

MILLARD L. HUNSINGER and
MAY E. HUNSINGER,

Plaintiffs,

vs.

RONALD COLEMAN,

Defendant.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
:
: CIVIL ACTION - LAW
:
:
: NO. 469 - 1982 J.D.
:
: NO. 74 - 1983 E.D.

PRAECIPE TO DISCONTINUE

TO THE PROTHONOTARY:

Please discontinue the above captioned matter with
prejudice.

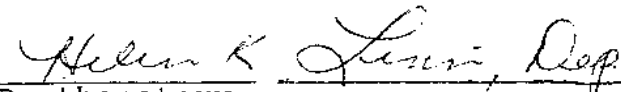
HUMMEL and HILL

BY: 

C. Cleveland Hummel, Esquire
Three East Fifth Street
Bloomsburg, Pa 17815
(717) 784-1733

O R D E R

AND NOW, this 11th day of March, 1985, the
above captioned matter is hereby discontinued with prejudice.
The Sheriff of Columbia County is hereby ordered to satisfy
the Mortgage of record in this matter as appears in Columbia
County Mortgage Book 186, page 324 upon the payment of any
costs incurred by him.


Prothonotary

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 1st day of MARCH 19 84, 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 LUTHER D. COLEMAN, JR. 3820 Old Berwick Road, Bloomsburg, Pennsylvania

for the price or sum of \$35,300.00 plus \$191.50 Poundage, \$353.00 Realty Transfer Tax and \$353.00 State Stamps ----- 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	\$112.25	
	Poundage	<u>191.50</u>	
			303.75
Press-Enterprise, Inc.			265.66
Henrie Printing			74.50
Prothonotary of Col. Co.			15.00
Recorder of Deeds, Col. Co.	(a) Copywork, Deed, etc.		18.50
	(b) Realty Transfer Tax		353.00
	(c) State Stamps		353.00
Columbia Co. Tax Claim Bureau (1982 & 1983 Delinquent Taxes)			786.91
Millard L. & Mary E. Hunsinger (Plaintiffs)	Amount Due		27,236.72
Ronald G. Coleman (Assignment from Raub Credit Corporation)	Lien No. 554		6,790.46
	of 1980. Date of Lien April 9, 1980.		

Millard L. Hunsinger and
Mary E. Hunsinger
vs
Ronald Coleman
NO. 469 - 1982 J.D.
NO. 74 - 1983 E.D.

Sheriff's Office, Bloomsburg, Pa. }
9 MARCH 1984

So answers

Victor B Vandling
VICTOR B. VANDLING Sheriff

Cleveland C. Hummel
Thomas Arthur James, Jr.
John A. Mihalik
C. Cleveland Hummel

LAW OFFICES
HUMMEL, JAMES & MIHALIK
29 EAST MAIN STREET
BLOOMSBURG, PENNSYLVANIA
17815-1898
717-784-7367

Benton Office
Main Street
Benton, Pa.
17814
717-925-2900
Reply To
Bloombsburg Office

March 1, 1984

Columbia County Sheriff's Office
Attention: Mr. A. J. Zale,
Chief Deputy
Columbia County Court House
Bloomsburg, PA 17815

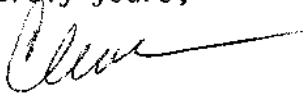
In re: Hunsinger v. Coleman
No. 74 of 1983 E.D.

Dear Mr. Zale:

This will confirm my oral amendment of the total amount due on the Writ of Execution which amendment was made immediately prior to the sale held on March 1, 1984. As stated at that time, the total amount owed to Millard L. Hunsinger and Mary E. Hunsinger, husband and wife, Plaintiffs, in the above referenced execution, was \$27,236.72.

If you need any additional verification of this sum for your records, please do not hesitate to call.

Very truly yours,



C. Cleveland Hummel

pr

OFFICE OF THE
CLERK OF THE
COURT
MAR 5 10 30 AM '84

WRIT OF EXECUTION - (MONEY JUDGEMENTS) Rules P.R.C.P. 3101 to 3149

MILLARD L. HUNSINGER AND.....
MARY E. HUNSINGER, 1034 Mango
Drive, Casselberry, FL 32707,
.....Plaintiffs,.....

vs

RONALD COLEMAN, 259 McGuire...
Drive, Bloomsburg, PA 17815,
.....Defendant.....

No. 74..... Term 19.83...E.D.
No.469..... Term 19.82..J.D.
No. Term 19.....

WRIT OF EXECUTION
(MONEY JUDGEMENTS)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ..COLUMBIA.....
TO THE SHERIFF OF ...COLUMBIA..... COUNTY, PENNA.

To satisfy the judgement, interest and costs against....Ronald Coleman, 259 McGuire.....

Drive, Bloomsburg, PA 17815..... Defendant (s);

- (1) You are directed to levy upon the property of the defendant (s) and to sell his, her (or their) interest therein; (Inquisition and Exemption Laws waived and Condemnation agreed to)
- (2) You are also directed to attach the property of the defendant not levied upon in the possession of
- as Garnishee (s)
(Specifically describe property)

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

BEGINNING at an iron pin corner located 33 feet south of the center line of the D. L. & W. Railroad and on the eastern line of the public road leading from Espy to Lightstreet, sometimes called Edgar Avenue, and running thence along said right-of-way north 78 degrees 15 minutes east, 200 feet to an iron pipe in line of the land now or late of William K. Creasy et ux; thence by said land of William K. Creasy et ux, south 26 degrees 30 minutes east, 100 feet to an iron pipe corner; then by lands now or late of William K. Creasy et ux south 78 degrees 15 minutes west, 200 feet to an iron pipe corner in the east line of said road or Edgar Avenue; thence by said Avenue north 26 degrees 30 minutes west, 100 feet to the corner and place of beginning. Containing .44 acre. Recorded in Deed Book 186 page 325.
and to notify the Garnishee (s) that

- (a) an attachment has been issued;
- (b) the garnishee (s) is enjoined from paying any debt to or for the account of the defendant (s) and from delivering any property of the defendant (s) or otherwise disposing thereof.
- (3) If the property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee (s), you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due \$..29,316.23.
Interest from 3-15-82...2,194.75.
to 7-29-83
Total ..31,510.98. 27,236.72
Plus costs as per endorsement hereon.

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

Dated *September 30, 1983*
(SEAL)

By:
Deputy

TERM
SESS. 19_____

M _____ Sheriff

vs.

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

LIST OF LIENS

VERSUS

RONALD COLEMAN

Court of Common Pleas of Columbia County, Pennsylvania.

Luther D. Coleman, Sr.

versus

Ronald G. Coleman

No. 1748 of Term, 1979
Real Debt || \$ 8,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien October 25, 1979
Nature of Lien Judgment Note

Luther D. Coleman & Anna McAllister

versus

Ronald G. Coleman

No. 1749 of Term, 1979
Real Debt || \$ 10,400.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien October 25, 1979
Nature of Lien Judgment Note

Luther D. Coleman, Jr.

versus

Ronald G. Coleman

No. 1750 of Term, 1979
Real Debt || \$ 10,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien October 25, 1979
Nature of Lien Judgment Note

(Assignment to Ronald G. Coleman)
Raub Credit Corporation

versus

Ronald G. & Linda M. Coleman

No. 554 of Term, 1980
Real Debt || \$ 13,305.71
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien APR. 9, ~~May 30~~, 1980
Nature of Lien Judgment Note

Town of Bloomsburg

versus

Ronald Coleman

No. 246 of Term, 1980
Real Debt || \$ 462.15
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien December 29, 1980
Nature of Lien Sewer Claim

(p. 26)
Judgment
Book

LIST OF LIENS

VERSUS

RONALD COLEMAN

Court of Common Pleas of Columbia County, Pennsylvania.

Town of Bloomsburg

versus

Ronald Coleman

No. 247 of Term, 1980
Real Debt ||\$ 131.49
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien December 29, 1980
Nature of Lien Sewer Clai,

George B. Crawford, t/a

George B. Crawford, Inc.

versus

Ronald Coleman

No. 330 of Term, 1981
Real Debt ||\$ 3,481.15
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien June 17, 1981
Nature of Lien Judgment on Verdict

U.S. America

versus

Ronald Coleman

No. 1225 of Term, 1981
Real Debt ||\$10,290.25
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien August 18, 1981
Nature of Lien Federal Tax Lien

Millard L. & Mary E. Hunsinger

versus

Ronald G. Coleman

No. 469 of Term, 1981
Real Debt ||\$29,316.23
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien April 19, 1982
Nature of Lien Judgment Note

Luther D. Coleman

versus

Ronald G. Coleman

No. 1291 of Term, 1982
Real Debt ||\$25,500.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien November 9, 1982
Nature of Lien Judgment Note

LIST OF LIENS

VERSUS

RONALD COLEMAN

Court of Common Pleas of Columbia County, Pennsylvania.

Town of Bloomsburg

versus

Ronald Coleman

No. 167 of Term, 1982
Real Debt ||\$ 497,38
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien December 29, 1982
Nature of Lien Sewer Claim

Town of Bloomsburg

versus

Ronald Coleman

No. 168 of Term, 1982
Real Debt ||\$ 302,20
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien December 29, 1982
Nature of Lien

Bloomsburg Bank-Columbia Trust Co.,

versus

Ronald G. Coleman, a/k/a

R. G. Coleman

No. 305 of Term, 1983
Real Debt ||\$ 9,935.50
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien March 17, 1983
Nature of Lien Agree. to Revive

versus

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

versus

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

Release of Judgment

In the Court of Common Pleas of the County of COLUMBIA

BLOOMSBURG BANK COLUMBIA TRUST
COMPANY,

PLAINTIFF,

versus

RONALD COLEMAN,

DEFENDANT.

Statement of Judgment

Of

NO. 584

Term, 19 78

Number

Real Debt

\$19,227.00

Interest from

Costs

\$

Entered and Filed April 10, 1978 and Revived
to No. 305 of 1983 on March 17, 1983

Know All Men By These Presents,

That BLOOMSBURG BANK COLUMBIA TRUST COMPANY-----

the Plaintiff named in the above entitled Judgment, for and in the consideration of the sum of One Dollar, law-
ful money of the United States, to --it---- paid by the Defendant above named, the receipt whereof is
hereby acknowledged, does hereby forever acquit, exonerate, discharge and release from the Lien of the
above entitled Judgment the following described property, to wit:

ALL THAT CERTAIN PIECE or parcel of land lying and being situate in the
Township of Scott, County of Columbia and State of Pennsylvania, bounded
and described as follows, to wit:

BEGINNING at an iron pin corner located 33 feet south of the centerline
of the D.L. & W. Railroad and on the east line of the public road leading
from Espy to Lightstreet, sometimes called Edgar Avenue, and running
thence along same north 78 degrees 15 minutes east 200 feet to an iron
pipe in line of land now or late of William K. Creasy, et ux; thence by
said land of William K. Creasy, et ux, south 26 degrees 30 minutes east
100 feet to an iron pipe corner; thence by lands now or late of William K.
Creasy, et ux, south 78 degrees 15 minutes west 200 feet to an iron pipe
corner in the east line of said road or Edgar Avenue; thence by said
Avenue north 26 degrees 30 minutes west 100 feet to the corner and
place of beginning.

CONTAINING .44 acres of land in all.

OFFICE OF SHROFF
COURT CLERK
MAR 9 2 57 PM '84

And It Is Further Agreed, that the Plaintiff above named will not look to the said above mentioned
and described premises, or any part thereof, for payment of any part of the principal and interest of said above
entitled Judgment, now or hereafter to become due, or in any way disturb, molest, put to charge or damage, the
present or any future owner or owners, occupier or occupiers, of the said above mentioned and described premises,
or any part or portion thereof, for or by reason of the said Judgment, or any matter, cause or thing thence accru-
ing or to arise; provided, that nothing herein contained shall affect the said Judgment or its legal validity, so far
as respects all other lands and tenements of the said Defendant, situate in the County aforesaid, which are not
herein expressly exonerated therefrom.

