfe, P. E. dated May 3, 1967.

Together with all and singular BUILDINGS hereditaments and appurtenances whatsoever unto the hereby granted premises belonging or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof,

To Have and to Hold the said BUILDINGS hereditaments and premises granted, or mentioned and intended so to be, with the appurtenances, unto the said Mortgagee, its Successors or assigns, to and for the only proper use and behoof of the said Mortgagee, its Successors and assigns forever.

And the said Mortgagors, for their Heirs and Assigns, do hereby covenant, promise and agree to and with the said Mortgagee, its Successors and Assigns, that if the said Mortgagors, their Heirs or Assigns, shall neglect or refuse to keep up the aforesaid insurance, or pay all taxes, it shall be lawful for the said Mortgagee, its Successors or Assigns, to insure the said buildings in the sum aforesaid and pay said taxes and shall recover the costs and expenses of such insurance and taxes in a suit upon this Mortgage.

Provided Always, nevertheless, that if the said Mortgagors, themselves/ Heirs, Executors, Administrators or Assigns do and shall pay, or cause to be paid, unto the said Mortgagee its Successors or Assigns the said principal sum of Fifty Thousand (\$50,000.00) Dollars, lawful money aforesaid, on the day and time hereinbefore mentioned and appointed for payment of the same, together with interest, taxes, costs and charges of insurance, as aforesaid, and without any deduction, defalcation or abatement to be made of anything for or in respect of any taxes, charges or assessments whatsoever, then and from thenceforth, as well this present Indenture and the estate hereby granted, as the said recited Obligation shall cease, determine and become void.

And Provided Also, that it shall and may be lawful for the said Mortgagee, its Successors or Assigns, when and as soon as the said principal sum shall in any event, become due and payable, as aforesaid, to file a complaint and action of mortgage foreclosure hereon and proceed thereon to judgment and execution for the recovery of said principal sum and all interest due thereon, and the costs and expenses of insurance and taxes as aforesaid, together with an Attorney's commission of ten per centum on said principal sum, besides costs of suit, without stay of or exemption from execution or other process with a full release of errors.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the presence of

[Signature]

Ronald H. Hettler Seal
Ronald H. Hettler

Carol A. Hettler Seal
Carol A. Hettler

Commonwealth of Pennsylvania

County of COLUMBIA

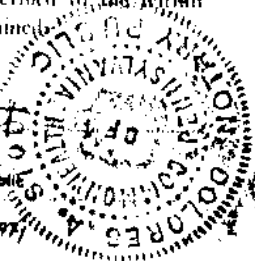
ss.

On this, the 23rd day of March A. D. 1976, before me the undersigned Officer, a Notary Public personally appeared Ronald H. Hettler and Carol A. Hettler, his wife, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Dolores A. Stout

DOLORIS A. STOUT, Notary Public
Bloomburg, Columbia County, Pa.
My Commission Expires July 14, 1977



State of

County of

ss.

On this, the day of A. D. 19 before me the undersigned Officer, personally appeared known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

I Hereby Certify, that the precise residence of the Mortgagee and person entitled to interest on this Mortgage Front Street, Berwick, Pennsylvania 18603

Attorney for MORTGAGEE

[Signature]

REC'D BY RECORDER
COLUMBIA CO., PA.

#195

Mortgage TAX \$50.00 FEE \$6.50
MAR 24 4 09 PM '76
To A Corporation

From

RONALD H. HETTLER and

CAROL A. HETTLER, HIS WIFE,

To

THE FIRST NATIONAL BANK OF

BERWICK.

Dated
Upon
To secure
Payable

Entered for record in the Recorder's
Office of County day of
the

A. D. 19
Tax \$ Fees \$

Recorder.

LAW OFFICES OF
SMITH, ELLIOTT & KELLER
200 N. 3RD ST.
BERWICK, PA. 18603

Form No. 197 Legal Blank Printers, Lancaster, Pa.

Commonwealth of Pennsylvania

County of Columbia 4:09 p.m. ss.

Recorded on this 24th day of March A. D. 1976, in the Recorder's Office of said County, in Mortgage Book Volume 178, Page 1

Given under my hand and the seal of the said Office, the date above written.

Marvin T. Bauer Recorder

BOOK 178 PAGE 4

This Indenture,

Made the 1st ----- day of August in the year of our Lord one thousand nine hundred and seventy-nine (1979)

Between RONALD H. HETTLER and CAROL A. HETTLER, his wife, both of Fishingcreek Township, Columbia County, Pennsylvania, MORTGAGORS,

- A N D -

THE FIRST NATIONAL BANK OF BERWICK, having its principal place of business in the Borough of Berwick, Columbia County, Pennsylvania,

a Corporation existing and incorporated under the laws of the United States of America Mortgagee, of the other part,

Whereas, the said Ronald H. Hettler and Carol A. Hettler, his wife,

The Mortgagors in and by their certain obligation, under their hand and seal, duly executed, bearing even date herewith, stand bound unto the said Mortgagee, its Successors or Assigns in the sum of ONE HUNDRED SEVENTY TWO THOUSAND (\$172,000.00) lawful money of the United States of America; conditioned that the said Mortgagors, their Heirs, Executors and Administrators shall and do well and truly pay, or cause to be paid unto the said Mortgagee, its certain Attorneys, Successors or Assigns, the sum of EIGHTY SIX THOUSAND (\$86,000.00) DOLLARS, payable within fifteen (15) years from the date hereof, together with interest thereon at the rate of 10-3/4% per annum, payable monthly. Payments on account of principal and interest shall be made at the rate of at least NINE HUNDRED THIRTY SEVEN DOLLARS and THIRTY SEVEN CENTS (\$937.37) per month. First payment to be made on or before the 10th day of September, 1979; and thereafter on the 10th day of each and every month until the entire indebtedness has been paid in full. Said monthly payments shall be applied first to the said interest and then in reduction of principal. The Mortgagors shall pay to the holder hereof a late charge of 3% of any monthly installments not received by the holder within 15 days after the installment is due.

