

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 3rd day of JANUARY 19 85, at 10:00 o'clock A. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to THE FIRST NATIONAL BANK OF BERWICK, PA., 111 West Front Street, Berwick, Pa.

for the price or sum of SEVEN HUNDRED FORTY-EIGHT and 40/100 (\$748.40) plus FOURTEEN and 96/100 (\$14.96) Poundage ----- Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

Columbia County Sheriff's Dept.	Sale cost	\$94.80	
	Poundage	14.96	
			\$109.76
Press-Enterprise, Inc.			132.83
Henrie Printing			37.25
Prothonotary of Columbia County			15.00
Recorder of Deeds of Columbia County			18.50
Martha Bernatovich, Tax Collector Briar Creek Boro. (1984 County/School Taxes)			217.15
Columbia County Tax Claim Bureau (1983 Delinquent Taxes)			226.87
Surcharge Fee (State Treasurer)			6.00

THE FIRST NATIOVAL BANK OF BERWICK, PA.

vs

MARY CANAVAN CARBERRY

NO. 803 - 1983 J.D.

NO. 54 - 1984 E.D.

Sheriff's Office, Bloomsburg, Pa. }  
4 JANUARY 1985

So answers

Victor B Vandling  
VICTOR B. VANDLING Sheriff

THE FIRST NATIONAL BANK  
OF BERWICK, PA.,

Plaintiff,

VS.

MARY CANAVAN CARBERRY,

Defendant.

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

) CIVIL ACTION - LAW  
) ACTION OF MORTGAGE FORECLOSURE  
)

) *No. 54-1984 E.D.*  
)

) NO. 803 OF 1983  
)

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

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF COLUMBIA )

) SS:  
)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

AMOUNT DUE	\$ 12,225.74
INTEREST FROM 2/9/82 TO 3/9/84	\$ 2,476.53
LATE CHARGES	\$ 64.35
INSURANCE PREMIUMS PAID	\$ 96.42
ATTORNEYS' COMMISSION AT 10%	\$ 1,222.57
Total	<u>\$ 16,085.61</u>

TOGETHER with interest at a daily rate of \$2.8866 until March 9, 1984,  
until said obligation is paid in full.

*Garni L. Kline*  
Prothonotary, Common Pleas  
Court of Columbia County, Pa.

DATED: Nov 2, 1984

BY *Betty Stout*

*Deputy Clerk*

ALL that piece, parcel and tract of land situate in Briar Creek Borough, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

.BEGINNING upon the north side of the public road leading from the residence now or late of Wesley Shaffer to Berwick at the corner of line of land now or late of the said Wesley Shaffer; thence north on the said now or late Shaffer line 160 feet to a corner; thence east parallel with the public road aforesaid and through land formerly of Joseph B. Hippensteel 50 feet to a corner; thence on a line parallel with the line first above-mentioned 160 feet to the public road aforesaid; thence westwardly along said road 50 feet to the place of beginning.

BEING the same premises conveyed to Frederick J. Carberry and Mary Carberry, his Wife, by Deed of Howard L. Mitchem and Gloria I. Mitchem, his Wife, dated February 9, 1978, and recorded February 13, 1978, in Deed Book 285 at Page 661.

THE FIRST NATIONAL BANK  
OF BERWICK, PA.,

Plaintiff,

VS.

MARY CANAVAN CARBERRY,

Defendant.

) IN THE COURT OF COMMON PLEAS  
) OF THE 26TH JUDICIAL DISTRICT  
) COLUMBIA COUNTY BRANCH, PA.  
)  
) CIVIL ACTION - LAW  
) ACTION OF MORTGAGE FORECLOSURE  
)  
)  
) NO. 803 OF 1983

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: MARY CANAVAN CARBERRY, Defendant herein, and title owner of the  
real estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned  
Writ of Execution, issued under the above-captioned judgment directed  
to the Sheriff of Columbia County, there will be exposed to public sale,  
by vendue or outcry to the highest and best bidders, for cash, in The  
Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania,  
on Thursday the 3rd day of January, 1985, at  
10:00 o'clock, A.M., in the forenoon of the said day, all  
your tight, title and interest in and to:

ALL that piece, parcel and tract of land situate in Briar Creek  
Borough, County of Columbia and State of Pennsylvania, bounded and  
described as follows, to-wit:

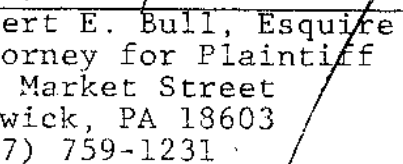
BEGINNING upon the north side of the public road leading from the  
residence now or late of Wesley Shaffer to Berwick at the corner of line  
of land now or late of the said Wesley Shaffer; thence north on the  
said now or late Shaffer line 160 feet to a corner; thence east  
parallel with the public road aforesaid and through land formerly of  
Joseph B. Hippensteel 50 feet to a corner; thence on a line parallel  
with the line first above-mentioned 160 feet to the public road afore-  
said; thence westwardly along said road 50 feet to the place of  
beginning.

BEING the same premises conveyed to Frederick J. Carberry and  
Mary Carberry, his Wife, by Deed of Howard L. Mitchem and Gloria  
I. Mitchem, his Wife, dated February 9, 1978, and recorded February 13,  
1978, in Deed Book 285 at Page 661.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on January 15, 1985, ~~1980~~, file a Schedule of Distribution in his office where the same will be available for inspection and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF BULL & BULL

BY

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

State of Pennsylvania }  
County of Columbia } ss.