In Witness Whereof, --it-- have hereunto set its hand and seal, this

day of March-----A. D. 19 84

BLOOMSBURG BANK COLUMBIA TRUST CO.

Witness Present,

BY:

Charles F. Schene
Vice Pres & Treas.

Seal

Seal

Seal

Ronald Coleman

State of Pennsylvania }
County of Columbia } ss.

BEVERLY J. MICHAEL, ACTING

I, ~~Frank XXXXXXX~~, 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 COLEMAN

and find as follows:

SEE PHOTOSTATIC COPIES ATTACHED.

Fee \$5.00.....

In testimony whereof I have set my hand and
seal of office this 23rd day of November
A.D., 19 83

Beverly J. Michael ACTING
RECORDER

Philz Indenture

Made the 15th day of December, in the year of our Lord one thousand nine hundred and seventy four (1974)
 Between RONALD COLEMAN, of Bissetts Lane, Bloomsburg, Columbia County, Pennsylvania,

(hereinafter called the Mortgagor), of the first part, and

MILLARD L. HUNSINGER and MARY E. HUNSINGER, both of the Town of Bloomsburg, Columbia County, Pennsylvania

(hereinafter called the Mortgagees), of the second part:

Whereas, the said mortgagor in and by a certain Obligation or Writing obligatory under his hand and seal duly executed, bearing even date herewith, stand bound unto the said mortgagee in the sum of Seventy Thousand (\$70,000.00) Dollars-----
 lawful money of the United States of America, conditioned for the payment of the just sum of
 Thirty Five Thousand (\$35,000.00) Dollars-----lawful money as aforesaid.

Thirty Five Thousand (\$35,000.00) Dollars payable within
 Twenty (20) years from the date hereof, together with interest thereon
 at the rate of six (6%) per cent per annum. Payment to be made at the
 rate of not less than Two Hundred Fifty and 76/100 (\$250.76) Dollars
 per month, payable on the 15th day of each and every month beginning
 with the 15th day of October, 1974, with the
 right and privilege on the part of the Mortgagor of paying any
 additional sum with interest at anytime.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXX

XXXXXXXXXXXXXX

XXXXXXXXXX

without any fraud or further delay; and for the production to the Mortgagees their Executors, Administrators or Assigns, on or before the first day of
 year, of receipts for all taxes, municipal assessments or charges of the current year assessed upon the
 mortgaged premises; and also, from time to time, and at all times, until payment of said principal
 sum, for the keeping of the building
 insured against loss or damage by fire for the benefit of the Mortgagee in the sum of

Thirty Five Thousand (\$35,000.00) Dollars-----
 Provided, however, and it is thereby expressly agreed, that if at any time default shall be made
 in the payment of principal or interest as aforesaid for the space of thirty days after any
 payment thereof shall fall due, or in such production to the said Mortgagee their Executors,
 Administrators or Assigns, on or before the first day of
 of such receipts for such taxes, municipal assessments or charges, for the current year upon the
 premises mortgaged, or in the maintenance of such insurance, then and in such case the whole
 principal debt aforesaid shall, at the option of the said Mortgagees their Executors, Admini-
 strators or Assigns, become due and payable immediately; and payment of said principal sum and all
 interest thereon, may be enforced and recovered at once, anything therein contained to the contrary
 thereof notwithstanding:

And Provided further, however, and it is thereby expressly agreed, that if at any time there-
 after, by reason of any default in payment, either of said principal sum at maturity, or of said interest,
 or in production of said receipts for taxes, municipal assessments or charges within the time specified,
 or in the maintenance of such insurance, a Writ of Execution is properly issued upon the judgment
 obtained upon said Obligation, or by virtue of said Warrant of Attorney, or a mortgage foreclosure pro-
 ceeding is properly instituted upon this Indenture of Mortgage, an attorney's commission for collec-
 tion, viz.: 10% per cent., shall be payable, and shall be recovered in addition to all principal and
 interest then due, besides costs of suit, and all expenses of effecting such insurance, as in and by the
 said recited Obligation and the Condition thereof, relation being thereunto had, may more full and
 at large appear.

Now this Indenture Witnesseth, That the said Mortgagor, as well for and in consideration of the aforesaid debt or principal sum of

Thirty Five Thousand (\$35,000.00) Dollars-----

and for better securing the payment of the same, with interest, unto the said Mortgagees, their Executors, Administrators and Assigns, in discharge of the said recited Obligation, as for and in consideration of the further sum of One Dollar unto in hand well and truly paid by the said Mortgagee S, at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged. have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Mortgagee S. their Executors, Administrators and Assigns.

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

BEGINNING at an iron pin corner located 33 feet south of the center line of the D. L. & W. Railroad and on the eastern line of the public road leading from Espy to Lightstreet, sometimes called Edgar Avenue, and running thence along said right-of-way North 78 degrees 15 minutes East, 200 feet to an iron pipe in line of land now or late of William K. Creasy et ux; thence by said land of William K. Creasy et ux, South 26 degrees 30 minutes East, 100 feet to an iron pipe corner; thence by lands now or late of William K. Creasy et ux South 78 degrees 15 minutes West, 200 feet to an iron pipe corner in the east line of said road or Edgar Avenue; thence by said Avenue North 26 degrees 30 minutes West, 100 feet to the corner and place of beginning. Containing .44 acre.

Together with all and singular the Buildings and Improvements, Streets, Lanes, Alleys, Passages, Ways, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto belonging, or in anywise appertaining and the Reversions and Remainders, Rents, Issues and Profits thereof.

To have and to hold the said

Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Mortgagees, their Executors, Administrators and Assigns, to and for the only proper use and behoof of the said Mortgagees, their Executors, Administrators and Assigns forever.

And the said Mortgagor and Mortgagees do hereby covenant and agree that if the said Mortgagor, his Heirs, Executors, Administrators or Assigns shall neglect or refuse to keep in force the aforesaid insurance, the said Mortgagees, their Executors, Administrators or Assigns, shall have the privilege, right or option to insure the said buildings in the sum sufficient to secure payment of the said principal debt in case of fire, and all costs and expenses of effecting such insurance, shall be added to and become a part of the principal debt in a suit upon this mortgage.

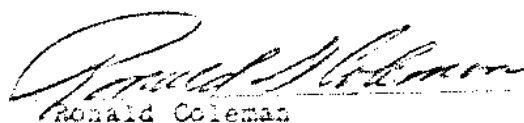
Provided, always nevertheless, that if said Mortgagor, His Heirs, Executors, Administrators or Assigns, shall and do well and truly pay, or cause to be paid, unto the said Mortgagees, their Executors, Administrators or Assigns, the aforesaid debt or principal sum of Thirty Five (\$35,000.00) Dollars----- on the day and time hereinbefore mentioned and appointed for payment of the same, together with interest, and shall produce to the said Mortgagees, Their Executors, Administrators or Assigns, on or before the first day of of each and every year, receipts for all taxes, and municipal assessments or charges of the current year assessed upon the mortgaged premises, without any fraud or further delay, and without any deduction, defalcation, or abatement to be made of anything, herein mentioned to be paid or done, and shall keep up the said insurance, that 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, anything hereinbefore contained to the contrary thereof in any wise notwithstanding.

Provided, also that it shall and may be lawful for the said Mortgagees, their Executors, Administrators or Assigns, when and as soon as the principal debt or sum hereby secured shall become due and payable as aforesaid, or in case default shall be made for the space of thirty days in the payment of interest on the said principal sum after any payment thereof shall fall due, or in case there shall be default in the production to the said Mortgagees, their Executors, Administrators or Assigns, on or before the first day of of each and every year, of such receipts for taxes, municipal assessments or charges of the current year assessed upon the mortgaged premises, or in the maintenance of the insurance as aforesaid, to institute an action of mortgage foreclosure upon this Indenture of Mortgage, and to proceed thereon to judgment and execution for the recovery of the whole of said principal debt and all interest due thereon, together with an attorney's commission for collection, viz.: 10 per cent., besides costs of suit, and all expenses of effecting such insurance, without further stay, any law, usage or custom to the contrary notwithstanding.

And the said Mortgagor, for His Heirs, Executors, Administrators and Assigns, hereby waive the right of inquisition on any real estate that may be levied upon under a judgment obtained by virtue thereof, and voluntarily condemn the same and authorize the entry of such condemnation upon the writ of Execution and agree that the said real estate may be sold under the same, and also waive and relinquish all benefit of any and every law now in force, or which may be enacted hereafter 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 the sale thereof.

In Witness Whereof, the said Mortgagor to these presents has hereunto set his hand and seal the day and year first above written.

Witness, Sealed and Delivered
in the presence of


Ronald Coleman

Commonwealth of Pennsylvania

ss.

County of Columbia

On this the 17 day of December

Anno Domini 1976 before me,

A Notary Public

personally appeared the above named

Ronald Coleman

and in due form of law acknowledged the above INDENTURE OF MORTGAGE to be
act and deed, and desired the same might be recorded as such.

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

W. Theodore Cain

W. THEODORE CAIN, Notary Public
Bloomsburg, Columbia Co., Pa.
My Commission Expires Nov. 14, 1977

I Hereby Certify that the precise residence of the Mortgagee is, and persons entitled to
interest on this Mortgage in 7618 Alachua St., Renar Hts. Orlando, Fla.
Bloomsburg, PA 32807

W. Theodore Cain

Notary Public

RONALD COLEMAN, Mortgagor

TO

MILLARD HUNSINGER and MARY E.
HUNSINGER, Mortgagees

Dated, December 19 74

RECORDED
COLUMBIA CO., PA.
FEE 6.50
SEP 26 2 43 PM '77

LAW OFFICE
CLEVELAND C. HUMMEL
29 EAST MAIN STREET
BLOOMSBURG, PENNSYLVANIA

Brant

Commonwealth of Pennsylvania

ss.

County of Columbia 2:43 p.m.

Recorded in the Office for Recording of Deeds in and for

in Mortgage Book No. 186

page 324 Etc.

Witness my hand and seal of Office this 26th

day of Sept. Anno Domini 1977

Marvin G. Bower

BOOK 186 PAGE 327

Recorder

Now this Indenture Witnesseth, That the said Mortgagor, as well for and in consideration of the aforesaid debt or principal sum of

Thirty Five Thousand (\$35,000.00) Dollars

and for better securing the payment of the same, with interest, unto the said Mortgages, their Executors, Administrators and Assigns, in discharge of the said recited Obligation, as for and in consideration of the further sum of One Dollar unto in hand well and truly paid by the said Mortgagor B. at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Mortgagor B. their Executors, Administrators and Assigns.

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

BEGINNING at an iron pin corner located 33 feet south of the center line of the D. L. & W. Railroad and on the eastern line of the public road leading from Espy to Lightstreet, sometimes called Edgar Avenue, and running thence along said right-of-way North 78 degrees 15 minutes East, 200 feet to an iron pipe in line of land now or late of William K. Creasy et ux; thence by said land of William K. Creasy et ux; South 26 degrees 30 minutes East, 100 feet to an iron pipe corner; thence by lands now or late of William K. Creasy et ux South 78 degrees 15 minutes West, 200 feet to an iron pipe corner in the east line of said road or Edgar Avenue; thence by said Avenue North 26 degrees 30 minutes West, 100 feet to the corner and place of beginning. Containing .44 acre.

Commonwealth of Penna.
County of Columbia

I, Beverly J. Michael, Acting Recorder of Deeds, do hereby certify the foregoing to be a true and correct copy of the original as the same appears of record in this office.