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

And Also at all times, pay all taxes and keep the buildings erected upon the land herein described insured for the benefit of the Mortgagee in some good and reliable Stock Insurance Company or Companies, to the amount of at least Eighty Six Thousand (\$86,000.00) Dollars, and take no insurance out on said buildings not marked for the benefit of the Mortgagee.

And The Further Condition of this Obligation is such, that if at any time default shall be made in the payment of principal and/or

interest as aforesaid, for the space of thirty days after any payment thereof shall fall due, or if a breach of any other of the foregoing conditions be made by the said Mortgagors, their

Heirs, Executors, Administrators or Assigns, the said principal sum shall, at the option, of the said Mortgagee, its Successors or Assigns, become due, and payment of the same, with the interest, taxes and costs of insurance due thereon, as aforesaid, together with an Attorney's commission of ten per centum on the said principal sum, besides costs of suit, may be enforced and recovered at once.

Now This Indenture Witnesseth, that the said Mortgagors, as well for and in consideration of the aforesaid debt or sum of Eighty Six Thousand (\$86,000.00) ----- Dollars, and for the better securing the payment of the same, with interest, as aforesaid, unto the said Mortgagee, its Successors or Assigns, in the discharge of the said recited Obligation, as for and in consideration of the further sum of One Dollar, lawful money, aforesaid, unto the said Mortgagors, in hand paid by the said Mortgagee the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, release and confirm unto the said Mortgagee, its Successors and Assigns, ALL THAT

CERTAIN piece, parcel and tract of land, situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron rod at the Northeast corner of lands to be retained by the Grantor and in line of lands of Reuben Albertson; thence by the latter South 83 degrees 49 minutes east, 660.5 feet to an iron pipe; thence continuing by lands of Reuben Albertson south 18 degrees 39 minutes west, 1,171.3 feet to a stone in line of lands of Gerald Edwards; thence by the same north 82 degrees 41 minutes west, 879.8 feet to an iron rod in line of other lands of the Grantor; thence by the same the following two courses and distances: north 29 degrees 58 minutes east, 535 feet to an iron rod; thence north 28 degrees 07 minutes east, 686.4 feet to the place of beginning. CONTAINING 20.00 acres.

The Grantor does further bargain, sell and assign to the Grantees, their heirs and assigns, guests, invitees and employees, a right of way fifty (50) feet in width extending from Legislative Route #19096 to the above described premises for the purpose of ingress, egress and regress having a center line described as follows:

BEGINNING at a point in the center line of Legislative Route #19096; thence south 06 degrees 40 minutes east, 144.7 feet to a point; thence south 10 degrees 29 minutes west, 288.8 feet to a point; thence on a curve to the left having a delta angle of 136 degrees 26 minutes, a radius of 50 feet for a distance of 119.1 feet to a point; thence north 54 degrees 03 minutes east, 40 feet to a point on the western line of the above described premises.

This description is taken from a draft of survey of Susquehanna Land Surveyors, dated November 8, 1977.

BEING the same premises which Mae E. Hodson, Single, by deed dated November 6, 1978 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 289, at 911, granted and conveyed unto Ronald H. Hettler and Carol A. Hettler, his wife, Mortgagors herein.

Together with all and singular buildings hereditaments and appurtenances whatsoever unto the hereby granted premises belonging or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof,

To Have and to Hold the said buildings hereditaments and premises granted, or mentioned and intended so to be, with the appurtenances, unto the said Mortgagee, its Successors or assigns, to and for the only proper use and behoof of the said Mortgagee, its Successors and assigns forever


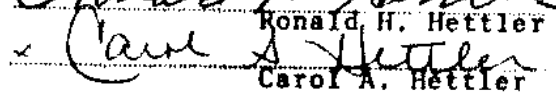





And the said Mortgagor s, for themselves, their Heirs and Assigns, do hereby covenant, promise and agree to and with the said Mortgagee, its Successors and Assigns, that if the said Mortgagor s, their Heirs or Assigns, shall neglect or refuse to keep up the aforesaid insurance, or pay all taxes, it shall be lawful for the said Mortgagee, its Successors or Assigns, to insure the said buildings in the sum aforesaid and pay said taxes and shall recover the costs and expenses of such insurance and taxes in a suit upon this Mortgage.

Provided Always, nevertheless, that if the said Mortgagor s, their Heirs, Executors, Administrators or Assigns do and shall pay, or cause to be paid, unto the said Mortgagee, its Successors or Assigns, the said principal sum of \$86,000.00 Dollars, lawful money aforesaid, on the day and time hereinbefore mentioned and appointed for payment of the same, together with interest, taxes, costs and charges of insurance, as aforesaid, and without any deduction, defalcation or abatement to be made of anything for or in respect of any taxes, charges or assessments whatsoever, then and from thenceforth, as well this present Indenture and the estate hereby granted, as the said recited Obligation shall cease, determine and become void.

And Provided Also, that it shall and may be lawful for the said Mortgagee, its Successors or Assigns, when and as soon as the said principal sum shall in any event, become due and payable, as aforesaid, to file a complaint and action of mortgage foreclosure hereon and proceed thereon to judgment and execution for the recovery of said principal sum and all interest due thereon, and the costs and expenses of insurance and taxes as aforesaid, together with an Attorney's commission of ten per centum on said principal sum, besides costs of suit, without stay of or exemption from execution or other process with a full release of errors.