Beverly J. Michael

I, ~~Frank Beislin~~ 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

Mary Canavan Carberry

and find as follows:

See photostatic copy attached.

Fee .....\$5.00

In testimony whereof I have set my hand and  
seal of office this 27<sup>th</sup> day of December  
A.D., 19 84

*Beverly J. Michael*...RECORDER

# This Indenture,

Made the ---- 9<sup>th</sup> ---- day of ---- February in the year of our  
Lord one thousand nine hundred and Seventy-Eight -----  
Between FREDERICK J. CARBERRY AND MARY CANAVAN CARBERRY,  
his Wife, of the Borough of Berwick, County of Columbia and State  
of Pennsylvania, -----MORTGAGORS,

AND

THE FIRST NATIONAL BANK OF BERWICK, PA., of the  
Borough of Berwick, County of Columbia and State of Pennsylvania,  
-----MORTGAGEE,

Whereas, the Mortgagors by a Bond bearing even date herewith, stand bound unto the  
Mortgagee, ----- its Successors or Assigns in the sum of  
Forty-Five Thousand and 00/100 (\$45,000.00) ----- Dollars,  
conditioned for the payment of a debt of Twenty-Two Thousand Five Hundred  
and 00/100 (\$22,500.00) ----- Dollars  
with interest at the rate of Eight and One-Half (8- $\frac{1}{2}$ ) percent  
per annum on the unpaid monthly balances until paid, said  
principal and interest to be paid in monthly installments of  
One Hundred Ninety-Five and 27/100 (\$195.27) Dollars  
beginning March 9<sup>th</sup> 1978, and thereafter on the 9<sup>th</sup> day of  
each month until February 9<sup>th</sup> 1998, when the entire principal  
balance, together with interest, shall become due and payable.

Mortgagors to have the privilege and option of making  
further payments on principal in any amount at any time  
before maturity.

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

And Also, to pay all taxes, and keep the building on said premises insured for the benefit  
of the Mortgagee, in some good reliable Stock Insurance Company or Companies acceptable  
to the Mortgagee in the sum not less than Twenty-Two Thousand Five  
Hundred and 00/100 (\$22,500.00) -----

Dollars and take no insurance not payable to the Mortgagee  
This Mortgage and accompanying Bond are given as additional or collateral security for the pay-  
ment of any note or notes, writing or writings, contract or contracts, now or hereafter made, en-  
dorsed, assigned, delivered or guaranteed by the Mortgagors herein, -----

-----, and now due and to become due and for any note  
or notes, writing or writings, contract or contracts, given in exchange, substitution, extension or  
renewal thereof, and now or hereafter purchased accepted, taken or used by the Mortgagee for  
the Mortgagors herein, -----

Now, in consideration of one Dollar, and better to secure payment of said debt, the Mort-  
gagors do grant, bargain and sell to the Mortgagee its Attorney Successors and Assigns

All that piece, parcel and tract of land situate in Briar  
Creek Borough, County of Columbia and State of Pennsylvania,  
bounded and described as follows, to-wit:

BEGINNING upon the north side of the public road leading

from the residence now or late of Wesley Shaffer to Berwick at the corner of line of land now or late of the said Wesley Shaffer; thence north on the said now or late Shaffer line 160 feet to a corner; thence east parallel with the public road aforesaid and through land formerly of Joseph B. Hippensteel 50 feet to a corner; thence on a line parallel with the line first above mentioned 160 feet to the public road aforesaid; thence westwardly along said road 50 feet to the place of beginning.

BEING the same premises conveyed to Howard L. Mitchem and Gloria I. Mitchem, his Wife, by Deed of Mary Zehner, Executrix, of the Estate of Tessie Shaffer, dated October 27, 1972, and recorded December 4, 1972, in Deed Book 259, at Page No. 225.

AND BEING the same premises conveyed to Frederick J. Carberry and Mary Carberry, his Wife, by deed of Howard L. Mitchem and Gloria I. Mitchem, his Wife, dated February 9<sup>th</sup>, 1978, and about to

with the appurtenances.

To Have and to Hold to the said Mortgagee , its Successors and Assigns forever

Provided that the said Mortgagee , its Successors or Assigns upon default for thirty days in payment of any part of said principal sum or interest as agreed, or any premium of insurance, for thirty days after written notice of its being due shall have been given to the Mortgagee or their Representatives, or mailed to their proper address, or upon default in the payment of any tax assessed against the said premises for one year after the first day of January next succeeding its assessment, may forthwith, without prejudice to any other remedy, sue out Mortgage Foreclosure hereon for the immediate recovery of said principal, with all interest, premiums of insurance, Attorney's commission of ten per centum and all costs, including the costs of recording this Mortgage, without further stay, nor shall any waiver of this provision be held effectual, unless in writing for a valuable consideration.

Provided Also, However, that if the said Mortgagee , or their Representatives shall without default pay to the said Mortgagee , its Successors or Assigns, the said principal sum, with interest, and premiums, or in case of default and of legal process shall before actual sale, pay the same together with commissions and costs aforesaid, then this Mortgage, the estate hereby granted, and the said Obligation shall become void.

Witness the hand s ---- and seal S----- of The said Mortgagee s---

Signed, Sealed and Delivered  
in the presence of

*Robert H. Bull*

*Frederick J. Carberry*  
Frederick J. Carberry

*Mary Canavan - Carberry*  
Mary Canavan Carberry

Seal  
Seal  
Seal  
Seal  
Seal

State of Pennsylvania

County of Columbia

ss.