WITNESS my hand and Seal this 5th day of Sept 1980

Beverly J. Michael
Recorder of Deeds

Book 18C p. 325

BOOK 200 p. 1040

Together with all and singular the Buildings and Improvements, Streets, Lanes, Alleys, Passages, Ways, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto belonging, or in anywise appertaining and the Reversions and Remainders, Rents, Issues and Profits thereof.

To have and to hold the said

Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Mortgagee, their Executors, Administrators and Assigns, to and for the only proper use and behoof of the said Mortgagee, their Executors, Administrators and Assigns forever.

And the said Mortgagor and Mortgagee do hereby covenant and agree that if the said Mortgagor, his Heirs, Executors, Administrators or Assigns shall neglect or refuse to keep in force the aforesaid insurance, the said Mortgagee, their Executors, Administrators or Assigns, shall have the privilege, right or option to insure the said buildings in the sum sufficient to secure payment of the said principal debt in case of fire, and all costs and expenses of effecting such insurance, shall be added to and become a part of the principal debt in a suit upon this mortgage.

Provided, always nevertheless, that if said Mortgagor, His Heirs, Executors, Administrators or Assigns, shall and do well and truly pay, or cause to be paid, unto the said Mortgagee, their Executors, Administrators or Assigns, the aforesaid debt or principal sum of **Thirty**

Five (\$35,000.00) Dollars----- on the day and time hereinbefore mentioned and appointed for payment of the same, together with interest, and shall produce to the said Mortgagee,

Their Executors, Administrators or Assigns, on or before the first day of of each and every year, receipts for all taxes, and municipal assessments or charges of the current year assessed upon the mortgaged premises, without any fraud or further delay, and without any deduction, defalcation, or abatement to be made of anything, herein mentioned to be paid or done, and shall keep up the said insurance, that 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, anything hereinbefore contained to the contrary thereof in any wise notwithstanding.

Provided, also that it shall and may be lawful for the said Mortgagee and their Executors, Administrators or Assigns, when and as soon as the principal debt or sum hereby secured shall become due and payable as aforesaid, or in case default shall be made for the space of **thirty**

days in the payment of interest on the said principal sum after any payment thereof shall fall due, or in case there shall be default in the production to the said Mortgagee, their Executors, Administrators or Assigns, on or before the first day of of each and every year, of such receipts for taxes, municipal assessments or charges of the current year assessed upon the mortgaged premises, or in the maintenance of the insurance as aforesaid, to institute an action of mortgage foreclosure upon this Indenture of Mortgage, and to proceed thereon to judgment and execution for the recovery of the whole of said principal debt and all interest due thereon, together with an attorney's commission for collection, viz.: **10 per cent.**, besides costs of suit, and all expenses of effecting such insurance, without further stay, any law, usage or custom to the contrary notwithstanding.

And the said Mortgagor, for His Heirs, Executors, Administrators and Assigns, hereby waive the right of inquisition on any real estate that may be levied upon under a judgment obtained by virtue thereof, and voluntarily condemn the same and authorize the entry of such condemnation upon the writ of Execution and agree that the said real estate may be sold under the same, and also waive and relinquish all benefit of any and every law now in force, or which may be enacted hereafter 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 the sale thereof.

In Witness Whereof, the said Mortgagor to these presents has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of


Ronald Coleman

Bova 186-326

Barry E. Michael
Notary Public

#420 REG. CHIEF CLERK
COLUMBIA CO. PA.

Notary Public
11 PM '80

Commonwealth of Pennsylvania }
County of Columbia }

On this the 17 day of December Anno Domini 1976 before me,
A Notary Public
personally appeared the above named
Ronald Coleman

and in due form of law acknowledged the above INDENTURE OF MORTGAGE to be
act and deed, and desired the same might be recorded as such.

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

W. Theodore Cain
W. THEODORE CAIN, Notary Public
Bloomburg, Columbia Co., Pa.
My Commission Expires Nov. 14, 1978
32807

I Hereby Certify that the precise residence of the Mortgagor is, and persons entitled to
interest on this Mortgage is 7618 Alachua St., Kiner Hts. Orlando, Fla.
Bloomburg, PA

RONALD COLEMAN, Mortgagor

TO

MILLARD HUNSINGER and MARY E.
HUNSINGER, Mortgagees

Dated, December 19 74

RECORD IN RECORDER
COLUMBIA CO., PA.
TAX \$0.00
SEP 26 2 43 PM '77

C. Hummel
C. HUMMEL
32 EAST W. STREET
BLOOMSBURG, PENNSYLVANIA

Commonwealth of Pennsylvania }
County of Columbia }

Recorded in the Office for Recording of Deeds in and for
in Mortgage Book No. 186
page 324 Etc.

Witness my hand and seal of Office this 26th
day of Sept. Anno Domini 1977

Martin G. Bower
186 327 Recorder



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
DELBERT A. DOTY, DEPUTY
TRUDY A. STOUT, DEPUTY

August 2, 1984

C. Cleveland Hummel, Esq.
29 E. Main Street
Bloomsburg, Pa. 17815

RE: Hunsinger, Millard & Mary
vs
Ronald Coleman
NO: 74 - 1983 E.D.

Dear Mr. Hummel,

Distribution is being completed today in the captioned matter.
The schedule posted March 9, 1984 is being followed.

Enclosed are two (2) checks that I indicated at an earlier
date would be forwarded to you.

Check No. 7119 in the amount of \$27,236.72 has been made pay-
able to Millard L. Hunsinger and Mary E. Hunsinger, plaintiffs and your clients.
I trust you will forward same onto them.

Check No. 7120 in the amount of \$500.00 has been made payable
to you. It is a refund of the \$500.00 advance cost deposit received at time
Writ of Execution was filed.

Very truly yours,

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

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on THURSDAY the 1st day of MARCH 19 84, 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 LUTHER D. COLEMAN, JR. 3820 Old Berwick Road, Bloomsburg, Pennsylvania

for the price or sum of \$35,300.00 plus \$191.50 Poundage, \$353.00 Realty Transfer Tax and \$353.00 State Stamps ----- 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	\$112.25	
	Poundage	<u>191.50</u>	303.75
Press-Enterprise, Inc.			265.66
Henrie Printing			74.50
Prothonotary of Col. Co.			15.00
Recorder of Deeds, Col. Co.	(a) Copywork, Deed, etc.		18.50
	(b) Realty Transfer Tax		353.00
	(c) State Stamps		353.00
Columbia Co. Tax Claim Bureau	(1982 & 1983 Delinquent Taxes)		786.91
Millard L. & Mary E. Hunsinger (Plaintiffs)	Amount Due		27,236.72
Ronald G. Coleman (Assignment from Raub Credit Corporation)	Lien No. 554		6,790.46
	of 1980. Date of Lien April 9, 1980.		

Millard L. Hunsinger and
Mary E. Hunsinger
vs
Ronald Coleman
NO. 469 - 1982 J.D.
NO. 74 - 1983 E.D.

Sheriff's Office, Bloomsburg, Pa. } So answers
9 MARCH 1984
Victor B Vandling Sheriff
VICTOR B. VANDLING

AREA CODE 717
752-2766

April 27, 1984

Al Zale
Sheriff's Office
Columbia County Court House
Bloomsburg, PA 17815

Dear Al:

Enclosed please find a copy of the Petition that I have forwarded to the Internal Revenue Service on behalf of Ronald Coleman.

As soon as I hear anything further I will advise.

Sincerely yours,

Franklin E. Kepner/B.B.
Franklin E. Kepner

FEK/bb
Enclosure

[illegible]

TO: District Director
Internal Revenue Service
Special Procedures Staff
P.O. Box 12051
Philadelphia, Pennsylvania 19105

PETITION FOR CERTIFICATE OF DISCHARGE
FROM FEDERAL TAX LIEN

The applicant for a Certificate of Discharge of property from the Federal tax lien is Ronald Coleman, 110 Bissetts Lane, Bloomsburg, Columbia County, Pennsylvania, who is applying under Section 6325(b)(II)(B) of the Internal Revenue Code.

1. Description of the property is as follows:

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

BEGINNING at an iron pin corner located 33 feet south of the centerline of the D.L.&W. Railroad and on the eastern line of the public road leading from Espy to Lightstreet, sometimes called Edgar Avenue, and running thence along said right-of-way north 78 degrees 15 minutes east 200 feet to an iron pipe in line of land now or late of William K. Creasy, et ux; thence by said land of William K. Creasy, et ux, south 26 degrees 30 minutes east 100 feet to an iron pipe corner; thence by lands now or late of William K. Creasy, et ux, south 78 degrees 15 minutes west 200 feet to an iron pipe corner in the east line of said road or Edgar Avenue; thence by said Avenue north 26 degrees 30 minutes west 100 feet to the corner and place of BEGINNING.
CONTAINING .44 acres.

2. The taxpayer was divested of all his right, title and interest in and to the aforesaid premises by a Sheriff's Sale held on March 1, 1984, in the Office of the Sheriff of Columbia County at Bloomsburg, Pennsylvania.

3. The Federal Tax Lien from the Philadelphia District was filed to No. 1225 of 1981 in the Office of the Prothonotary of Columbia County by the United States of America vs. Ronald Coleman in an amount of \$10,290.25, entered of record on August 18, 1981.

4. The list of encumbrances on the property which have priority over the Federal Tax Lien are as follows:

(1) Millard R. Hunsinger and Mary E. Hunsinger of 7618 Alachua Pinar Heights, Orlando, Florida 32807, who had at the time of the Sheriff's Sale a claim of

\$27,236.72 on a mortgage dated December 15, 1974, and recorded in Columbia County Mortgage Book 186, page 324.

(2) A judgment by Luther D. Coleman, Sr. of 3820 Old Berwick Road, Bloomsburg, Pennsylvania 17815, vs. Ronald G. Coleman to No. 1748 of 1979, entered October 25, 1979, in the amount of \$8,000.00. The judgment creditor is the father of Ronald G. Coleman.

(3) A judgment in favor of Luther D. Coleman, Sr. and Anna McAllister vs. Ronald G. Coleman to No. 1749 of 1979, entered October 25, 1979, in the amount of \$10,400.00.

(4) A judgment by Luther D. Coleman, Jr., brother of Ronald G. Coleman, vs. Ronald G. Coleman, to No. 1750 of 1979, entered October 25, 1979, in the amount of \$10,000.00.

(5) A judgment by Rob Credit Corporation vs. Ronald G. and Linda M. Coleman, filed to No. 554 of 1980, entered April 9, 1980, in the amount of \$13,305.71. (This judgment was assigned to Ronald G. Coleman.)

(6) A judgment by the Town of Bloomsburg vs. Ronald Coleman to No. 246 of 1980, in the amount of \$462.15 entered December 29, 1980, for a sewer claim.

(7) A judgment by the Town of Bloomsburg vs. Ronald Coleman to No. 249 of 1980 in the amount of \$131.49 entered December 29, 1980, for a sewer claim.

(8) A judgment by George B. Crawford, t/a George B. Crawford, Inc. vs. Ronald Coleman, entered to No. 330 of 1981 on June 17, 1981, in the amount of \$3,581.15.

(9) United States of America vs. Ronald Coleman entered to No. 1225 of 1981 on August 18, 1981, in the amount of \$10,290.25.

(10) There are other liens of record but they are all junior to the above liens.

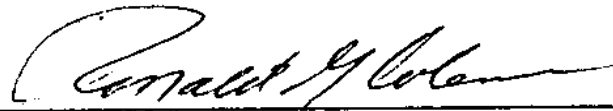
5. The aforesaid premises were sold at Public Sale by the Sheriff of Columbia County, Pennsylvania, on March 1, 1984, and were sold to Luther D. Coleman, Jr., 3820 Old Berwick Road, Bloomsburg, Pennsylvania, for \$35,300.00 plus \$191.50 poundage, \$353.00 realty transfer tax and \$353.00 state transfer tax.