In Witness Whereof, the said part 1st of the first part have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in the presence of


Ronald H. Hettler

Carol A. Hettler






Commonwealth of Pennsylvania
County of COLUMBIA

ss.

On this, the 1st day of August A. D. 1979, before me
a Notary Public
personally appeared Ronald H. Hetter and Carol A. Hetter, his wife,
known to me (or satisfactorily proven) to be the person whose names are subscribed to the within
instrument, and acknowledged that they executed the same for the purposes therein contained.
In Witness Whereof, I hereunto set my hand and official seal.

WALTER R. YERGES, NOTARY PUBLIC
BERWICK BOROUGH, COLUMBIA COUNTY
MY COMMISSION EXPIRES 12/31/80
Member, Pennsylvania Association of Notaries

State of
County of

ss.

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

Title of Officer

I Hereby Certify, that the precise residence of the Mortgagee and person entitled to interest on this
Mortgage is Front Street, Berwick, Pennsylvania 18603

Attorney for MORTGAGEE

RECORD BY RECORDER
COLUMBIA CO. PA.

TAX \$50.00 FEE \$2.00
Aug 2 3 25 PM '79

Mortgage

To A Corporation

From

RONALD H. HETTLER & CAROL

A. HETTLER, HIS WIFE,

To

THE FIRST NATIONAL BANK
OF BERWICK, PA.

Dated
Upon
To secure
Payable

Entered for record in the Recorder's
Office of
the
County
day of
A. D. 19
Tax \$ Fee \$

Recorder

Law Offices of
SMITH ELLIOTT & HARDING
227 N. 3rd Street
ELECTRONIC PA 17815

Form No. 100 Legal Blank Primary, Lancaster, Pa.

Commonwealth of Pennsylvania

County of Columbia 3:25 p.m.

ss.

Recorded on this 2nd day of August A. D. 1979, in the
Recorder's Office of said County, in Mortgage Book Volume 196, Page 451

Given under my hand and the seal of the said Office, the date above written.

Martin C. Bower

Recorder

BOOK 196 454

THE FIRST NATIONAL BANK
OF BERWICK, PA.,

Plaintiff,

VS.

RONALD H. HETTLER and
CAROL A. HETTLER,

Defendants.

) IN THE COURT OF COMMON PLEAS
) OF THE 26TH JUDICIAL DISTRICT
) COLUMBIA COUNTY BRANCH, PA.
)

) CIVIL ACTION - LAW
) ACTION OF MORTGAGE FORECLOSURE
)

) NO. 227 OF 1983
)
)

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: RONALD H. HETTLER and CAROL A. HETTLER, Defendants herein, and
title owners of the real estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned
Writ of Execution, issued under the above-captioned Judgment, directed
to the Sheriff of Columbia County, there will be exposed to public sale,
by vendue or outcry to the highest and best bidders, for cash, in The
Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania,
on Thursday, SEPTEMBER 1, 1983, at 10:00 o'clock, A.M.,
in the forenoon of the said day, all your right, title and
interest in and to:

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

BEGINNING at an iron pin on the easterly side of State
Highway Legislative Route #19096 and line of land now or
late of John Serff; thence along the eastern side of said
State Highway, north 28 degrees east, 636 feet to a stone;
thence north 33 degrees east, 113.5 feet to an iron pin in
other lands now or late of the Grantors; thence by the same,
the following two courses and distances; south 6 degrees
55 minutes east, 421 feet to an iron pin; thence south 14
degrees west, 400 feet to an iron pin in line of lands now
or late of John Serff; thence by the same, north 64 degrees
west, 310 feet to the place of beginning. CONTAINING 3.4 acres.

This description was prepared from draft of survey of A. Carl Wolfe, P.E., dated May 3, 1967.

BEING the same premises conveyed to Ronnie H. Hettler by Deed of Dorothy Carl and Russell Carl, her Husband, and Allen R. Carl and Mildred Carl, his Wife, dated January 3, 1975, and recorded January 8, 1975, in Deed Book 270 at Page 386.

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

BEGINNING at an iron rod at the Northeast corner of lands now or late of the Grantor and in line of lands now or late of Reuben Albertson; thence by the latter South 83 degrees 49 minutes east, 660.5 feet to an iron pipe; thence continuing by lands now or late of Reuben Albertson south 18 degrees 39 minutes west, 1,171.3 feet to a stone in line of lands now or late of Gerald Edwards; thence by the same north 82 degrees 41 minutes west, 879.8 feet to an iron rod in line of other lands now or late of the Grantor; thence by the same the following two courses and distances: north 29 degrees 58 minutes east, 535 feet to an iron rod; thence north 28 degrees 07 minutes east, 686.4 feet to the place of beginning. CONTAINING 20.00 acres.

The Grantor does further bargain, sell and assign to the Grantees, their heirs and assigns, guests, invitees and employees, a right-of-way fifty (50) feet in width extending from Legislative Route #19096 to the above described premises for the purpose of ingress, egress and regress having a center line described as follows:

BEGINNING at a point in the center line of Legislative Route #19096; thence south 06 degrees 40 minutes east, 144.7 feet to a point; thence south 10 degrees 29 minutes west, 288.8 feet to a point; thence on a curve to the left having a delta angle of 136 degrees 26 minutes, a radius of 50 feet for a distance of 119.1 feet to a point; thence north 54 degrees 03 minutes east, 40 feet to a point on the western line of the above described premises.

