



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 John R. Adler, Sheriff of Columbia County Telephone Number: Area Code (717) 784-1991
Street Address Court House City Bloomsburg State PA Zip Code 17815

B TRANSFER DATA

Grantor(s) <u>Simonds, Valentine & Veronica P.</u>	Grantee(s) <u>Northern Central Bank</u>
Street Address <u>R. D. #3, Box 73</u>	Street Address <u>P. O. Box 577</u>
City <u>Catawissa,</u> State <u>Pa.</u> Zip Code <u>17820</u>	City <u>Williamsport</u> State <u>Pa.</u> Zip Code <u>17703</u>

C PROPERTY LOCATION

Street Address R. D. #3, Box 73
City Catawissa Township Locust Borough Columbia County Columbia Tax Parcel Number

D VALUATION DATA

1. Actual Cash Consideration <u>\$37,505.57</u>	2. Other Consideration <u>+</u>	3. Total Consideration <u>=</u>
4. County Assessed Value <u>35,530</u>	5. Fair Market Value <u>106,590</u>	6. State Realty Transfer Tax Paid <u>None</u>

E EXEMPTION DATA

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

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.) property purchased by PLAINTIFF
via SHERIFF SALE held 5/22/86 for sum of \$37,505.57 (includes \$5150
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 John R. Adler

(SEE REVERSE)

Date 6/12/86



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

Telephone Number

John R. Adler, Sheriff of Columbia County Area Code (717) 784-1991

Street Address

City

State

Zip Code

Court House

Bloomsburg

PA

17815

B TRANSFER DATA

Grantor(s)

Simonds, Valentine & Veronica P.

Grantee(s)

Northern Central Bank

Street Address

R. D. #3, Box 73

Street Address

P. O. Box 577

City

State

Zip Code

City

State

Zip Code

Catawissa,

Pa.

17820

Williamsport

Pa.

17703

C PROPERTY LOCATION

Street Address

R. D. #3, Box 73

Columbia

City

Township

Borough

County

Tax Parcel Number

Catawissa Locust

Columbia

D VALUATION DATA

1. Actual Cash Consideration

\$37,505.57

2. Other Consideration

+

3. Total Consideration

=

4. County Assessed Value

35,530

5. Fair Market Value

106,590

6. State Realty Transfer Tax Paid

None

E EXEMPTION DATA

1a. Amount of Exemption Claimed

See Other

1b. Percentage of Interest Conveyed

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.) property purchased by PLAINTIFF
via SHERIFF SALE held 5/22/86 for sum of \$37,505.57 (includes \$5150
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

Date

(SEE REVERSE)

6/12/86

Know all Men by these Presents,

That I, **JOHN R. ADLER**, Sheriff of the County of Columbia in the State of Pennsylvania, for and in consideration of the sum of **Thirty-seven Thousand Five Hundred Five & Fifty-seven** dollars to me in hand paid, do hereby grant and convey to **Northern Central Bank** All Those Certain Five (5) Pieces or Parcels of Land situate in the Township of Locust, County of Columbia, Pennsylvania bounded and described as follows, to-wit:

PARCEL NO 1 Beginning at a stone in a line of land belonging to Lewis Reinbole, now W.M. Rarig, near a white oak, at a corner of land sold by the Executor aforesaid to John Beilig, now W.G. Beaver, and running from thence by the aforesaid line of land of said Lewis Reinbole, now W.M. Rarig, South 50.5 degrees West, 39.2 perches to a stone THENCE by land of the same, North 56 degrees West, 15 perches to a stone in a public road; THENCE by said road by lands belonging to the Estate of Daniel Keller; now E.B. Erdman, South 29.25 degrees West 47.7 perches to a stone; THENCE by land of Mrs. Kremser, now Joseph Tyson, South 66.25 degrees East, 34.6 perches to a stone; THENCE by the same, South 29.25 degrees West, 17 perches to a stone; THENCE by land of John Reinbole, now Jerry Rhoads, South 58.75 degrees East 58 perches to a stone in a public road, THENCE by said road, by land now of the late Dr. Fox and Wright Hughes, now E.M. Bittner, North 36.5 degrees East, 24.9 perches to a stone; THENCE diverging from the aforesaid road and running by land of the same, South 80 degrees East, 17.3 perches to a post; THENCE by the same, North 51.25 degrees East, 9.7 perches to a stone; THENCE by the same, south 46.25 degrees East 25.9 perches to a stone; THENCE by land of Peter Rhoads, now W.H. Bittner, North 52 degrees East, 68.4 perches to a stone; THENCE by land of John P. Levan, now Mike Ocongress, North 33.5 degrees West 55.8 perches to a stone in the last aforesaid road; THENCE by said road by land sold by the aforesaid Executor to John Beilig, now W.G. Beaver aforesaid, South 38.75 degrees West 22.7 perches to a stone; THENCE diverging from the aforesaid road, running by land of the same, North 47 degrees West 19.1 perches to a stone; THENCE by the same, South 46 degrees West, 11.9 perches to a stone; THENCE by the same, North 54.5 degrees West 61.8 perches to the place of BEGINNING. CONTAINING 76 acres, more or less.