Under penalties of perjury, I declare that I have exa-

mined this Application, including any accompanying schedules, exhibits, affidavits and statements, and to the best of my knowledge and belief, it is true, correct and complete.

DATE:

4/4/84



Ronald G. Coleman

APR 30 9 20 AM '84

OFFICE OF THE CLERK

SCHEDULE OF OTHER PROPERTIES
BELONGING TO RONALD G. COLEMAN

1. 75 East 1st Street
Bloomsburg, PA 17815
2. 94 Iron Street
Bloomsburg, PA 17815
3. 259 Mc Guire Drive
Bloomsburg, PA 17815

OFFICE OF THE
CLERK OF THE
APR 30 9 20 AM '84

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 1st day of MARCH 19 84, 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 LUTHER D. COLEMAN, JR.

3820 Old Berwick Road, Bloomsburg, Pennsylvania
for the price or sum of \$35,300.00 plus \$191.50 Poundage, \$353.00 Realty Transfer Tax and \$353.00 State Stamps ----- 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	\$112.25	
	Poundage	<u>191.50</u>	303.75
Press-Enterprise, Inc.			265.66
Henrie Printing			74.50
Prothonotary of Col. Co.			15.00
Recorder of Deeds, Col. Co.	(a) Copywork, Deed, etc.		18.50
	(b) Realty Transfer Tax		353.00
	(c) State Stamps		353.00
Columbia Co. Tax Claim Bureau	(1982 & 1983 Delinquent Taxes)		786.91
Millard L. & Mary E. Hunsinger (Plaintiffs)	Amount Due		27,236.72
Ronald G. Coleman (Assignment from Raub Credit Corporation)	Lien No. 554	6,790.46	
	of 1980. Date of Lien April 9, 1980.		

Millard L. Hunsinger and
Mary E. Hunsinger
vs
Ronald Coleman
NO. 469 - 1982 J.D.
NO. 74 - 1983 E.D.

Sheriff's Office, Bloomsburg, Pa.) So answers
9 MARCH 1984
Victor B Vandling Sheriff
VICTOR B. VANDLING

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 Coleman by the SHERIFF of Columbia County

GRANTOR (S)	ADDRESS	ZIP CODE
Luther D. Coleman, Jr.	3820 Old Berwick Road, Bloomsburg	17815
GRANTEE (S)	ADDRESS	ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

Edgar Ave. (Espy)	Scott Township	Columbia
R.D. STREET & NUMBER OR OTHER DESCRIPTION	NAME OF LOCAL GOVERNMENTAL UNIT	COUNTY

FULL CONSIDERATION \$ 35,300.00 HIGHEST ASSESSED VALUE \$ 2030.00
FAIR MARKET VALUE \$ 6,100.00 REALTY TRANSFER TAX PAID \$ 353.00
TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON (S) AND CITE PORTION OF LAW.

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II
(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE	ADDRESS
EXISTING MORTGAGE: \$ _____	DISPOSITION _____

MORTGAGEE	ADDRESS
EXISTING LIEN OR OBLIGATION: \$ _____	DISPOSITION _____

LIENHOLDER	ADDRESS
EXISTING LIEN OR OBLIGATION: \$ _____	DISPOSITION _____

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

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

OFFICIAL CONDUCTING SALE Victor B. Vandling, Col. Co. Courthouse, Bloomsburg - Sheriff
SUCCESSFUL BIDDER See Grantee.

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 2030.00
JUDGEMENT PLUS INTEREST	\$27,236.72		
BID PRICE		\$ 35,300.00	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 786.91	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$ 507.41	\$	
TOTAL	\$28,531.04	\$ 35,300.00	\$ 2030.00

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
☐ GRANTOR ☒ AGENT FOR GRANTOR
☐ STRAW ☐ TRUSTEE

Coleman Sheriff Sale

\$132.83

SHERIFF'S SALE

By virtue of a Writ of Execution No. 74 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, Columbia County Court House, in the Town of Bloomsburg, Columbia County, Pennsylvania, on:

Thurs., March 1, 1984
at 10:00 o'clock a.m.
ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT IN AND TO: ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Scott in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner located 33 feet south of the center line of the D.L. & W. Railroad and on the eastern line of the public road leading from Espy to Light-street, sometimes called Edgar Avenue, and running thence along said right-of-way north 70 degrees 15

on Feb. 8, 15, 22, 1984

exactly as printed and published; that the affiant is one of the owners and newspaper in which legal advertisement or notice was published; that neit 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.

Sworn and subscribed

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

February 27, 1984

80-593
313

\$ 132.83

DOLLARS

PAY TO THE ORDER OF

Press-Enterprise, INC.
One Hundred Thirty Two and 83/100



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR Hunsinger vs Coleman
No. 74 of 1983 C.D.

01:0313059361

572 810 00

05

notice, and

win within thirty (30) days thereafter 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 Millard L. Hunsinger and Mary E. Hunsinger vs. RONALD COLEMAN.
Victor B Vandling
Sheriff
C. Cleveland Hummel
Esquire

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

....., being duly sworn according to law and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia, State of Pennsylvania, and was established on the 1st day of March, 1902, and is published daily (except Sundays and Legal Holidays) continuously in said Town, County and State of Pennsylvania, the date of its establishment; that hereto attached is a copy of the foregoing advertisement in the above entitled proceeding which appeared in the issue of the Press-Enterprise on Feb. 8, 15, 22, 1984 exactly as printed and published; that the affiant is one of the owners and proprietors of the newspaper in which legal advertisement or notice was published; that neither the affiant nor 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 and publication are true.

Sworn and subscribed to before me this 24th day of Feb. 1984

[Signature]
[Signature]
(Notary)

My Commission Expires

MATTHEW J. CRONIN
BLOOMSBURG, PA.
MY COMMISSION EXPIRES
Member Pennsylvania

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

SHERIFF'S SALE

By virtue of a Writ of Execution No. 74 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, Columbia County Court House, in the Town of Bloomsburg, Columbia County, Pennsylvania, on:

Thurs., March 1, 1984
at 10:00 o'clock a.m.

ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT IN AND TO: ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Scott in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner located 33 feet south of the center line of the D.L. & W. Railroad and on the eastern line of the public road leading from Espy to Light-street, sometimes called Edgar Avenue, and running thence along said right-of-way north 78 degrees 15 minutes east, 200 feet to an iron pipe in line of the land now or later of William K. Creasy et ux; thence by said land of William K. Creasy et ux, south 26 degrees 30 minutes east, 100 feet to an iron pipe corner; then by lands now or late of William K. Creasy et ux south 78 degrees 15 minutes west, 200 feet to an iron pipe corner in the east line of said road or Edgar Avenue; thence by said Avenue north 26 degrees 30 minutes west, 100 feet to the corner and place of

beginning. Containing .44 acre. Recorded in Deed Book 186, page 325.

Notice is hereby given to all claimants and parties in interest, that the Sheriff, will within thirty (30) days thereafter 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 Millard L. Hunsinger and Mary E. Hunsinger vs. RONALD COLEMAN.

Victor B Vandling
Sheriff

C. Cleveland Hummel
Esquire

Luther D. Coleman, Jr.

February 28, 1984

C. Cleveland Hummel, Esquire
HUMMEL, JAMES AND MIHALIK
29 East Main Street
Bloomsburg, PA 17815

Dear Mr. Hummel:

This will confirm your understanding with Franklin E. Kepner, Jr., who is representing my brother, Ronald Coleman, in the action involving Millard Hunsinger.

It is my understanding that if my brother, Ronald Coleman, is the successful bidder at the Sheriff Sale to be held on March 1, 1984, and he purchases the property from the Sheriff, that you will agree to allow him ten (10) days to obtain the monies to pay to the Sheriff of Columbia County for Mr. Hunsinger. This understanding is predicated upon the fact that I am borrowing the aforementioned monies from Columbia County Farmers National Bank and will make them available to you within ten (10) days of the Sheriff's sale.

This is to confirm that if my brother does purchase the Millard/Hunsinger property at the Sheriff sale on March 1, 1984, I will have available for him the sum of \$27,000.00 on or before March 11, 1984.

If you have any questions, you may contact me at your convenience.

Very truly yours,

Luther Coleman, Jr.



bkh



**The Columbia County
Farmers National Bank**
of Orangeville, Pa.

4242 Old Berwick Road
Bloomsburg, Pa. 17815
February 24, 1984

Attorney Frank Kepner, Jr.
Third and Pine Streets
Berwick, Pa. 18603

Dear Attorney Kepner

RE: Mortgage loan for Luther Coleman, Jr.

We have approved a three-year renegotiable mortgage loan for Luther D. Coleman, Jr. in the amount of \$27,000.00. Luther's address is 3820 Old Berwick Road. The property to be mortgaged is located at Edgar Avenue and Route 11 in Scott Township, Columbia County. The interest rate on the mortgage is 13.5% with payments of 350.55 per month when amortized over a 15-year period. We have an origination fee of 2 percent.

I would like you to prepare a mortgage and bond for us according to the terms stated above. We do require title insurance on the amount of the mortgage with endorsements 710 and 300.

If you have any questions please call me at 784-8474. Thank you for your assistance.

Sincerely

Daniel E. Young

Daniel E. Young
Asst. Cashier

DEY
encl.

P.S. I have enclosed a copy of the mortgage terms we are now using.

Main Office:

Main Street
Orangeville, PA 17859
(717) 683-5200

Branch Offices:

Market Street
Benton, PA 17814
(717) 925-6181

4242 Old Berwick Road
Bloomsburg, PA 17815
(717) 784-8474

Main Road
Sweet Valley, PA 18656
(717) 477-2300

This Deed

On the 15th day of December, in the year
Nineteen hundred and seventy four (1974)

Between MILLARD L. HUNSINGER and MARY E. HUNSINGER, both of the Town
of Bloomsburg, Columbia County, Pennsylvania,

AND

Grantor s

RONALD COLEMAN of Bissetts Lane, Bloomsburg, Columbia County,
Pennsylvania

Grantee

Witnesseth, that in consideration of
Forty Five Thousand (\$15,000.00) ----- Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor s do
hereby grant and convey to the said Grantee his heirs and assigns,

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

BEGINNING at an iron pin corner located 33 feet south of the
center line of the D. L. & W. Railroad and on the eastern line of the
public road leading from Espy to Lightstreet, sometimes called Edgar
Avenue, and running thence along said right-of-way North 78 degrees 15
minutes East, 200 feet to an iron pipe in line of land now or late of
William K. Creasy et ux; thence by said land of William K. Creasy et ux,
South 26 degrees 30 minutes East, 100 feet to an iron pipe corner; thence
by lands now or late of William K. Creasy et ux South 78 degrees 15
minutes West, 200 feet to an iron pipe corner in the east line of said
road or Edgar Avenue; thence by said Avenue North 26 degrees 30 minutes
West, 100 feet to the corner and place of beginning. Containing .44 acre.

BEING the same premises which Robert Travis and Ada Travis,
his wife, by Deed dated May 24, 1957 and recorded in Deed Book Volume
184, page 509 granted and conveyed unto Millard L. Hunsinger and Mary
E. Hunsinger, his wife, Grantors herein.

THE CENTRAL COLUMBIA SCHOOL DISTRICT
REAL ESTATE TRANSFER TAX
Amount \$450.00 Paid 9-5-80

And the said Grantor s Will Warrant specially the property hereby conveyed.

In Witness Whereof, the said Grantor s have hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Millard L. Hunsinger
Millard L. Hunsinger
Mary E. Hunsinger
Mary E. Hunsinger

Ronald H. Coleman

Commonwealth of Pennsylvania
County of Columbia

ss.