This description is taken from a draft of survey of Susquehanna Land Surveyors, dated November 8, 1977.

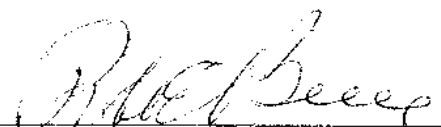
BEING the same premises which Mae E. Hodson, Single, by Deed dated November 6, 1978 and recorded in the Office

of the Recorder of Deeds in and for Columbia County in Deed Book 289, at 911, granted and conveyed unto Ronald H. Hettler and Carol A. Hetter, his Wife.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on September 6, 1983, 1983, 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.

LAW OFFICES OF BULL & BULL

BY


Robert E. Bull, Esquire
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231

THE FIRST NATIONAL BANK
OF BERWICK, PA.,

Plaintiff,

VS.

RONALD H. HETTLER and
CAROL A. HETTLER,

Defendants.

) IN THE COURT OF COMMON PLEAS
) OF THE 26TH JUDICIAL DISTRICT
) COLUMBIA COUNTY BRANCH, PA.
)
) CIVIL ACTION - LAW
) ACTION OF MORTGAGE FORECLOSURE
)
) NO. 227 OF 1983
)
)


AFFIDAVIT PURSUANT TO P.R.C.P. 3129(a)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

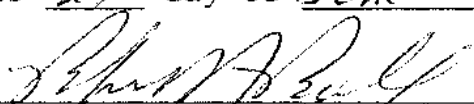
ROBERT E. BULL, Esquire, being duly sworn according to law,
does depose and say that he is the Attorney for the Plaintiff, that he
makes this Affidavit on the Plaintiff's behalf and that he is
authorized to do so on behalf of the Plaintiff; and that to the best
of his knowledge, information and belief the names and last known
addresses of the Defendants in the above-captioned Judgment are:

RONALD H. HETTLER
Indiana County Jail
Indiana, Pennsylvania

CAROL A. HETTLER
R. D. #1
c/o T Mobile Home Sales
Box #394
Milton, PA 17847


Robert E. Bull, Esquire

Sworn and subscribed to before me
this 27 day of June, 1983.


Notary Public

My Commission Expires: 3/29/86

FILED
CLERK OF COURT
JUL 11 11 25 AM '83

THE FIRST NATIONAL BANK
OF BERWICK, PA.,

Plaintiff,

VS.

RONALD H. HETTLER and
CAROL A. HETTLER,

Defendants.

) IN THE COURT OF COMMON PLEAS
) OF THE 26TH JUDICIAL DISTRICT
) COLUMBIA COUNTY BRANCH, PA.
)
) CIVIL ACTION - LAW
) ACTION OF MORTGAGE FORECLOSURE
)
) NO. 227 OF 1983
)
)

AFFIDAVIT OF MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF COLUMBIA)

SS:

F. Stuart Straub, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the within Plaintiff, The First National Bank of Berwick, Pa., and being authorized so to do, and that he knows of his own personal knowledge and therefore avers that Ronald H. Hettler and Carol A. Hettler ARE NOT in the military or naval service of the United States or its allies, or otherwise within the provisions of the Soldiers and Sailors Civil Relief Act of Congress of 1940 and its amendments.

F. Stuart Straub
F. Stuart Straub, President
The First National Bank of
Berwick, Pa.

Sworn and subscribed to before me
this 23 day of June, 1983.

[Signature]
Notary Public

My Commission Expires: 3/29/86

JUL 11 11 25 AM '83
CLERK OF COURT
COLUMBIA COUNTY, PA.

THE FIRST NATIONAL BANK OF BERWICK, PA:

PLAINTIFF

No. 48 of Term 1983 1983

V.S.

RONALD H. HETTLER and CAROL A. HETTLER

DEFENDANTS

To: VICTOR B. VANDLING Sheriff

Seize, levy, advertise and sell all the ~~personal~~^{Real} property of the defendant on the premises located at

See Attachment

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

Make

Model

Motor Number

Serial Number

License Number

which vehicle may be located at

You are hereby released from all responsibility in not placing watchman or insurance on ~~xxxxxx~~ ^{Real} ~~xxxxxx~~ ^{personal} property levied on by virtue of this writ. ~~Plaintiff guarantees towing and storage charges.~~

Attorney for Plaintiff



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

A. J. ZAL

Chief Deputy

JDP
1

DEPUTY
DEPUTY
DEPUTY

September 19, 1983

Robert D. Edwards
R.D. 2, Box 38C
Orangeville, Pa. 17859

6483

60-593
313

Sept. 19, 1983

\$ 357.00
DOLLARS

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

Robert D. Edwards, Tax collector
Three-Hundred Fifty Seven and 00/100

Victor B. Vandling
572 MB 10 00 05

Shaded SHERIFF'S SALE

and forwarded to this office
are being forwarded \$357.00

by The First National Bank of Berwick.

for your cooperation in this matter,

Very truly yours,

A. J. Zals
A. J. Zals for
Victor B. Vandling

PAY TO THE
ORDER OF

Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.



FOR 1st Nat'l of Bnk vs Hettler
No. 48 of 1983 E.D.
1983 TAXES 27-08-12-2 103130593B



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

September 19, 1983

Shirley M. Good
R. D. 2 Box 199
Orangeville, Pa. 17859

RE: 1st Nat'l Bank of Berwick
vs
Hettler, Ronald & Carol

that the scheduled SHERIFF'S SALE
1, 1983

forwarded to this office
forwarded \$ 355.13

• Berwick.