On this, the ---- day of ---- February A. D. 19 78 before me  
a Notary Public, ---- the undersigned Officer,  
personally appeared Frederick J. Carberry and Mary Canavan Carberry, his Wife,  
known to me (or satisfactorily proven) to be the person whose names are subscribed to the within  
instrument, and acknowledged that they executed the same for the purposes therein contained.  
In Witness Whereof, I hereunto set my hand and official seal.

The Precise Address  
of the within described  
property is:

Briar Creek, Pennsylvania

Notary Public  
Title of Officer

My Commission Expires: 2-21-81

I Hereby Certify, that the precise residence of the Mortgagee and person entitled to interest  
on this Mortgage. 111 West Front Street, Berwick, Pennsylvania

Attorney for

Mortgagee

REC'D BY RECORDER  
COLUMBIA CO. PA.  
TAX 50 FEE 60

FEB 13 1 40 PM '78

Number 170

Mortgage

To A Corporation

FREDERICK J. CARBERRY

AND

MARY CANAVAN CARBERRY, his  
wife

To

THE FIRST NATIONAL BANK  
OF

BERWICK, PA.

Dated February 19 78  
Upon land in Borough of  
To secure \$ 22,500 Briar  
Payable Creek  
\$ 195.27 per month

ROBERT E. BULL  
ATTORNEY AT LAW  
BERWICK, PA.

Form No. 107C-Legal Blank Printers, Lancaster, Pa.

Commonwealth of Pennsylvania

County of Columbia 1:40 p.m.

ss.

Recorded on this 13th day of February A. D. 1978, in the Re-  
corder's Office of the said County in Mortgage Book Volume 188 Page 406

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

Marvin G. Bower

Recorder

BOOK 188 PAGE 408

TERM  
SESS. 19.....

Sheriff

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

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

LIST OF LIENS
VERSUS

MARY CANAVAN CARBERRY

Court of Common Pleas of Columbia County, Pennsylvania.

First National Bank of Berwick
versus
Frederick J. & Mary Canavan Carberry
No. 1408 of Term, 19 79
Real Debt \$ 1,876.32
Interest from
Commission
Costs
Judgment entered
Date of Lien August 31, 1979
Nature of Lien Judgment Note

First National Bank of Berwick
versus
Mary Canavan Carberry
No. 803 of Term, 19 83
Real Debt \$ 16,085.61
Interest from
Commission
Costs
Judgment entered
Date of Lien October 15, 1984
Nature of Lien Default Judgment

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

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

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

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 3rd day of JANUARY 19 85, at 10:00 o'clock A. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to THE FIRST NATIONAL BANK OF BERWICK, PA., 111 West Front Street, Berwick, Pa.

for the price or sum of SEVEN HUNDRED FORTY-EIGHT and 40/100 (\$748.40) plus FOURTEEN and 96/100 (\$14.96) Poundage ----- Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

Columbia County Sheriff's Dept.	Sale cost	\$94.80	
	Poundage	14.96	
			\$109.76
Press-Enterprise, Inc.			132.83
Henrie Printing			37.25
Prothonotary of Columbia County			15.00
Recorder of Deeds of Columbia County			18.50
Martha Bernatovich, Tax Collector Briar Creek Boro. (1984 County/School Taxes)			217.15
Columbia County Tax Claim Bureau (1983 Delinquent Taxes)			226.87
Surcharge Fee (State Treasurer)			6.00

THE FIRST NATIONAL BANK OF BERWICK, PA.

vs

MARY CANAVAN CARBERRY  
NO. 803 - 1983 J.D.  
NO. 54 - 1984 E.D.

Sheriff's Office, Bloomsburg, Pa. }  
4 JANUARY 1985

So answers

Victor B Vandling  
VICTOR B. VANDLING Sheriff

To the Honorable, the Judges within named:

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THE FIRST NATIONAL BANK OF BERWICK, PA.

vs

MARY CANAVAN CARBERRY

NO. 803 - 1983 J.D.  
NO. 54 - 1984 E.D.

Sheriff's Office, Bloomsburg, Pa. }  
4 JANUARY 1985

So answers

Victor B Vandling

VICTOR B. VANDLING

Sheriff

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

7436

PAY  
TO THE  
ORDER OF

MARTHA BERNATOVICH - Tax Collector

\$ 217.15

Two Hundred Seventeen and 15/100

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR 1984 Co & Sch Taxes, Parcel 06-1A-11

1st NAT'L BANK vs CARBERRY  
NO. 54-1984 E.D.

031305936

572 810 00

05

Victor B. Vandling

BRIARCREEK BORO

IS PAYABLE TO:

BERNATOVICH

RANGE ST. R D #3

K, PA. 18603

DOAM TO 5:00PM DAILY

DOAM TO 4:00PM

2-7161

RECEIPT & PAYABLE - PROMPT PAYMENT IS REQUESTED

CARBERRY, FREDERICK J & MARY C  
RD 3  
BERWICK, PA 18603

RECEIPT & PAYABLE - PROMPT PAYMENT IS REQUESTED

BRIARCREEK BORO

IS PAYABLE TO:

BERNATOVICH

RANGE ST. R D #3

K, PA. 18603

DOAM TO 5:00PM DAILY

DOAM TO 4:00PM

2-7161

RECEIPT & PAYABLE - PROMPT PAYMENT IS REQUESTED

CARBERRY, FREDERICK J & MARY C  
RD 3  
BERWICK, PA 18603

RECEIPT & PAYABLE - PROMPT PAYMENT IS REQUESTED

FOR BERWICK AREA SCHOOL DISTRICT

DATE

BILL NO.