On this, the 17 day of December 19 76, before me,
A Notary Public the undersigned officer, personally appeared
Millard L. Hunsinger and Mary E. Hunsinger

known to me (or satisfactorily proven) to be the persons whose name s are subscribed to the within instrument, and acknowledged that they executed the same

for the purpose thereof.

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

W. Theodore Cain

I Heresby Certify that the precise address of the grantee herein is
110 Bissetts Lane
Almeida, PA

W. Theodore Cain

RECORDS RECORDER
COLUMBIA CO., PA.

SEP 3 4 10 PM '80

MILLARD L. HUNSINGER and
MARY E. HUNSINGER, his wife,
GRANTORS

TO

RONALD COLEMAN,
GRANTEE

Dated, December 19 74

State \$450.00

LAW OFFICE
CLEVELAND C. HUMMEL
29 EAST MAIN STREET
BLOOMSBURG, PENNSYLVANIA

Hummel

Commonwealth of Pennsylvania
County of Columbia 4:10 p.m.

ss.

Recorded in the Office for Recording of Deeds in and for

Columbia County

in Deed Book

No. 299,

page 298 Etc.

Witness my hand and seal of Office this 5th

day of September, Anno Domini 19 80.

299 300

Beverly J. Michael, Acting Recorder

7/6/83

SHERIFF'S SALE

COST SHEET

HunsingerVS RONALD CLEMANTHURSDAY, Dec. 1, 1983NO. 74 of 1983

WRIT OF EXECUTION:

Judgement --- Principal

\$ 29,316.23

Insurance

Interest from 3-15-82 to 7-29-832,194.75

Real Estate Tax

Interest from 7-30-83 to days @ \$ 7.38 per day

Attorneys' Fee

Total ... \$ 31,510.98 \$ 31,510.98

INITIAL PROTHONOTARY COSTS: (PD. BY ATTY.)

Proth. (Writ)

\$

15.00 Pd.

Pro. Pd.

Shff. V.

Judg. Fee

6.50 Pd.

Atty. Fee

Satisfaction

Total ... \$ 21.50 \$ 21.50

SHERIFF'S COST OF SALE:

Docket & Levy

\$ 10.75

Service of Notice

7.50 7.50

Postage

Posting of Sale Bills (Bldg., Office, Lobby, etc.)

15.00 15.00

Advertising, Sale Bills

5.00 5.00

Newspapers

5.00 5.00

Mileage

6.00 5.50

Crying/Adjourn of Sale

— 5.00

Sheriff's Deed (executing & registering)

— 20.00

Solicitor's fee

— ?Total...✓ \$ 49.25 \$ 112.25

Press-Enterprise

\$ 132.83 132.83

Henrie Printing

37.25 37.25Total ...✓ \$ 170.08 170.08 \$ 340.16

Prothonotary - List of Liens

\$ 10.00

Deed

5.00Total ... \$ 15.00 \$ 15.00

Recorder of Deeds, Col. Co.

\$ 18.50

Deed, Search, etc.

Total ... \$ 18.50 \$ 18.50

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 19__

\$ School Taxes, District , 19__ Delinquent Taxes, 1982, 1983, 19 , TOTAL AMOUNT786.91Total ...✓ \$ 786.91 \$ 786.91

SEWERAGE RENT DUE:

Municipality for 19__\$ \$ TOTAL TAXES & COSTS ----- \$ 1272.52BUYER: BID PRICE: \$ POUNDAGE \$ DEED IN NAME OF: REALTY TRANSFER TAX \$ STATE STAMPS \$

Hunsinger

VS

Ronald ColemanTHURSDAY, December 1, 1983NO. 74 of 1983WRIT OF EXECUTION:

Judgement --- Principal

\$ 29,316.23

Insurance

Interest from 3-15-82 to 7-29-832,194.75

Real Estate Tax

Interest from 7-30-83 todays @ \$ 7.38 per day

Attorneys' Fee

Total ... \$ 31,510.98 \$ 31,510.98INITIAL PROTHONOTARY COSTS: (PD. BY ATTY.)

Proth. (Writ)

\$ 15.00 Pd.

Pro. Pd.

Shff. V.

Judg. Fee

6.50 Pd.

Atty. Fee

Satisfaction

Total ... \$ 21.50 \$ 21.50SHERIFF'S COST OF SALE:

Docket & Levy

\$ 10.75

Service of Notice

7.50

Postage

Posting of Sale Bills (Bldg., Office, Lobby, etc.)

15.00

Advertising, Sale Bills

5.00

Newspapers

5.00

Mileage

6.00

Crying/Adjourn of Sale

Sheriff's Deed (executing & registering)

Solicitor's fee

Total... \$ 49.25 \$ 49.25

Press-Enterprise

\$ 132.83

Henrie Printing

37.25Total ... \$ 170.08 \$ 170.08

Prothonotary - List of Liens

\$ 10.00

Deed

5.00Total ... \$ 15.00 \$ 15.00

Recorder of Deeds, Col. Co.

Deed, Search, etc.

Total ... \$ _____ \$ _____

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 1983

\$ 78.66School Taxes, District C.C., 1983305.16Delinquent Taxes, 1982, 19 , 19 , TOTAL AMOUNT397.99Total ... \$ 781.81 \$ 781.81SEWERAGE RENT DUE:

Municipality _____ for 19__

\$ _____ \$ _____

TOTAL TAXES & COSTS ----- \$ _____

BUYER: _____

BID PRICE: \$ _____ POUNDAGE \$ _____

DEED IN NAME OF: _____

REALTY TRANSFER TAX \$ _____ STATE STAMPS \$ _____

Current 1/1/68 1/1/68

1/1/68 1/1/68

28,509.54 — 1/1/68

28,609.00 —

29,000.00

29,001.00

29,200.00

300

400 — Kile

500

600 — K

700 — C

800 —

900 — C

30,000 — K

100

300 — K

300 — C

400

500

600 — K

700

800 — K

900 — C

31,000 — K

100

200 — K

300 — C

400 — K

500 — C

31,500 — C

600 — K

700

800

900 — C (Kile)

32,000 — K

100 — C

200

300 — C

400

500 — C

600

700 — C

33,000 — 13

100 — C

200

300

400

500

600

700

800

900

34,000

100

200

300

400

500 — C

600

700

35,000 — 13

100

200

300 — C

400

500

600

700

800

900

(Brown
Henderson)

Fuller
3820 Old Bank Rd.
Hunting

This FINANCING STATEMENT is presented to a Filing Officer for filing pursuant to the Uniform Commercial Code.

No. of Additional Sheets Presented:

Maturity Date
3. (optional):

1. Debtor(s) (Last Name First and Address(es)):

R.G. Coleman
110 Bisset Lane
Bloomsburg, Pa.

2. Secured Party(ies): Name(s) and Address(es):

Raub Credit Corporation
James & Mulberry St.
Lancaster, Pa.

REGISTRATION OFFICE: Date, Time, No. Filing Office

AUG 6 9 47 AM '76

#18263

5. This Financing Statement covers the following types (or items) of property:

Westinghouse Oil Furnace incl Duct System. 1 Rheem Elec. Water Heater. 6Am/Std 32" Stall Showers. 10 Am/Std Water Closets & Lavatories. 14 Lithonian Elec Light Fixtures. 37 Cartons Armstrong Excellon Tile. 144 sq. yds. Venture Carpet; 178 sq.yds. Raub Crest Carpet. 3 rolls Greenbriar Padding.

6. Assignee(s) of Secured Party and Address(es)

☒ Proceeds—

☐ Products of the Collateral are also covered.

7. ☐ The described crops are growing or to be grown on: *
☐ The described goods are or are to be affixed to: *
* (Describe Real Estate Below).

8. Describe Real Estate Here:

9. Name(s) of Record Owner(s):

No. & Street

Town or City

County

Section

Block

Lot

10. This statement is filed without the debtor's signature to perfect a security interest in collateral (check appropriate box)

- ☐ already subject to a security interest in another jurisdiction when it was brought into this state, or
☐ which is proceeds of the original collateral described above in which a security interest was perfected:

By R.G. Coleman

Signature(s) of Debtor(s)

(9/72)

By Raub Credit Corporation

Signature(s) of Secured Party(ies)

(1) FILING OFFICER COPY - NUMERICAL

STANDARD FORM - FORM UCC-1 — Approved by the Secretary of the Commonwealth of Pa.

NOTE:

Based on above SECURED TRANSACTION the following Writs of Execution were filed by Atty. J. Mihalik in behalf of Raub Credit Corporation.

- (a) No. 16 - 1980 (R.E.) on 4/9/80, the date Judgment entered.
(b) No. 18 - 1980 (Money Judgment) on 4/11/80.

On 7/1/80 Atty. MIHALIK advised Col. Co. Sheriff's Dept.

1. Agreement reached.
2. Executions Discontinued.
3. Judgment will not be satisfied because of Assignment.

LIST OF LIENS

VERSUS

RONALD COLEMAN

Court of Common Pleas of Columbia County, Pennsylvania.

Luther D. Coleman, Sr.

versus

Ronald G. Coleman

No. 1748 of Term, 1979
Real Debt ||\$ 8,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien October 25, 1979
Nature of Lien Judgment Note

Luther D. Coleman & Anna McAllister

versus

Ronald G. Coleman

No. 1749 of Term, 1979
Real Debt ||\$ 10,400.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien October 25, 1979
Nature of Lien Judgment Note

Luther D. Coleman, Jr.

versus

Ronald G. Coleman

No. 1750 of Term, 1979
Real Debt ||\$ 10,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien October 25, 1979
Nature of Lien Judgment Note

(Assignment to Ronald G. Coleman)
Raub Credit Corporation

versus

Ronald G. & Linda M. Coleman

No. 554 of Term, 1980
Real Debt ||\$ 13,305.71
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien May 30, 1980
Nature of Lien Judgment Note

Town of Bloomsburg

versus

Ronald Coleman

No. 246 of Term, 1980
Real Debt ||\$ 462.15
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien December 29, 1980
Nature of Lien Sewer Claim

LIST OF LIENS

VERSUS

RONALD COLEMAN

Court of Common Pleas of Columbia County, Pennsylvania.

Town of Bloomsburg	}	No. 247 of	Term, 1983
		Real Debt	\$ 131.49
		Interest from	
versus		Commission	
		Costs	
Ronald Coleman		Judgment entered	December 29, 1980
		Date of Lien	Sewer Claim
		Nature of Lien	

George B. Crawford	}	No. 330 of	Term, 1981
t/a George B. Crawford, Inc.		Real Debt	\$ 3,581.15
		Interest from	
versus		Commission	
		Costs	
Ronald Coleman		Judgment entered	June 17, 1981
		Date of Lien	Judgment on Verdict
		Nature of Lien	

Millard L. & Mary E. Hunsinger	}	No. 469 of	Term, 1982
		Real Debt	\$ 29,316.23
		Interest from	
versus		Commission	
		Costs	
Ronald G. Coleman		Judgment entered	April 19, 1982
		Date of Lien	Judgment Note
		Nature of Lien	

Luther D. Coleman	}	No. 1291 of	Term, 1982
		Real Debt	\$ 25,500.00
		Interest from	
versus		Commission	
		Costs	
Ronald G. Coleman		Judgment entered	November 9, 1982
		Date of Lien	Judgment Note
		Nature of Lien	

Town of Bloomsburg	}	No. 167 of	Term, 1982
		Real Debt	\$ 497.38
		Interest from	
versus		Commission	
		Costs	
Ronald Coleman		Judgment entered	December 29, 1982
		Date of Lien	Sewer Claim
		Nature of Lien	

LIST OF LIENS

VERSUS

RONALD COLEMAN

Court of Common Pleas of Columbia County, Pennsylvania.