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

PAY TO THE ORDER OF *Shirley M. Good, Tax Collector*

Three Hundred fifty-five and 13/100

FOR *1st Nat'l of Bank vs Hettler*
No 48 of 1983 E.D.
1983 Taxes 15-04-8-4-A

RECEIVED: 103059361

Victor B. Vandling
572 B 10 01 05

Sept. 19, 1983

\$ 355.13
DOLLARS

6482
60-593
313

Hettler Sheriff Sale

279.83

SHERIFF'S SALE

By virtue of a Writ of Execution No. 48 of 1983, issued out of the Court of Common Pleas of Col-

umbia 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, Bloomsburg, Columbia County, Pennsylvania, on:

Thurs., Sept 1, 1983 at 10:00 o'clock a.m.

In the forenoon of the said day, all the right, title and interest of Defendants in and to:

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

BEGINNING at an iron pin on the easterly side of State Highway Legislative Route #19096 and line of land now or late of John Serff; thence along the eastern side of said State Highway, north 28 degrees east, 636 feet to a stone; thence north 33 degrees east, 113.5 feet to an iron pin in other lands now or late of the Grantees; thence by the same, the following two courses and distances; south 6 degrees 55 minutes east, 421 feet to an iron pin; thence south 14 degrees west, 400 feet to an iron pin in line of lands now or late of John Serff; thence by the same, north 64 degrees west, 310 feet to the place of beginning. CONTAINING 3.4 acres.

This description was prepared from draft of

According with its of Co and ha Count of the Issue

on August 10, 17, 24 exactly as printed and published; that the affiant is one of the owners and newspaper in which legal advertisement or notice was published; that neither Press-Enterprise are interested in the subject matter of said notice and that all of the allegations in the foregoing statement as to time, place, publication are true.

J. Stephen Burke

Sworn and subscribed to before me this 24th day of August

Matthew J. Co

(Notary

My Commission

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

6436

August 29, 1983

80-593
313

PAY
TO THE
ORDER OF

Press-Enterprise, Inc.

\$ 279.83

Two Hundred Seventy Nine and 83/100

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR 1st Nat'l of Bnk vs Hettler
No. 48 of 1983 E.D.

Victor B. Vandling

00313059361

57281000

05

tinuing by lands now or late of Reuben Albertson south 12 degrees

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

..... J. Stephen Buckley, being duly sworn according and says that Press-Enterprise is a newspaper of general circulation with its and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia of Pennsylvania, and was established on the 1st day of March, 1902, and has daily (except Sundays and Legal Holidays) continuously in said Town, County, the date of its establishment; that hereto attached is a copy of the advertisement in the above entitled proceeding which appeared in the issue of on August 10, 17, 24 exactly as printed and published; that the affiant is one of the owners and publisher of the newspaper in which legal advertisement or notice was published; that neither Press-Enterprise are interested in the subject matter of said notice and act that all of the allegations in the foregoing statement as to time, place, publication are true.

J. Stephen Buckley

Sworn and subscribed to before me this *24th* day of *August*

Matthew J. Creme
(Notary)

My Commission

MATTHEW J. CREME
BLOOMSBURG COL
MY COMMISSION EXPIR
Member Pennsylvania Ass

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

SHERIFF'S SALE
By virtue of a Writ of Execution No. 48 of 1983, issued out of the Court of Common Pleas of Col-

umbia 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, Bloomsburg, Columbia County, Pennsylvania, on:

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BEGINNING at an iron rod at the Northeast corner of lands now or late of the Grantor and in line of lands now or late of Reuben Albertson; thence by the latter South 83 degrees 49 minutes east, 660.5 feet to an iron pipe; thence continuing by lands now or late of Reuben Albertson south 18 degrees 20 min-

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 FIRST day of SEPTEMBER 19 83, at 10:00 o'clock A.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 THE FIRST NATIONAL BANK OF BERWICK, PA.

for the price or sum of Eleven Hundred Eighty Five and 88/100 (\$1185.88) plus Twenty Five and 92/100 (\$25.92 Poundage (COUNT I) and Five Thousand and 00/100 (\$5000.00) plus Forty and 00/100 (\$40.00) Poundage (COUNT II) ----- 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	\$110.19	
	Poundage	<u>65.92</u>	\$ 176.11
Press-Enterprise, Inc.			279.83
Henrie Printing			40.97
Prothonotary of Columbia County			20.00
Recorder of Deeds of Columbia County			32.50
Columbia County Tax Claim Bureau (1982 Delinquent Taxes, Both Counts)			788.50
Shirley M. Good, Tax Collector Fishing Creek Twp., 1983 Co. Tax	81.95		
	Sch. R.E.	<u>273.18</u>	
COUNT I			355.13
Robert D. Edwards, Tax Collector Orange Twp., 1983 Co. Tax	66.00		
	Sch. R.E.	<u>357.00</u>	
COUNT II			357.00

NOTE: \$4201.76 of "Bid Price" not collected from Successful Bidder (PLAINTIFF) as monies would merely be returned.

THE FIRST NATIONAL BANK OF BERWICK, PA.
VS
RONALD H. HETTLER and CAROL A. HETTLER
NO. 48 of 1983 E.D.
NO. 227 of 1983 J.D.