07/01/84

00030

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT FACE	DUE	INCL. PENALTY
SCHOOL R.E.	1740	90.00	153.47		156.60		164.43

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

PAY THIS  
AMOUNT



153.47

AUG 31  
IF PAID ON  
OR BEFORE

156.60

OCT 31  
IF PAID ON  
OR BEFORE

164.43

NOV 1  
IF PAID  
AFTER

PENALTY AT PROPERTY DESCRIPTION  
SCHOOL 5%

ACCT NO. 01506

PARCEL 06-1A-11

L-50 X 147.5

250

BUILDINGS

1,490

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

TOTAL

1,740

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 25, 1985

FOR COLUMBIA COUNTY

DATE

BILL NO.

03/01/84

00033

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT FACE	DUE	INCL. PENALTY
COUNTY R.E.	1740	18.00	30.69		31.32		34.45
TWP/BORO R.E.		10.00	17.05		17.40		18.27

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

PAY THIS  
AMOUNT



47.74

APR 30  
IF PAID ON  
OR BEFORE

48.72

JUN 30  
IF PAID ON  
OR BEFORE

52.72

JULY 1  
IF PAID  
AFTER

PENALTY AT PROPERTY DESCRIPTION

COUNTY 10% TWP/BORO 5%

ACCT NO. 01506

PARCEL 06-1A-11

L-50 X 147.5

250

BUILDINGS

1,490

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

TOTAL

1,740

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 25, 1985

Carberry  
Sheriff's Sale  
\$132.83

**SHERIFF'S SALE**  
By virtue of a Writ of Execution No. 54 of 1984, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on:  
Thurs., Jan 3, 1985  
at 10:00 o'clock a.m.  
in the forenoon of the

and place of business at ...  
of Pennsylvania, and was established on the 1st day of March, 1902, and has been daily (except Sundays and Legal Holidays) continuously in said Town, County and the date of its establishment; that hereto attached is a copy of the legal advertisement in the above entitled proceeding which appeared in the issue of said on ..... December 12, 19, & 26 ..... exactly as printed and published; that the affiant is one of the owners and publisher of the newspaper in which legal advertisement or notice was published; that neither the Press-Enterprise 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.

County of Columbia  
said day, all the right, title and interest of Defendant in and to:  
ALL that piece, parcel and tract of land situate in Briar Creek Borough, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:  
BEGINNING upon the north side of the public road leading from the residence now or late of Wesley Shaffer to Berwick at the corner of line of land now or late of the said Wesley Shaffer; thence north on the said now or late Shaffer line 160 feet to a corner; thence east parallel with the public road aforesaid and through land formerly of Joseph B. Hippensteel, 50 feet to a corner; thence on a line parallel with the first above-mentioned 160 feet to the public road

*Paul R. Egan*

**VICTOR B. VANDLING**  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

7396

Dec 31 1984 60-593 313

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 1st Nat'l Bank of Bk of Carberry  
No. 54-1984 E.D.

*Victor B. Vandling*

031305936 572 10 05

within ten (10) days thereafter.  
SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick, Pa., against Mary Canavan Carberry, and will be sold by:  
Sheriff of Columbia County  
Law Offices of  
Bull and Bull  
Attorneys

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS:

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 54 of 1984, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on:

Thurs. Jan 3, 1985  
at 10:00 o'clock a.m.  
in the forenoon of the

..... Paul R. Eyerly, III, being duly sworn according to and says that Press-Enterprise is a newspaper of general circulation with its 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 daily (except Sundays and Legal Holidays) continuously in said Town, County and the date of its establishment; that hereto attached is a copy of the legal advertisement in the above entitled proceeding which appeared in the issue of said on ..... December 12, 19, & 26 ..... 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 the Press-Enterprise 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.

said day, all the right, title and interest of Defendant in and to: ALL that piece, parcel and tract of land situate in Briar Creek Borough, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING upon the north side of the public road leading from the residence now or late of Wesley Shaffer to Berwick at the corner of line of land now or late of the said Wesley Shaffer; thence north on the said now or late Shaffer line 160 feet to a corner; thence east parallel with the public road aforesaid and through land formerly of Joseph B. Hippensteel, 50 feet to a corner; thence on a line parallel with the first above-mentioned 160 feet to the public road aforesaid; thence westwardly along said road 50 feet to the place of beginning.

BEING the same premises conveyed to Frederick J. Carberry and Mary Carberry, his wife, by Deed of Howard L. Mitchem and Gloria L. Mitchem, his wife, dated February 9, 1978, and recorded February 13, 1978, in Deed Book 285, at page 661.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on January 15, 1985, file a Schedule of Distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick, Pa., against Mary Canavan Carberry, and will be sold by:

Sheriff of  
Columbia County

Law Offices of  
Bull and Bull  
Attorneys

Sworn and subscribed to before me this 27th day of Dec 19 .....