Town of Bloomsburg

versus

Ronald Coleman

No. 168 of Term, 1983
Real Debt ||\$ 302.20
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien December 29, 1982
Nature of Lien Sewer Claim

Bloomsburg Bank-Columbia Trust Co.

versus

Ronald G., a/k/a R.G. Coleman

No. 305 of Term, 1983
Real Debt ||\$ 9,935.50
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien March 17, 1983
Nature of Lien Agree. to Revive

versus

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

versus

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

versus

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

LIST OF LIENS

VERSUS

RONALD COLEMAN

Court of Common Pleas of Columbia County, Pennsylvania.

Town of Bloomsburg

versus

Ronald Coleman

No. 247 of Term, 1980
Real Debt ||\$ 131.49
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien December 29, 1980
Nature of Lien Sewer Claim

George B. Crawford, t/a

Gerorge B. Crawford, Inc.

versus

Ronald Coleman

No. 330 of Term, 1981
Real Debt ||\$ 3,481.15
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien June 17, 1981
Nature of Lien Judgment on Verdict

Millard L. & Mary E. Hunsinger

versus

Ronald G. Coleman

No. 469 of Term, 1982
Real Debt ||\$ 29,316.23
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien April 19, 1982
Nature of Lien Judgment Note

Luther D. Coleman

versus

Ronald G. Coleman

No. 1291 of Term, 1982
Real Debt ||\$ 25,500.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien November 9, 1982
Nature of Lien Judgment Note

Town of Bloomsburg

versus

Ronald Coleman

No. 167 of Term, 1982
Real Debt ||\$ 497.38
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien December 29, 1982
Nature of Lien Sewer Claim

LIST OF LIENS

VERSUS

RONALD COLEMAN

Court of Common Pleas of Columbia County, Pennsylvania.

Town of Bloomsburg

versus

Ronald Coleman

No. 168 of Term, 19 83
Real Debt \$ 302.20
Interest from
Commission
Costs
Judgment entered
Date of Lien December 29, 1982
Nature of Lien Sewer Claim

Bloomsburg Bank-Columbia Trsut Co.

versus

Ronald G. Coleman, a/k/a

R.G. Coleman

No. 305 of Term, 19 83
Real Debt \$ 9,935.50
Interest from
Commission
Costs
Judgment entered
Date of Lien March 17, 1983
Nature of Lien Agree. to Revive

versus

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

versus

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

versus

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



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

Millard and Mary Hunsinger

vs

Ronald Coleman

A. J. ZALE, Chief Deputy

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

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 74 of 1983 ED.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

January 25, 1984 at 3:15PM., posted a copy of the
SHERIFF'S SALE bill on the property of Ronald Coleman
Edgar Ave., Bloomsburg, Penna. (Espy)

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

So Answers:

John J. O'Brien and Delbert Doty
John J. O'Brien and Delbert Doty

Deputy Sheriff

For:

Victor B. Vandling

Victor B. Bandling
Sheriff, Col. Co.

Sworn and subscribed before me this
25 day of January 1984.

Tammi Kline

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
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

Tinsinger, Millard and Mary

VS

Ronald Coleman

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

NO. 74 of 1983 E.D.

WRIT OF EXECUTION

SERVICE ON Ronald Coleman

ON January 19, 1984 at 10:05 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,

Ronald Coleman at 122 E. Main St., Bloomsburg, Pa.

by Delbert Doty & John J. O'Brien

Service was made by personally handing said Writ of Execution and
Notice of Sheriff's Sale of Real Estate to the defendant.

So Answers:

Delbert Doty & John J. O'Brien
Delbert Doty & John J. O'Brien
Deputy Sheriff

For:
Victor B Vandling

Victor B. Vandling
Sheriff Columbia Co.

Sworn and subscribed before me
this 19th day of January
19 84

Thomas Kline
Prothonotary, Columbia County, Pa.

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 74 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, COLUMBIA COUNTY COURTHOUSE, IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON

Thursday, MARCH 1, 1984

AT 10:00 O'CLOCK A.M.

Correct Date

ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT IN AND TO:

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

BEGINNING at an iron pin corner located 33 feet south of the center line of the D.L. & W. Railroad and on the eastern line of the public road leading from Espy to Lightstreet, some times called Edgar Avenue, and running thence along said right-of-way north 78 degrees 15 minutes east, 200 feet to an iron pipe in line of the land

now or late of William K. Creasy et ux; thence by said land of William K. Creasy et ux, south 26 degrees 30 minutes east, 100 feet to an iron pipe corner; then by lands now or late of William K. Creasy et ux south 78 degrees 15 minutes west, 200 feet to an iron pipe corner in the east line of said road or Edgar Avenue; thence by said Avenue north 26 degrees 30 minutes west, 100 feet to the corner and place of beginning.

Containing .44 acre. Recorded in Deed Book 186, page 325.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter 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 MILLARD L. HUNSINGER AND MARY E. HUNSINGER vs. RONALD COLEMAN.

C. CLEVELAND HUMMEL, Esq.

1/19/84

VICTOR B. VANDLING, Sheriff

SUSAN,

LEGAL ADS, WEDNESDAYS, February 8, 15, and 22, 1984. Affidavit please !!!

H. James Hock, Tax Collector Scott Township.

Henrie Printing 1/18/84

Cleveland C. Hummel
Thomas Arthur James, Jr.
John A. Mihalik
C. Cleveland Hummel

LAW OFFICES
HUMMEL, JAMES & MIHALIK
29 EAST MAIN STREET
BLOOMSBURG, PENNSYLVANIA
17815-1898
717-784-7367

Benton Office
Main Street
Benton, Pa.
17814
717-925-2900
Reply To
Bloomsburg Office

January 11, 1984

Mr. A. J. Zale,
Columbia County Sheriff's Office
Columbia County Court House
Bloomsburg, PA 17815

In re: Hunsinger vs. Coleman
Execution of real property
469 - 82 J.D.; 74-1983 E.D.

Dear Al:

Please re-schedule the Sheriff's Sale in the above captioned matter which had been originally scheduled for Thursday, December 1, 1983. Please re-advertise and renotify Mr. Coleman of the date of Sale. Enclosed herein please find a typewritten Notice to be completed by you for forwarding to Mr. Coleman.

Sincerely yours,


C. Cleveland Hummel

Enclosure
pr

RECEIVED
JAN 11 1984
BLOOMSBURG, PA

MILLARD L. HUNSINGER and
MARY E. HUNSINGER,
Plaintiffs,

VS.

RONALD COLEMAN,
Defendant.

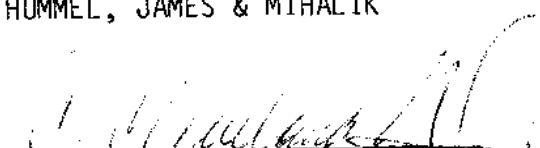
: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
: NO. 469 OF 1982 J.D.
:
: NO. 74 OF 1983 E. D.
:

AFFIDAVIT PURSUANT TO PA. R. CIV. PRO. 3129(a)

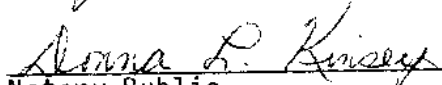
I, C. CLEVELAND HUMMEL, ESQUIRE, attorney for the Plaintiff in the above captioned action, hereby swear and affirm to the best of my knowledge, information and belief that the name and last known address of the owner of the real estate and the Defendant set forth above are as follows:

RONALD COLEMAN
122 East Main Street
Bloomsburg, PA 17815

LAW OFFICES
HUMMEL, JAMES & MIHALIK


C. CLEVELAND HUMMEL, ESQUIRE
29 East Main Street
Bloomsburg, PA 17815-1898
(717) 784-7367
ATTORNEY FOR PLAINTIFF

Sworn to and Subscribed
before me this 13th day
of January, 1984.


Notary Public

My Commission Expires: 10/31/85

DONNA L. KINSEY, Notary Public
Bloomsburg, Columbia Co., Pa.
My Commission Expires Oct. 21, 1985



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
DELBERT A. DOTY, DEPUTY
TRUDY A. STOUT, DEPUTY

December 20, 1983

C. Cleveland Hummel, Esq.
29 E. Main Street
Bloomsburg, Pa. 17815

RE: HUNSINGER vs COLEMAN
NO: 74 of 1983 E.D.

Dear Mr. Hummel,

On November 23, 1983 a RULE was issued setting a hearing pre-hearing conference to be held before the Hon. Roy Gardner on the 7th day of December 1983. Thus ALL PROCEEDINGS TO STAY MEANWHILE.

You are requested to advise this office upon receipt of ruling by the honorable judge. Re-scheduling Sheriff's Sale will then be discussed, i.e., setting a new date, issuance of new Sale Bills, and newspaper advertisement again.

No further action will be scheduled in this matter until advisement from you.

Very truly yours,


A. J. Zale

Address all communications in connection with claims to:

TAX CLAIM BUREAU

Court House

Bloomsburg, Pa. 17815

Owner
or
Reputed
Owner

COUNTY

YEAR	FACE	PENALTY	INTEREST	COSTS	TOTAL
			9.06		58.69

TOWN-BOROUGH-TOWNSHIP

YEAR	FACE	PENALTY	INTEREST	COSTS	TOTAL
			.80		22.83

SCHOOL DISTRICT

YEAR	FACE	PENALTY	INTEREST	COSTS	TOTAL
			10.75		306.49
			13.61		387.99

BUREAU FEE

10.00

CERTIFIED MAIL

TOTAL CLAIM DUE MAY 1ST

START w/MAY ADD

INTEREST EACH MONTH

IF PROPERTY WAS POSTED ADD \$5.00

TCB

Total
Due

397.99

No

3599

Checks payable to COUNTY OF COLUMBIA

For Receipt: Enclose a Stamped, Self-addressed Envelope

Date _____

Description of Property

DISTRICT

MAP

PARCEL

Interest must be computed to date of payment.
You may call (717) 784-1991 prior to remittance
for exact amount giving district map & parcel
number indicated above.

NOTICE OF RETURN AND CLAIM

Notice is hereby given that the property above described has been returned to the Tax Claim Bureau of Columbia County for non-payment of taxes and a claim has been entered under the provisions of Act No. 542 of 1947. If payment of these taxes is not made to the Tax Claim Bureau on or before December 31 of this year, or no exceptions filed, the claim will become absolute. A redemption period of one year will commence or has commenced to run on July 1 of this year. If the claim is not paid in full before the end of the redemption period the property will be advertised and sold by the Tax Claim Bureau; no further redemption will be allowed after such sale.

WARNING

IF YOU FAIL TO PAY THIS TAX CLAIM OR TAKE LEGAL ACTION TO CHALLENGE THIS TAX CLAIM, YOUR PROPERTY WILL BE SOLD WITHOUT YOUR CONSENT AS PAYMENT FOR THESE TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS PLEASE, CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU AT THE FOLLOWING TELEPHONE NUMBER 717-784-1991 OR THE LEGAL AID SERVICE AT THE FOLLOWING TELEPHONE NUMBER 717-784-8760.

Beatrice Thompson

DIRECTOR TAX CLAIM BUREAU
Columbia County, Pa.

MILLARD L. HUNSINGER and
MARY E. HUNSINGER, husband
and wife,
Plaintiffs,

vs.

RONALD COLEMAN,
Defendant.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
: CIVIL ACTION - LAW
:
: NO. 469 OF 1982
:
: CONFESSION OF JUDGMENT

R U L E

AND NOW, this 2nd day of November, 1983,
upon consideration of the foregoing Petition, a Rule is hereby
granted upon the Plaintiffs and on the Sheriff of Columbia
County to show cause why the Defendant's/Petitioner's relief
should not be granted.

RULE RETURNABLE the 7th day of December,
1983, at 2:00 o'clock P.M. at the Columbia County Court-
house, at which time a hearing/pre-hearing conference shall be
held in the Judge's Chambers/Main Courtroom. before Hon. Roy
C. J. C. C., specially presiding,
All proceedings to Stay meanwhile.