Sheriff's Office, Bloomsburg, Pa. }
6 September 1983

So answers

Victor B Vandling
VICTOR B. VANDLING Sheriff

1st NATIONAL BANK OF BOK vs HETTLER, RONALD & CAROL

THURSDAY, September 1, 1983

NO. 48 of 1983

COUNT I

COUNT II

WRIT OF EXECUTION:

Judgement --- Principal
~~Unpaid~~ Uncollected Late Charges
 Interest from 11-23-81 to 12-23-82
 Real Estate Tax
 Interest from _____ to _____
 1617 days @ \$ 9.49 per day
 Attorneys' Fee

\$ 38,025.50	46,815.76
60.00	67.50
3,784.00	5,106.35
1,500.00	158.21
3,802.55	4,681.57
Total ... \$ 51,527.38	\$ 58,671.18

INITIAL PROTHONOTARY COSTS: (PD. BY ATTY.)

Proth. (Writ)
 Pro. Pd.
 Shff. V.
 Judg. Fee
 Atty. Fee
 Satisfaction

\$ 15.00 Pd.
 35.50 Pd.
 34.10 Pd.
 9.00 Pd
 5.00

Total ... \$ 93.60 Pd. \$ 93.60

SHERIFF'S COST OF SALE:

Docket & Levy
 Service of Notice
 Postage
 Posting of Sale Bills (Bldg., Office, Lobby, etc.)
 Advertising, Sale Bills
 Newspapers
 Mileage
 Crying/Adjourn of Sale
 Sheriff's Deed (executing & registering)

\$ 10.75
 10.00
 3.44
 20.00
 5.00
 5.00
 6.00
 5.00
 20.00

Total... \$ 85.19

Morning Press (Ads)
 Berwick Enterprise (Ads)
 Henrie Printing

\$ 279.93
 40.97

Total ... \$ 320.80 \$ 320.80

Prothonotary - List of Liens
 Deed

\$ 10.00
 5.00

Total ... \$ 15.00 \$ 15.00

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

\$ 19.00

Total ... \$ 19.00 \$ 19.00

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 1982 (both Prop.)
 School Taxes, District _____, 1982 (both)
 Parcel #2

\$ 147.95
 564.18
 788.50

Total ... \$ 1500.63 \$ 1500.63

SEWERAGE RENT DUE:

Municipality _____ for 19__

\$

\$

(both counts) TOTAL TAXES & COSTS ----- \$ 1940.62
 (sold separately) 1185.5

BUYER: W. H. H. H.

BID PRICE: \$ _____ POUNDAGE \$ _____

DEED IN NAME OF: W. H. H. H.

REALTY TRANSFER TAX \$ _____ STATE STAMPS \$ _____



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)

Ronald H. Hettler and Carol A. Hettler, By the SHERIFF of Columbia County

GRANTOR (S)

ADDRESS

ZIP CODE

The First National Bank of Berwick, Pa.

GRANTEE (S)

ADDRESS

ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

(#1) RD 2, Orangeville

Fishing Creek Township

Columbia

(#2) RD 2, Orangeville

Orange Township

Columbia

R.D. STREET & NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY

3140.00 (#1)

3000.00 (#2)

FULL CONSIDERATION \$ 6,251.80

HIGHEST ASSESSED VALUE \$

9,420.00 (#1)

FAIR MARKET VALUE \$ 9,000.00 (#2)

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.

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, Courthouse Bldg., Bloomsburg - Sheriff

SUCCESSFUL BIDDER See Grantee

NAME

ADDRESS

TITLE

NAME

ADDRESS

TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 6140.00
JUDGEMENT PLUS INTEREST	\$ 89,859.02		
BID PRICE		\$ 6251.80	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 1,500.63	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$ 8,484.12	\$	
OTHER (COSTS, ETC.)	\$ 439.99	\$	
TOTAL	\$ 100,283.76	\$ 6251.80	\$ 6140.00

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
☐ GRANTOR
☐ STRAW

☐ AGENT FOR GRANTEE
☒ AGENT FOR GRANTOR
☐ TRUSTEE



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

The First Nat'l Bank of Berwick

VS

Ronald H. Hettler & Carol A. Hettler H/W

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 48 of 1983 E.D.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

July 26, 1983 at 4:35 P.M. _____, posted a copy of the
SHERIFF'S SALE bill on the property of Ronald H. Hettler and Carol A.
Hettler H/W at R.D. #2 Orangeville, PA Fishingcreek Twp.

Columbia County, Pennsylvania. Said posting performed by Columbia
County Deputy Sheriff Delbert Doty.

So Answers:

Delbert Doty
Delbert Doty
Deputy Sheriff

For:

Victor B Vandling

Victor B. Vandling
Sheriff, Col. Co.

Sworn and subscribed before me this
27th day of July 1983.

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

The First Nat'l Bank of Berwick

VS

Ronald H. Hetter & Carol A. Hettler h/w

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 48 of 1983 E.D.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

July 26, 1983 at 4:12 P.M., posted a copy of the
SHERIFF'S SALE bill on the property of Ronald H. Hettler and
Carol A. Hettler H/W at R.D. # 2 Orangeville, PA Orange Twp.
Columbia County, Pennsylvania. Said posting performed by Columbia
County Deputy Sheriff Delbert Doty.

So Answers:

Delbert Doty

Delbert Doty

Deputy Sheriff

For:

Victor B. Vandling

Victor B. Vandling

Sheriff, Col. Co.

Sworn and subscribed before me this
27th day of July 1983.

Frederick J. Peterson, Prothonotary
Columbia County, Pennsylvania



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

VICTOR B. VANDLING

SHERIFF

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

THE FIRST NATIONAL BANK
OF BERWICK, PA.