(Notary Public)

My Commission Expires

MATTHEW J. CREM, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES JULY 5, 1985  
Member - Pennsylvania Association of Notaries

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

## SHERIFF'S SALE

## COST SHEET

1st Nat'l Bank of Berwick vs MARY CANAVAN CARBERRY

WEDAY, JANUARY 3, 1985

NO. 54-1984 ED

## ACTION:

Principal

\$ 12,225.74

from 2-9-82 to 3-9-84

96.42

xxxxxxxxxxxxxxx Late Charges

2,476.53

at from to

64.35

days @ \$ per day

Svs' Fee

1,222.57

Total ... \$ 16,085.61 \$ 16,085.61

## EXTRANEITY COSTS: (PD. BY ATTY.)

a. (Writ)

\$ 15.00

b. (Comp.)

35.50

c. V.

24.82

d. Fee

9.00

e. Fee

Dissection

Total ... \$ 84.32 \$ 84.32

## COST OF SALE:

Rocket &amp; Levy

\$ 14.00

Service of Notice

7.00

Postage

3.00

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

21.00

Advertising, Sale Bills

9.00

Newspapers

9.00

Mileage

5.80

Crying/Adjourn of Sale

7.00

Sheriff's Deed

10.00

Solicitor's fee

9.00

Distribution of Proceeds

9.00

Total... \$ 94.80 \$ 94.80

Press-Enterprise

\$ 135.83

Henrie Printing

37.25

Total ... \$ 170.08 \$ 170.08

Prothonotary - List of Liens

\$ 10.00

Deed

5.00

Total ... \$ 15.00 \$ 15.00

Recorder of Deeds, Col. Co.

Total ... \$ 18.50 \$ 18.50

Deed, Search, etc.

## REAL ESTATE TAXES:

Borough/Twp. &amp; County Taxes, 1984

\$ 52.72

School Taxes, District Berwick, 1984

164.43

Delinquent Taxes, 1983, 19 , 19 , TOTAL AMOUNT

226.87

SURCHARGE FEE (State Treasurer)

Total ... \$ 444.02 \$ 444.02

## SEWERAGE RENT DUE:

Municipality for 19\_\_

\$ 6.00 \$ 6.00

TOTAL TAXES &amp; COSTS ----- \$ 748.40

BUYER: Plaintiff

BID PRICE: \$ 1448.40 POUNDAGE \$ 14.96

DEED IN NAME OF: 1st Nat'l Bank of Berwick

REALTY TRANSFER TAX \$ STATE STAMPS \$

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 3rd day of JANUARY 19 85, at 10:00 o'clock A. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to THE FIRST NATIONAL BANK OF BERWICK, PA., 111 West Front Street, Berwick, Pa.

for the price or sum of SEVEN HUNDRED FORTY-EIGHT and 40/100 (\$748.40) plus FOURTEEN and 96/100 (\$14.96) Poundage ----- Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

Columbia County Sheriff's Dept.	Sale cost	\$94.80	
	Poundage	<u>14.96</u>	
			\$109.76
Press-Enterprise, Inc.			132.83
Henrie Printing			37.25
Prothonotary of Columbia County			15.00
Recorder of Deeds of Columbia County			18.50
Martha Bernatovich, Tax Collector Briar Creek Boro. (1984 County/School Taxes)			217.15
Columbia County Tax Claim Bureau (1983 Delinquent Taxes)			226.87
Surcharge Fee (State Treasurer)			6.00

THE FIRST NATIONAL BANK OF BERWICK, PA.  
vs  
MARY CANAVAN CARBERRY  
NO. 803 - 1983 J.D.  
NO. 54 - 1984 E.D.

Sheriff's Office, Bloomsburg, Pa. } So answers  
4 JANUARY 1985 }  
Victor B Vandling  
VICTOR B. VANDLING Sheriff



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF EXAMINATION  
POST OFFICE BOX 8910  
HARRISBURG, PA 17105

## REALTY TRANSFER TAX AFFIDAVIT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration is not set forth in the deed, (2) when the deed is without consideration or by gift, or (3) a tax exemption is claimed. An affidavit of value is not required when the transfer is from a parent to child. If more space is needed, attach additional sheet(s).

### A CORRESPONDENT - All inquiries may be directed to the following person:

Name <b>Victor B. Vandling (Sheriff of Columbia County)</b>		Telephone Number: Area Code ( <b>717</b> ) <b>784-1991</b>	
Street Address <b>Courthouse Building</b>	City <b>Bloomsburg</b>	State <b>PA</b>	Zip Code <b>17815</b>

### B TRANSFER DATA

Grantor(s) <b>Mary Canavan Carberry</b>			Grantee(s) <b>The First National Bank of Berwick, Pa.</b>		
Street Address			Street Address <b>111 West Front Street</b>		
City <b>City</b>	State <b>State</b>	Zip Code <b>Zip Code</b>	City <b>Berwick</b>	State <b>Pa.</b>	Zip Code <b>18603</b>

### C PROPERTY LOCATION

Street Address <b>R. D. 3, Berwick</b>			
City <b>City</b>	Township <b>Briar Creek</b>	Borough <b>Columbia</b>	Tax Parcel Number <b>06-1A-11</b>

### D VALUATION DATA

1. Actual Cash Consideration <b>\$748.40</b>	2. Other Consideration <b>+ \$16,085.61</b>	3. Total Consideration <b>= \$16,834.01</b>
4. County Assessed Value <b>\$1740.00</b>	5. Fair Market Value <b>\$5230.00</b>	6. State Realty Transfer Tax Paid <b>None</b>