BY THE COURT:

(S) Roy C. C. C. P.J.

MILLARD L. HUNSINGER and	:	IN THE COURT OF COMMON PLEAS
MARY E. HUNSINGER, husband	:	OF THE 26TH JUDICIAL DISTRICT
and wife,	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiffs,	:	CIVIL ACTION - LAW
	:	
vs.	:	NO. 469 of 1982
	:	
RONALD COLEMAN,	:	
Defendants.	:	COFESSION OF JUDGMENT

PETITION FOR STAY OR TO SET ASIDE THE
WRIT, SERVICE, LEVY OR ATTACHMENT

TO THE HONORABLE JAY W. MYERS, PRESIDENT JUDGE OF SAID COURT:

The Petitioner is Ronald Coleman, an adult individual who resides at 259 McGuire Drive, Bloomsburg, Columbia County, Pennsylvania.

2. The Petitioner is the Defendant in the above captioned action.

3. On or about October 15, 1972, the Petitioner signed a confession of judgment in favor of the Plaintiffs, Millard L. Hunsinger and Mary E. Hunsinger, his wife.

4. Subsequently, on or about April 19, 1982, the Plaintiff's filed a confession of judgment against the Petitioner alleging that he had failed to maintain insurance on the premises which was encumbered by a mortgage and bond.

5. As a result, the Plaintiffs exercised their option to declare the entire balance of the instrument immediately due and payable.

6. Notwithstanding the fact that they instituted the action against the Petitioner on or about April 19, 1982, the Petitioner has tendered payment of his monthly obligation to the Plaintiffs in the amount of TWO HUNDRED FIFTY and 76/100 (\$250.76) DOLLARS each and every month.

7. The Petitioner has made payment and the Plaintiffs have accepted payment and have cashed the Petitioner's checks each and every month up to and including July 15, 1983.

8. The Petitioner has also forwarded payment to the Plaintiffs in a timely manner for the months of August, 1983, September, 1983 and October, 1983.

9. The Petitioner believes and therefore avers that the Plaintiffs have waived their right to execute in this matter by accepting payment as set forth above.

10. Further, the Petitioner does not believe that there has been a substantial breach of the Agreement between the Parties thereby allowing the Plaintiffs to execute as set forth above.

11. The Petitioner believes and therefore avers that the Plaintiffs have not followed the correct procedure in enforcing their confession of judgment and setting up a Sheriff sale.

WHEREFORE, the Petitioner/Defendant respectfully requests this Court to set aside the Writ, Service, Levy and Attachment and the Petitioner/Defendant further requests this Court to

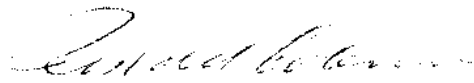
Stay the Execution and Sheriff sale scheduled for December 1,
1983.

KEPNER and KEPNER

BY:
Franklin E. Kepner, Jr., Esquire
3rd & Pine Streets
Berwick, Pa 18603
(717) 752-2766

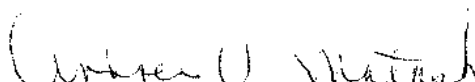
COMMONWEALTH OF PENNSYLVANIA :
 :
COUNTY OF COLUMBIA :

RONALD COLEMAN, being duly sworn, according to law does
depose and say that the facts set forth in the foregoing
Petition are true and correct to the best of his knowledge,
information and belief.



Ronald Coleman

Sworn and Subscribed to
before me this 8th day
of November, 1983.



MY COMMISSION EXPIRES: 2-24-86

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

J. Stephen Buckley, being duly sworn according to the oaths of the State of Pennsylvania, and says that Press-Enterprise is a newspaper of general circulation with its office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia, Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily (except Sundays and Legal Holidays) continuously in said Town, County and State of Pennsylvania, 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 the Press-Enterprise on Nov. 9, 16, 23, 1983, exactly as printed and published; that the affiant is one of the owners and publisher of the Press-Enterprise.

SHERIFF'S SALE
By virtue of a Writ of Execution No. 74 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 bidder, for cash in the Sheriff's Office, Columbia County Court House, in the Town of Bloomsburg, Columbia County, Pennsylvania, on: **Thurs., Dec 1, 1983 at 10:00 o'clock a.m.** ALL the right, title and interest of the Defendant in and to: **ALL THAT certain piece, parcel and tract of land, situate in the Township of Scott in the County of Columbia and State of Pennsylvania, bounded and described as follows:**

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

6615

November 29, 1983

60-583
313

PAY TO THE ORDER OF

Press-Enterprise, Inc.

\$ 132.83

One Hundred - Thirty Two and 83/100

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR Hunsinger vs Coleman

No. 74 of 1983 C.D.

01031305936

Victor B. Vandling

572081000

05

Coleman Sheriff Sale

\$132.83

My Commission Expires

Edgar Avenue; thence by said Avenue north 26 degrees 30 minutes west, 100 feet to the corner and place of beginning. Containing .44 acre. Recorded in Deed Book 186, page 325.

Notice is hereby given to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter 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 Millard L. Hunsinger and Mary E. Hunsinger vs. Ronald Coleman. Victor B. Vandling Sheriff C. Cleveland Hummel Esquire

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

..... J. Stephen Buckley, being duly sworn according to oath and says that Press-Enterprise is a newspaper of general circulation with its office 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 been published daily (except Sundays and Legal Holidays) continuously in said Town, County and State of Pennsylvania, 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 Nov. 9, 16, 23, exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither Press-Enterprise nor its owners are interested in the subject matter of said notice and advertisement; that all of the allegations in the foregoing statement as to time, place, and publication are true.

Sworn and subscribed to before me this day of 19.....

Matthew J. Creme

Matthew J. Creme
(Notary Public)

My Commission Expires

MATTHEW J. CREME, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES JULY 5, 1944
Member Pennsylvania Association of Notaries

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

SHERIFF'S SALE

By virtue of a Writ of Execution No. 74 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 bidder, for cash in the Sheriff's Office, Columbia County Court House, in the Town of Bloomsburg, Columbia County, Pennsylvania, on:

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

ALL the right, title and interest of the Defendant in and to:

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

BEGINNING at an iron pin corner located 33 feet south of the center line of the D.L. & W. Railroad and on the eastern line of the public road leading from Espy to Light-street, some times called Edgar Avenue, and running thence along said right-of-way north 78 degrees 15 minutes east, 200 feet to an iron pipe in line of the land now or late of William K. Creasy et ux; thence by said land of William K. Creasy et ux, south 26 degrees 30 minutes east, 100 feet to an iron pipe corner; then by lands now or late of William K. Creasy et ux south 78 degrees 15 minutes west, 200 feet to an iron pipe corner in the east line of said road or Edgar Avenue; thence by said Avenue north 26 degrees 30 minutes west, 100 feet to the corner and place of beginning. Containing .44 acre. Recorded in Deed Book 186, page 325.

Notice is hereby given to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter 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 Millard L. Hunsinger and Mary E. Hunsinger vs. Ronald Coleman.

Victor B Vandling
Sheriff
C Cleveland Hummel
Esquire

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 74 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, COLUMBIA COUNTY COURTHOUSE, IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON

Thursday, December 1, 1983

at 10:00 O'Clock A.M.

ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT IN AND TO:

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

BEGINNING at an iron pin corner located 33 feet south of the center line of the D.L. & W. Railroad and on the eastern line of the public road leading from Espy to Lightstreet, some times called Edgar Avenue, and running thence along said right-of-way north 78 degrees 15 minutes east, 200 feet to an iron pipe in line of the land now or late of William K. Creasy et ux; thence by said land of William K. Creasy et ux, south 26 degrees 30 minutes east, 100 feet to an iron pipe corner; then by lands now or late of William K. Creasy et ux south 78 degrees 15 minutes west, 200 feet to an iron pipe corner in the east line of said road or Edgar Avenue; thence by said Avenue north 26 degrees 30 minutes west, 100 feet to the corner and place of beginning. Containing .44 acre. Recorded in Deed Book 186, page 325.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter 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 MILLARD L. HUNSINGER AND MARY E. HUNSINGER vs. RONALD COLEMAN.

C. Cleveland Hummel, Esq.

VICTOR B. VANDLING, Sheriff

Copies to:

Henrie Printing 10/11/83

P-E., Legal Ads, Wed., Nov 9, 16 & 23, 1983. Affidavit requested. 10/12/83

H. James Hock, Tax Collector, Scott Twp. 10/12/83

71
MILLARD L. HUNSINGER and
MARY E. HUNSINGER, husband
and wife,

Plaintiffs,

vs.

RONALD COLEMAN,

Defendant.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
: CIVIL ACTION - LAW
:
: NO. 469 OF 1982
:
: CONFESSION OF JUDGMENT

R U L E

AND NOW, this 23rd day of November, 1983,
upon consideration of the foregoing Petition, a Rule is hereby
granted upon the Plaintiffs and on the Sheriff of Columbia
County to show cause why the Defendant's/Petitioner's relief
should not be granted.

RULE RETURNABLE the 24th day of December,
1983, at 2:00 o'clock P.M. at the Columbia County Court-
house, at which time a hearing/pre-hearing conference shall be
held in the Judge's Chambers/Main Courtroom, before Hon. Roy
Barlow, specially presiding.
All proceedings to Stay meanwhile.

BY THE COURT:

Jay W. Myers P.J.

MILLARD L. HUNSINGER and
MARY E. HUNSINGER, husband
and wife,

Plaintiffs,

vs.

RONALD COLEMAN,

Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW

: NO. 469 of 1982

: COFESSION OF JUDGMENT

PETITION FOR STAY OR TO SET ASIDE THE
WRIT, SERVICE, LEVY OR ATTACHMENT

TO THE HONORABLE JAY W. MYERS, PRESIDENT JUDGE OF SAID COURT:

The Petitioner is Ronald Coleman, an adult individual who resides at 259 McGuire Drive, Bloomsburg, Columbia County, Pennsylvania.

2. The Petitioner is the Defendant in the above captioned action.

3. On or about October 15, 1972, the Petitioner signed a confession of judgment in favor of the Plaintiffs, Millard L. Hunsinger and Mary E. Hunsinger, his wife.

4. Subsequently, on or about April 19, 1982, the Plaintiff's filed a confession of judgment against the Petitioner alleging that he had failed to maintain insurance on the premises which was encumbered by a mortgage and bond.

5. As a result, the Plaintiffs exercised their option to declare the entire balance of the instrument immediately due and payable.

6. Notwithstanding the fact that they instituted the action against the Petitioner on or about April 19, 1982, the Petitioner has tendered payment of his monthly obligation to the Plaintiffs in the amount of TWO HUNDRED FIFTY and 76/100 (\$250.76) DOLLARS each and every month.

7. The Petitioner has made payment and the Plaintiffs have accepted payment and have cashed the Petitioner's checks each and every month up to and including July 15, 1983.

8. The Petitioner has also forwarded payment to the Plaintiffs in a timely manner for the months of August, 1983, September, 1983 and October, 1983.

9. The Petitioner believes and therefore avers that the Plaintiffs have waived their right to execute in this matter by accepting payment as set forth above.

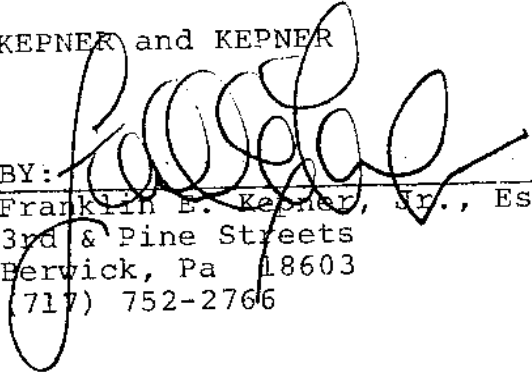
10. Further, the Petitioner does not believe that there has been a substantial breach of the Agreement between the Parties thereby allowing the Plaintiffs to execute as set forth above.