VS

RONALD H. HETTLER and
CAROL A. HETTLER

A. J. Zale

~~RAYMOND WACHMOWSKI, 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 1983 E.D.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

SERVICE ON CAROL A. HETTLER

On July 13, 1983, 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 Carol A. Hettler, RD 1, c/o T Mobile Home Sales, Box
394, Milton, Pa. by Certified Mail, Return Receipt Requested No.
P 307 193 911. Said Carol A. Hettler received
same on July 19, 1983 per signature of Carol Hettler
on Return Receipt Card attached hereto and
made part of this return. Receipt for Certified Mail No. P 307 193 911
is attached.

So Answers:

A. J. Zale
Chief Deputy Sheriff

For:

Victor B. Vandling
Sheriff Columbia County

Sworn and subscribed before me
this 20th day of July 1983

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



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

VICTOR B. VANDLING

SHERIFF

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

THE FIRST NATIONAL BANK
OF BERWICK, PA.

VS

RONALD H. HETTLER and
CAROL A. HETTLER

A. J. Zale

~~RAYMOND PROTHONOTARY~~

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 1983 E.D.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

SERVICE ON RONALD H. HETTLER

On July 13, 1983, 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 Ronald H. Hettler, Indiana County Jail, Indiana,
Pa. by Certified Mail, Return Receipt Requested No.
P 307 193 910. Said Ronald H. Hettler received
same on July 15, 1983 per signature of Michael J. Hodak,
authorized agent on Return Receipt Card attached hereto and
made part of this return. Receipt for Certified Mail No. P 307 193 910
is attached.

So Answers:

A. J. Zale
Chief Deputy Sheriff

For:

Victor B. Vandling
Sheriff Columbia County

Sworn and subscribed before me
this 19th day of July 1983.

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

SHERIFF'S SALE OF DESCRIPTION

By virtue of a Writ of Execution No. 48 of 1983, 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, Bloomsburg, Columbia County, Pennsylvania, on Thursday, the 1st day of SEPTEMBER, 1983, at 10:00 o'clock, A.M., in the forenoon of the said day, all the right, title and interest of Defendants in and to:

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

BEGINNING at an iron pin on the easterly side of State Highway Legislative Route #19096 and line of land now or late of John Serff; thence along the eastern side of said State Highway, north 28 degrees east, 636 feet to a stone; thence north 33 degrees east, 113.5 feet to an iron pin in other lands now or late of the Grantors; thence by the same, the following two courses and distances: south 6 degrees 55 minutes east, 421 feet to an iron pin; thence south 14 degrees west, 400 feet to an iron pin in line of lands now or late of John Serff; thence by the same, north 64 degrees west, 310 feet to the place of beginning. CONTAINING 3.4 acres.

This description was prepared from draft of survey of A. Carl Wolfe, P.E., dated May 3, 1967.

BEING the same premises conveyed to Ronnie H. Hettler by Deed of Dorothy Carl and Russell Carl, her Husband, and Allen R. Carl and Mildred Carl, his Wife, dated January 3, 1975, and recorded January 8, 1975, in Deed Book 270 at Page 386.

Copies to:

MEMRIE PRINTING. 7-13-83

P-E, Legal Ads, Wed., Aug 10, 17 & 24, 1983. Affidavit requested.

7-15 Shirley M. Good, Tax Collector, Fishing Creek Twp.

7-15 Robert Edwards, Tax Collector, Orange Twp.

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

BEGINNING at an iron rod at the Northeast corner of lands now or late of the Grantor and in line of lands now or late of Reuben Albertson; thence by the latter South 83 degrees 49 minutes east, 660.5 feet to an iron pipe; thence continuing by lands now or late of Reuben Albertson south 18 degrees 39 minutes west, 1,171.3 feet to a stone in line of lands now or late of Gerald Edwards; thence by the same north 82 degrees 41 minutes west, 879.8 feet to an iron rod in line of other lands now or late of the Grantor ; thence by the same the following two courses and distances: north 29 degrees 58 minutes east, 535 feet to an iron rod; thence north 28 degrees 07 minutes east, 686.4 feet to the place of beginning. CONTAINING 20.00 acres.

The Grantor does further bargain, sell and assign to the Grantees, their heirs and assigns, guests, invitees and employees, a right-of-way fifty (50) feet in width extending from Legislative Route #19096 to the above described premises for the purpose of ingress, egress and regress having a center line described as follows:

BEGINNING at a point in the center line of Legislative Route #19096; thence south 06 degrees 40 minutes east, 144.7 feet to a point; thence south 10 degrees 29 minutes west, 288.8 feet to a point; thence on a curve to the left having a delta angle of 136 degrees 26 minutes, a radius of 50 feet for a distance of 119.1 feet to a point; thence north 54 degrees 03 minutes east, 40 feet to a point on the western line of the above described premises.

This description is taken from a draft of survey of Susquehanna Land Surveyors, dated November 8, 1977.

BEING the same premises which Mae E. Hodson, Single, by deed dated November 6, 1978 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 289, at 911, granted and conveyed unto Ronald H. Hettler and Carol A. Hettler, his wife.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on September 6, 1983, file a Schedule of Distribution in his office where the same will be

available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick, Pa., against Ronald H. Hettler and Carol A. Hettler, and will be sold by:

Victor B. Vandling
SHERIFF OF COLUMBIA COUNTY

LAW OFFICES OF BULL & BULL
Attorneys

THE FIRST NATIONAL BANK
OF BERWICK, PA.,

Plaintiff,

VS.

RONALD H. HETTLER and
CAROL A. HETTLER,

Defendants.

) IN THE COURT OF COMMON PLEAS
) OF THE 26TH JUDICIAL DISTRICT
) COLUMBIA COUNTY BRANCH, PA.
)
) CIVIL ACTION - LAW
) ACTION OF MORTGAGE FORECLOSURE
)
)
) NO. 227 OF 1983
)
)

WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and RULE 3257

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and cost in the above matter,
you are directed to levy upon and sell the property described in the
attached page.