### E EXEMPTION DATA

1a. Amount of Exemption Claimed <b>See OTHER</b>	1b. Percentage of Interest Conveyed <b>-----</b>
---	---

#### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) (See 61 PA Code 91.42)
- ☐ Transfer to Industrial Development Agencies or from Industrial Development Agencies to Industrial Corporations. (See 61 PA Code 91.49)
- ☐ Transfer to Conservancy. (See Act No. 246 of 1982)
- ☐ Transfer between principal and agent. (Attach copy of agency/trust agreement). Tax paid prior deed \$ \_\_\_\_\_ Tax paid this deed \$ \_\_\_\_\_ (See 61 PA Code 91.53)
- ☐ Transfers to Commonwealth, the United States, and instrumentalities by gift, condemnation or in lieu of condemnation or dedication. (See 61 PA Code 91.55)
- ☐ Transfer from mortgagor to mortgagee in lieu of foreclosure (other than sheriff sales) Mortgage Book Number \_\_\_\_\_ Page Number \_\_\_\_\_ (See Act No. 246 of 1982)
- ☐ Divorced. \_\_\_\_\_ (Date of Divorce Decree) \_\_\_\_\_ (Date of Decree of Equitable Distribution) \_\_\_\_\_ (Date of Acknowledgment) (See Act No. 14 of 1981)
- ☐ Statutory Corporate Reorganization, Merger or Liquidation.
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Mortgage holder exempt. Act 253 - 1978**

Property purchased by PLAINTIFF (The First National Bank of Berwick, Pa.) via  
SHERIFF'S SALE held 1/3/85 for \$748.00 (taxes & costs) plus \$14.96 Poundage.

Under penalties of law, I declare that I have examined this Affidavit, including accompanying statements, and to the best of my knowledge and belief, it is true, correct and complete. I declare that the above real estate has been reported at true market value.

Signature of Correspondent A. J. Zale, Chief Deputy, Col. Co. Sheriff Dept. Date 1/15/85

(SEE REVERSE)



## REALTY TRANSFER TAX

## AFFIDAVIT OF VALUE

FOR RECORDER'S USE ONLY

BOOK NUMBER \_\_\_\_\_  
PAGE NUMBER \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_

COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

## SECTION I

(COMPLETE FOR ALL TRANSACTIONS)

Mary Canavan Carberry, By the SHERIFF of Columbia County.

GRANTOR (S)	ADDRESS	ZIP CODE
The First National Bank of Berwick, Pa.	111 West Front St., Berwick	18603
GRANTEE (S)	ADDRESS	ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

R.D. STREET & NUMBER OR OTHER DESCRIPTION	NAME OF LOCAL GOVERNMENTAL UNIT	COUNTY
R.D. 3, Berwick	Briar Creek Borough	Columbia

FULL CONSIDERATION \$ 748.40 HIGHEST ASSESSED VALUE \$ 1740.00

FAIR MARKET VALUE \$ 5230.00 REALTY TRANSFER TAX PAID \$ None

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON (S) AND CITE PORTION OF LAW.

Mortgage holder exempt. Act 253, 1978

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

## SECTION II

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

EXISTING MORTGAGE: \$ \_\_\_\_\_ DISPOSITION \_\_\_\_\_

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

EXISTING MORTGAGE: \$ \_\_\_\_\_ DISPOSITION \_\_\_\_\_

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

EXISTING LIEN OR OBLIGATION: \$ \_\_\_\_\_ DISPOSITION \_\_\_\_\_

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

EXISTING LIEN OR OBLIGATION: \$ \_\_\_\_\_ DISPOSITION \_\_\_\_\_

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

## SECTION III

(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE Victor B. Vandling, Col. Co. Courthouse, Bloomsburg - Sheriff

SUCCESSFUL BIDDER See Grantee

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 1740.00
JUDGEMENT PLUS INTEREST	\$ 14,863.04		
BID PRICE		\$ 748.40	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 444.02	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$ 1,222.57	\$	
OTHER (COSTS, ETC.)	\$ 304.38	\$	
TOTAL	\$ 16,834.01	\$ 748.40	\$ 1740.00

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

# Underwriting



**BERKS TITLE INSURANCE COMPANY**

Home office: 101 North Sixth Street, Reading, PA 19601

OFFICE OF THE SHERIFF  
DAVID W. BELL

Nov 7 8 47 AM '84

A Meridian Company

## SHERIFF SALES IN PENNSYLVANIA

In a recent decision in Philadelphia County Court of Common Pleas (Scott -v- Adal Corp.; 4600 April Term 1976), filed on July 2, 1984, Judge Murray Goldman determined that present notice procedures in sheriff sales of real property (by Action of Mortgage Foreclosure or otherwise) fail to meet procedural due process requirements.

The Court held that the post judgment notice now provided by Rule 3129 of the Pennsylvania Rules of Civil Procedure is inadequate to provide due process in that it does not "inform a debtor of any rights that he may have to prevent a sheriff's sale or of any procedures available for setting aside a sale".

The decision sets requirements for expanded notice which should include the following (or similar) language:

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

Further, all notices of execution and writs of execution must contain the following:

1. Debtor must be informed of the right to file a motion to open or strike the judgment and of the procedure for doing so.
2. Debtor must be informed of the right to set aside the sale for a grossly inadequate price and of the procedure for doing so.

If these notice guidelines are not complied with in sheriff's sales conducted on or after July 2, 1984, the Company will not insure the purchaser at such sale.

Any questions, please call David W. Bell at (215) 320-3002.