11. The Petitioner believes and therefore avers that the Plaintiffs have not followed the correct procedure in enforcing their confession of judgment and setting up a Sheriff sale.

WHEREFORE, the Petitioner/Defendant respectfully requests this Court to set aside the Writ, Service, Levy and Attachment and the Petitioner/Defendant further requests this Court to

Stay the Execution and Sheriff sale scheduled for December 1,
1983.

KEPNER and KEPNER

BY: 
Franklin E. Kepner, Jr., Esquire
3rd & Pine Streets
Berwick, Pa 18603
(717) 752-2766

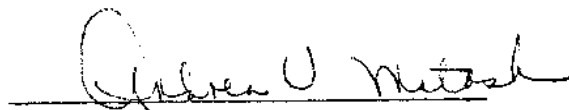
COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF COLUMBIA :

RONALD COLEMAN, being duly sworn according to law does
depose and say that the facts set forth in the foregoing
Petition are true and correct to the best of his knowledge,
information and belief.



Ronald Coleman

Sworn and Subscribed to
before me this 8th day
of November, 1983.



MY COMMISSION EXPIRES: 2-24-86



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

Hunsinger, Millard and Mary
vs

Ronald Coleman

A. J. ZALE, Chief Deputy

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

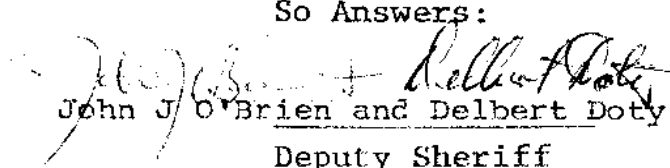
IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 74 of 1983ED.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

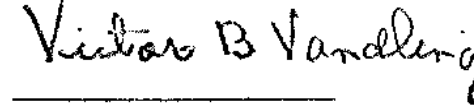
November 1, 1983 at 10:45AM., posted a copy of the
SHERIFF'S SALE bill on the property of Ronald Coleman
Edgar Ave., (Espy) Bloomsburg, Penna. 17815

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

So Answers:


John J O'Brien and Delbert Doty
Deputy Sheriff

For:



Victor B. Vandling
Sheriff, Col. Co.

Sworn and subscribed before me this
1st day of November 1983.

Frederick J. Peterson, Prothonotary
Columbia County, Pennsylvania



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17015

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

Millard L. Hunsinger and
Mary E. Hunsinger
vs
Ronald Coleman

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 74 of 1983 E.D.
WRIT OF EXECUTION

SERVICE ON RONALD COLEMAN

On October 11, 1983 at 9:10 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, Ronald
Coleman at 122 East Main Street, Bloomsburg, Pa.
by Deputy Sheriffs John J. O'Brien and Delbert Doty
Service was made by personally handing said Writ of Execution ~~and a true copy of~~
~~the Notice of Sheriff's Sale of Real Estate~~ to the defendant.

Answers: John J. O'Brien
Delbert Doty
Deputy Sheriff

For:

Victor B. Vandling
Victor B. Vandling
Sheriff Columbia Co.

Sworn and subscribed before me
this 11th day of October
19 83.

Frederick J. Peterson
Prothonotary, Columbia County, Pa.

MILLARD L. HUNSINGER and
MARY E. HUNSINGER, 1034 Mango
Drive, Casselberry, FL 32707

PLAINTIFFS

No. 469 Term 19 82 J.D.

V.S.

RONALD COLEMAN,
259 McGuire Drive
Bloomsburg, PA 17815

DEFENDANTS

To: VICTOR B. VANDLING, Columbia County Sheriff

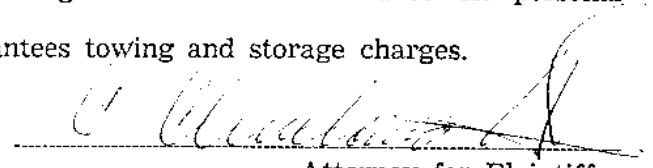
Seize, levy, advertise and sell all the personal property of the defendant on the premises located at
Township of Scott, County of Columbia, State of Pennsylvania,
known as 502 Edgar Avenue, Bloomsburg, PA 17815

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 personal property levied on by virtue of this writ. Plaintiff guarantees towing and storage charges.


Attorney for Plaintiff

MILLARD L. HUNSINGER and : IN THE COURT OF COMMON PLEAS
MARY E. HUNSINGER, : OF THE 26TH JUDICIAL DISTRICT
Plaintiffs, : COLUMBIA COUNTY BRANCH, PENNA.
VS. : CIVIL ACTION - LAW
: NO. 469 OF 1982 J.D.
RONALD COLEMAN, :
Defendant. : NO. 74 OF 1983 E. D.
:

WRITTEN NOTICE PURSUANT TO RULE 3181(f)

SHERIFF SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 74 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, COLUMBIA COUNTY COURT HOUSE, IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON

THURSDAY, MARCH 1, 1984.

AT 10:00 O'CLOCK, A.M.

ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT IN AND TO:

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

BEGINNING at an iron pin corner located 33 feet South of the center line of the D. L. & W. Railroad and on the eastern line of the public road leading from Espy to Lightstreet, some times called Edgar Avenue, and running thence along said right-of-way North 78 degrees 15 minutes East, 200 feet to an iron pipe in line of the land now or late of William K. Creasy et ux; thence by said land of William K. Creasy et ux, South 26 degrees, 30 minutes East, 100 feet to an iron pipe corner; then by lands now or late of William K. Creasy et ux South 78 degrees 15 minutes West, 200 feet to an iron pipe corner in the East line of said road or Edgar Avenue; thence by said Avenue North 26 degrees 30 minutes West, 100 feet to the corner and place of beginning.

CONTAINING .44 acre. Recorded in Deed Book 186, page 325.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter 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 MILLARD L.

HUNSINGER and MARY E. HUNSINGER vs. RONALD COLEMAN.

C. CLEVELAND HUMMEL, ESQUIRE

VICTOR B. VANDLING, SHERIFF

MILLARD L. HUNSINGER and
MARY E. HUNSINGER,
Plaintiffs,

VS.

RONALD COLEMAN,
Defendant.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
: NO. 469 OF 1982 J.D.
:
: NO. 74 OF 1983 E. D.
:

WRITTEN NOTICE PURSUANT TO RULE 3181(f)

SHERIFF SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 74 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, COLUMBIA COUNTY COURT HOUSE, IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON

THURSDAY, MARCH 1, 1984.

AT 10:00 O'CLOCK, A.M.

ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT IN AND TO:

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

BEGINNING at an iron pin corner located 33 feet South of the center line of the D. L. & W. Railroad and on the eastern line of the public road leading from Espy to Lightstreet, some times called Edgar Avenue, and running thence along said right-of-way North 78 degrees 15 minutes East, 200 feet to an iron pipe in line of the land now or late of William K. Creasy et ux; thence by said land of William K. Creasy et ux, South 26 degrees, 30 minutes East, 100 feet to an iron pipe corner; then by lands now or late of William K. Creasy et ux South 78 degrees 15 minutes West, 200 feet to an iron pipe corner in the East line of said road or Edgar Avenue; thence by said Avenue North 26 degrees 30 minutes West, 100 feet to the corner and place of beginning.

CONTAINING .44 acre. Recorded in Deed Book 186, page 325.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter 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 MILLARD L.

HUNSINGER and MARY E. HUNSINGER vs. RONALD COLEMAN.

C. CLEVELAND HUMMEL, ESQUIRE

VICTOR B. VANDLING, SHERIFF



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
DELBERT A. DOTY, DEPUTY
TRUDY A. STOUT, DEPUTY

September 30, 1983

C. Cleveland Hummel
29 E. Main Street
Bloomsburg, Pa.

RE: Hunsinger vs Coleman
NO: 469 - 1982 J.D.
74 - 1983 E.D.

Dear Mr. Hummel,

Recognizing the attached execution to be a Money Judgment with the necessary papers, i.e., Notice of Writ of Execution, List of Major Exemptions and Claim for Exemption, the following is needed or to be clarified in order that this department proceeds properly.

(a) Definitely required signed form releasing this department from placing watchman/insurance on property levied upon by this writ.

(b) If you desire advertising this property via newspaper and the posting of Sale Bills, we request three(3) copies of the Proposed Description of Property (Printer, Newspaper, Tax Collector).

Any questions/discussion in these matters should be directed to the Sheriff or the undersigned.

Upon return of all items presented and returned to you plus that requested above, service will then be made.

Very truly yours,


A. J. Zale

WILLIAM L. HINSINGER AND
 MARY E. HINSINGER, 1034 Mango
 Drive, Casselberry, FL 32707,
 Plaintiffs,

vs

RONALD COLEMAN, 259 McGuire
 Drive, Bloomsburg, PA 17815,
 Defendant.

No. 74... 1983... 10.

No. 499... 1982... 10.

No. ... 1982... 10.

WIT OF PROBATION
 MONEY (MORTGAGES)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA
 TO THE SHERIFF OF COLUMBIA COUNTY PENNA.

To wit: The judgment entered and returned by the Court in Case No. 74, 1983, 10.

1. The Court has ordered that the Defendant, Ronald Coleman, 259 McGuire Drive, Bloomsburg, PA 17815, be committed to the custody of the Sheriff of Columbia County, Pennsylvania, for the purpose of enforcing the judgment.

2. The Court has ordered that the Defendant, Ronald Coleman, be committed to the custody of the Sheriff of Columbia County, Pennsylvania, for the purpose of enforcing the judgment. The Court has also ordered that the Defendant, Ronald Coleman, be committed to the custody of the Sheriff of Columbia County, Pennsylvania, for the purpose of enforcing the judgment. The Court has also ordered that the Defendant, Ronald Coleman, be committed to the custody of the Sheriff of Columbia County, Pennsylvania, for the purpose of enforcing the judgment.

3. The Court has ordered that the Defendant, Ronald Coleman, be committed to the custody of the Sheriff of Columbia County, Pennsylvania, for the purpose of enforcing the judgment. The Court has also ordered that the Defendant, Ronald Coleman, be committed to the custody of the Sheriff of Columbia County, Pennsylvania, for the purpose of enforcing the judgment. The Court has also ordered that the Defendant, Ronald Coleman, be committed to the custody of the Sheriff of Columbia County, Pennsylvania, for the purpose of enforcing the judgment.

4. The Court has ordered that the Defendant, Ronald Coleman, be committed to the custody of the Sheriff of Columbia County, Pennsylvania, for the purpose of enforcing the judgment. The Court has also ordered that the Defendant, Ronald Coleman, be committed to the custody of the Sheriff of Columbia County, Pennsylvania, for the purpose of enforcing the judgment. The Court has also ordered that the Defendant, Ronald Coleman, be committed to the custody of the Sheriff of Columbia County, Pennsylvania, for the purpose of enforcing the judgment.

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September 30, 1983
 (S.S.)

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

BEGINNING at an iron pin corner located 33 feet south of the center line of the D.L. & W. Railroad and on the eastern line of the public road leading from Espy to Lightstreet, some times called Edgar Avenue, and running thence along said right-of-way north 78 degrees 15 minutes east, 200 feet to an iron pipe in line of the land now or late of William K. Creasy et ux; thence by said land of William K. Creasy et ux, south 26 degrees 30 minutes east, 100 feet to an iron pipe corner; then by lands now or late of William K. Creasy et ux south 78 degrees 15 minutes west, 200 feet to an iron pipe corner in the east line of said road or Edgar Avenue; thence by said Avenue north 26 degrees 30 minutes west, 100 feet to the corner and place of beginning. Containing 1.64 acre. Recorded in Deed Book 186, page 525.