COUNT I

AMOUNT DUE	\$ 38,025.50
INTEREST FROM 11/23/81 TO 12/23/82	\$ 3,784.00
UNCOLLECTED LATE CHARGES	\$ 60.00
ATTORNEYS' COMMISSION AT 10%	<u>\$ 3,802.55</u>
TOTAL	\$ 45,672.05 plus costs

TOGETHER with interest at a daily rate of \$9.49 from December 23, 1982,
until said obligation is paid in full.

CHIEF DEPUTY

SHERIFF

JUL 11 4 08 PM '83

OFFICE OF THE SHERIFF
COLUMBIA COUNTY

COUNT II

AMOUNT DUE	\$ 46,815.76
INTEREST FROM 11/10/81 TO 12/10/82	\$ 5,106.35
UNCOLLECTED LATE CHARGES	\$ 67.50
ATTORNEYS' COMMISSION AT 10%	\$ 4,681.57
TOTAL	\$ 56,671.18 plus costs

TOGETHER with interest at a daily rate of \$12.94 from December 10, 1982, until said obligation is paid in full.

Frederick J. Peterson
Prothonotary, Common Pleas Court of
Columbia County, Pa.

DATED:

July 19, 1983

By _____

Deputy

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

BEGINNING at an iron pin on the easterly side of State Highway Legislative Route #19096 and line of land now or late of John Serff; thence along the eastern side of said State Highway, north 28 degrees east, 636 feet to a stone; thence north 33 degrees east, 113.5 feet to an iron pin in other lands now or late of the Grantors; thence by the same, the following two courses and distances: south 6 degrees 55 minutes east, 421 feet to an iron pin; thence south 14 degrees west, 400 feet to an iron pin in line of lands now or late of John Serff; thence by the same, north 64 degrees west, 310 feet to the place of beginning. CONTAINING 3.4 acres.

This description was prepared from draft of survey of A. Carl Wolfe, P.E., dated May 3, 1967.

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

BEGINNING at an iron rod at the Northeast corner of lands now or late of the Grantor and in line of lands now or late of Reuben Albertson; thence by the latter South 83 degrees 49 minutes east, 660.5 feet to an iron pipe; thence continuing by lands now or late of Reuben Albertson south 18 degrees 39 minutes west, 1,171.3 feet to a stone in line of lands now or late of Gerald Edwards; thence by the same north 82 degrees 41 minutes west, 879.8 feet to an iron rod in line of other lands now or late of the Grantor; thence by the same the following two courses and distances: north 29 degrees 58 minutes east, 535 feet to an iron rod; thence north 28 degrees 07 minutes east, 686.4 feet to the place of beginning. CONTAINING 20.00 acres.

The Grantor does further bargain, sell and assign to the Grantees, their heirs and assigns, guests, invitees and employees, a right-of-way fifty (50) feet in width extending from Legislative Route #19096 to the above described premises for the purpose of ingress, egress and regress having a center line described as follows:

BEGINNING at a point in the center line of Legislative Route

#19096; thence south 06 degrees 40 minutes east, 144.7 feet to a point; thence south 10 degrees 29 minutes west, 288.8 feet to a point; thence on a curve to the left having a delta angle of 136 degrees 26 minutes, a radius of 50 feet for a distance of 119.1 feet to a point; thence north 54 degrees 03 minutes east, 40 feet to a point on the western line of the above described premises.

This description is taken from a draft of survey of Susquehanna Land Surveyors, dated November 8, 1977.

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THE FIRST NATIONAL BANK
OF BERWICK, PA.,

Plaintiff,

VS.

RONALD H. HETTLER and
CAROL A. HETTLER,

Defendants.

) IN THE COURT OF COMMON PLEAS
) OF THE 26TH JUDICIAL DISTRICT
) COLUMBIA COUNTY BRANCH, PA.
)
) CIVIL ACTION - LAW
) ACTION OF MORTGAGE FORECLOSURE
)
)
) NO. 227 OF 1983
)
)

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: RONALD H. HETTLER and CAROL A. HETTLER, Defendants herein, and
title owners of the real estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned
Writ of Execution, issued under the above-captioned Judgment, directed
to the Sheriff of Columbia County, there will be exposed to public sale,
by vendue or outcry to the highest and best bidders, for cash, in The
Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania,
on _____, 1983, at _____ o'clock, ____ M.,
in the _____ noon of the said day, all your right, title and
interest in and to:

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

BEGINNING at an iron pin on the easterly side of State
Highway Legislative Route #19096 and line of land now or
late of John Serff; thence along the eastern side of said
State Highway, north 28 degrees east, 636 feet to a stone;
thence north 33 degrees east, 113.5 feet to an iron pin in
other lands now or late of the Grantors; thence by the same,
the following two courses and distances; south 6 degrees
55 minutes east, 421 feet to an iron pin; thence south 14
degrees west, 400 feet to an iron pin in line of lands now
or late of John Serff; thence by the same, north 64 degrees
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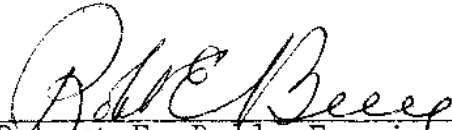
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of the Recorder of Deeds in and for Columbia County in Deed Book 289, at 911, granted and conveyed unto Ronald H. Hettler and Carol A. Hetter, his Wife.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on _____, 1983, 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.

LAW OFFICES OF BULL & BULL

BY 
Robert E. Bull, Esquire
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231