Copies to:

Henrie Printing. 11/8/84

P/E, Legal Ads, Wed. December

12, 19 & 26, 1984. Affidavit requested. 11-9

Martha Bernatovich, Tax Collector, Briar Creek Boro. 11-7

SHERIFF'S SALE ~~XXXXXXXXXXXXXXXXXX~~

By virtue of a Writ of Execution No. 54 of 1984, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in The Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on THURSDAY, the 3rd day of JANUARY, 1985, at 10:00 o'clock, A.M., in the forenoon of the said day, all the right, title and interest of Defendant in and to:

ALL that piece, parcel and tract of land situate in Briar Creek Borough, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING upon the north side of the public road leading from the residence now or late of Wesley Shaffer to Berwick at the corner of line of land now or late of the said Wesley Shaffer; thence north on the said now or late Shaffer line 160 feet to a corner; thence east parallel with the public road aforesaid and through land formerly of Joseph B. Hippensteel 50 feet to a corner; thence on a line parallel with the line first above-mentioned 160 feet to the public road aforesaid; thence westwardly along said road 50 feet to the place of beginning.

BEING the same premises conveyed to Frederick J. Carberry and Mary Carberry, his Wife, by Deed of Howard L. Mitchem and Gloria I. Mitchem, his Wife, dated February 9, 1978, and recorded February 13, 1978, in Deed Book 285 at Page 661.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on January 15, 1985, ~~XXXX~~, file a Schedule of Distribution in his office where the same will be

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

SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick, PA., against Mary Canavan Carberry, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

LAW OFFICES OF BULL & BULL  
Attorneys



OFFICE OF  
SHERIFF OF COLUMBIA COUNTY

COURT HOUSE  
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

The FirstNational Bank  
of Berwick, Penna.

VS

Mary Canavan Carberry

A. J. ZALE, Chief Deputy

JOHN J. O'BRIEN, DEPUTY  
DELBERT A. DOTY, DEPUTY  
TRUDY A. STOUT, DEPUTY

IN THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY  
COMMONWEALTH OF PENNA.  
NO. 54 of 1984ED.  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

November 20, 1984 at 1:30 PM. POSTED A COPY OF THE  
SHERIFF'S SALE BILL ON THE PROPERTY OF Mary Canavan Carberry  
Briar Creek Boro. (New Rt. 11, Berwick, Penna. )  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF John J O'Brien

SO ANSWERS:

John J O'Brien  
DEPUTY SHERIFF

FOR:

SWORN AND SUBSCRIBED BEFORE ME THIS

Nov. 20 DAY OF 1984

TAMI B. KLINE, PROTHONOTARY  
COLUMBIA COUNTY, PENNSYLVANIA

VICTOR B. VANDLING  
SHERIFF, COL. CO



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

**VICTOR B. VANDLING**

SHERIFF

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

THE FIRST NATIONAL BANK  
OF BERWICK, PA.

VS

MARY CANAVAN CARBERRY

A. J. Zale

RAYMOND WACHMANSKY

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. 54 - 1984 E.D.  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

SERVICE ON MARY CANAVAN CARBERRY

On November 9, 1984, sent a true and attested copy of the within Writ of Execution and a true copy of the Notice of Sheriff's Sale of Real Estate to Mary Canavan Carberry, c/o Mary Canavan, 25 East Coal St., Shenandoah, Pa. by Certified Mail, Return Receipt Requested No. P 307 193 968. Said Mary Canavan Carberry received same on November 13, 1984 per signature of Julia Canavan on Return Receipt Card attached hereto and made part of this return. Receipt for Certified Mail No. P 307 193 968 is attached.

So Answers :

A. J. Zale

A. J. Zale  
Chief Deputy Sheriff

For :

Victor B Vandenberg

Victor B. Vandling  
Sheriff Columbia County

Sworn and subscribed before me  
this 19th day of November 1984

~~XXXXXXXXXXXXXXXXXXXX~~ Tami B. Kline  
Prothonotary, Columbia County, Penna.

THE FIRST NATIONAL BANK  
OF BERWICK, PA.,

Plaintiff,

VS.

MARY CANAVAN CARBERRY,

Defendant.

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

) CIVIL ACTION - LAW  
) ACTION OF MORTGAGE FORECLOSURE

) NO. 803 OF 1983

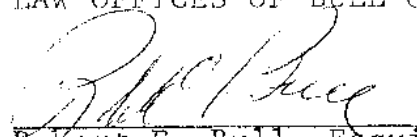
AFFIDAVIT PURSUANT TO P.R.C.P. 3129(a)

COMMONWEALTH OF PENNSYLVANIA )  
) SS:  
COUNTY OF COLUMBIA )

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

Mary Canavan Carberry  
c/o Mary Canavan  
25 East Coal Street  
Shenandoah, PA

LAW OFFICES OF BULL & BULL

  
Robert E. Bull, Esquire

Sworn and subscribed to before me  
this 28th day of September, 1984.

  
Notary Public  
My Commission Expires: 7-18-87

THE FIRST NATIONAL BANK  
OF BERWICK, PA.,

Plaintiff,

VS.

MARY CANAVAN CARBERRY,

Defendant.

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

) CIVIL ACTION - LAW  
) ACTION OF MORTGAGE FORECLOSURE

) No. 803 OF 1983

AFFIDAVIT OF MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF COLUMBIA )

SS:

Russell M. Henne, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the within Plaintiff, The First National Bank of Berwick, Pa., and being authorized so to do, and that he knows of his own personal knowledge, and therefore, avers that Mary Canavan Carberry IS NOT in the military or naval service of the United States or its allies, or otherwise within the provisions of the Soldiers and Sailors Civil Relief Act of Congress of 1940 and its amendments.

*Russell M. Henne*  
\_\_\_\_\_  
Russell M. Henne, Vice President  
The First National Bank of Berwick,  
Pa.

Sworn and subscribed to before me  
this 28<sup>th</sup> day of September, 1984.

*[Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 6/1/85

THE FIRST NATIONAL BANK OF

BERWICK, PA,

PLAINTIFF

V.S.

MARY CANAVAN CARBERRY

DEFENDANTS

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

No. 803 of Term 19<sup>83</sup>

Ex. D. No. 54 - 1984

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

To: VICTOR B. VANDLING Sheriff

Seize, levy, advertise and sell all the <sup>Real</sup> ~~personal~~ property of the defendant on the premises located at

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

Make

Model

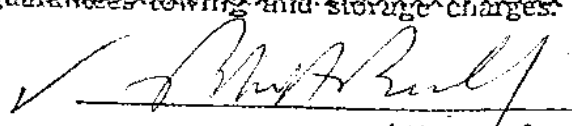
Motor Number

Serial Number

License Number

which vehicle may be located at

You are hereby released from all responsibility in not placing watchman or insurance on <sup>Real</sup> ~~personal~~ property levied on by virtue of this writ. ~~Plaintiff guarantees towing and storage charges.~~

  
Attorney for Plaintiff

Defendant.

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

CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE

NO. 803 OF 1983

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

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

SS:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

AMOUNT DUE	\$ 12,225.74
INTEREST FROM 2/9/82 TO 3/9/84	\$ 2,476.53
LATE CHARGES	\$ 64.35
INSURANCE PREMIUMS PAID	\$ 96.42
ATTORNEYS' COMMISSION AT 10%	<u>\$ 1,222.57</u>

Total	<u>\$ 16,085.61</u>
-------	---------------------

TOGETHER with interest at a daily rate of \$2.8866 until March 9, 1984,  
until said obligation is paid in full.

Jamie B. Kline  
Prothonotary, Common Pleas  
Court of Columbia County, Pa.

DATED:

BY

~~Deputy~~  
Clark

ALL that piece, parcel and tract of land situate in Briar Creek Borough, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

. BEGINNING upon the north side of the public road leading from the residence now or late of Wesley Shaffer to Berwick at the corner of line of land now or late of the said Wesley Shaffer; thence north on the said now or late Shaffer line 160 feet to a corner; thence east parallel with the public road aforesaid and through land formerly of Joseph B. Hippensteel 50 feet to a corner; thence on a line parallel with the line first above-mentioned 160 feet to the public road aforesaid; thence westwardly along said road 50 feet to the place of beginning.

BEING the same premises conveyed to Frederick J. Carberry and Mary Carberry, his Wife, by Deed of Howard L. Mitchem and Gloria I. Mitchem, his Wife, dated February 9, 1978, and recorded February 13, 1978, in Deed Book 285 at Page 661.

THE FIRST NATIONAL BANK  
OF BERWICK, PA.,

Plaintiff,

VS.

MARY CANAVAN CARBERRY,

Defendant.

) IN THE COURT OF COMMON PLEAS  
) OF THE 26TH JUDICIAL DISTRICT  
) COLUMBIA COUNTY BRANCH, PA.  
)  
) CIVIL ACTION - LAW  
) ACTION OF MORTGAGE FORECLOSURE  
)  
)  
) NO. 803 OF 1983

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: MARY CANAVAN CARBERRY, Defendant herein, and title owner of the  
real estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned  
Writ of Execution, issued under the above-captioned judgment directed  
to the Sheriff of Columbia County, there will be exposed to public sale,  
by vendue or outcry to the highest and best bidders, for cash, in The  
Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania,  
on Thursday the 3rd day of JANUARY, 1987, at  
10:00 o'clock, A.M., in the FOREnoon of the said day, all  
your right, title and interest in and to:

ALL that piece, parcel and tract of land situate in Briar Creek  
Borough, County of Columbia and State of Pennsylvania, bounded and  
described as follows, to-wit:

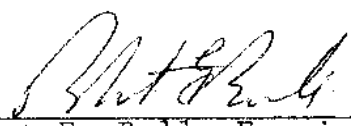
BEGINNING upon the north side of the public road leading from the  
residence now or late of Wesley Shaffer to Berwick at the corner of line  
of land now or late of the said Wesley Shaffer; thence north on the  
said now or late Shaffer line 160 feet to a corner; thence east  
parallel with the public road aforesaid and through land formerly of  
Joseph B. Hippensteel 50 feet to a corner; thence on a line parallel  
with the line first above-mentioned 160 feet to the public road afore-  
said; thence westwardly along said road 50 feet to the place of  
beginning.

BEING the same premises conveyed to Frederick J. Carberry and  
Mary Carberry, his Wife, by Deed of Howard L. Mitchem and Gloria  
I. Mitchem, his Wife, dated February 9, 1978, and recorded February 13,  
1978, in Deed Book 285 at Page 661.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on JANUARY 15, 1985, ~~3:00 PM~~, file a Schedule of Distribution in his office where the same will be available for inspection and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF BULL & BULL

BY

  
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