PARCEL NO. 2- BEGINNING at a corner of land of Emanuel Erdman; THENCE along land of George Fetterman, South 4.75 degrees West 46.5 perches to a stone in line of land of Harvey Fetterman; THENCE by said Fetterman, South 39.5 degrees East, 6.9 perches to a stone in line of Jere Rhoads; THENCE by said Rhoads, North 40 degrees East, 49.3 perches to a stone; THENCE by the same, North 29.5 degrees East, 17 perches to a stone; THENCE by other lands of A.S. Yoder, North 66.25 degrees West, 34.6 perches to a stone in the public road; THENCE by the middle of said public road, South 29.5 degrees West, 17 perches to the place of BEGINNING. CONTAINING 10 acres and 19 perches.

EXCEPTING AND RESERVING out of the two parcels of land above described a small tract of land sold to Jeremiah Rhoads by Deed dated January 11, 1919, and recorded in Deed Book Vol. 91 at page 673, containing 6 acres and 74 perches; also a small tract of land sold to Mike Ocongrliss by Deed Dated March 3, 1917, and recorded in Deed Book Vol. 90 at page 164, containing 20 acres, and also a small tract of land sold to W. G. Beaver by Deed dated April 26, 1916, and recorded in Deed Book Vol. 90 at page 32, containing 1 acre and 36 perches.

PARCEL NO. 3- BEGINNING at a stone white oak, a corner of land of Sarus Schaffer, now Aaron Yoder, in a line of land belonging to Lewis Reinbold, now William Yeager; and running thence by said line, North 50½ degrees East, 68.7 perches to a stone at the public road leading from Slabtown to Newlin; THENCE by the same, South 46½ degrees East 43.6 perches to a stone on the Southwest side of the aforesaid road; THENCE South 63 degrees 14½ perches to a white oak in said road; THENCE by said road, south 23½ degrees West 16.6 perches to a stone; THENCE South 42½ degrees East, 6.6 perches to a stone at a white oak at the East side of said road; THENCE by land of late John P. Levan, now Mallick, South 30½ degrees West, 11.6 perches to a stone in public road leading from the aforesaid road to a meeting house; THENCE by the said mentioned road of Sarus Schaffer, now Aaron Yoder, South 41½ degrees West. 22.7 perches to a stone diverging from said Sarus Schaffer, now Aaron Yoder, North 44½ degrees West, 20.7 perches to a stone; THENCE by the same, South 48 ¾ degrees West, 11.9 perches to a stone; THENCE by the same, North 41 ¾ degrees West, 62.4 perches to a place of BEGINNING. CONTAINING 26.9 acres.

PARCEL NO. 4- BEGINNING at a stone set for a corner in a former public road leading from Numidia to Snyder's Mill (now vacated) and running thence North 45 degrees East, 9.35 rods to a stone in said road; THENCE by other land of formerly W.G. Beaver, North 43.15 degrees West, 19.1 rods to a stone; THENCE by the same, North 49 ¾ degrees East, 11.9 rods to a stone; THENCE by land of Aaron Yoder, South 50 ¾ degrees East, 19.65 rods to the place of BEGINNING. CONTAINING 1 acre and 46 perches.

PARCEL NO. 5- BEGINNING at a bitter cherry along land of Lee Houck, North 56 degrees 30 minutes East, 79.8 perches to a point; THENCE North 17 degrees 20 minutes West, 29.2 perches to a point; THENCE North 28 degrees 40 minutes West, 19.4 perches to a point; THENCE North 56 degrees 45 minutes West, 10.3 perches to a point; THENCE North 56 degrees

45 minutes West, 10.3 perches to a point; THENCE North 17 degrees 45 minutes West 13 perches to a point; THENCE South 28 degrees West, 7 perches to a point; THENCE South 40 degrees East, 6.6 perches to a point; THENCE South 37 degrees, 30 minutes West 11.6 perches to a point; THENCE South 44 degrees 30 minutes West, 32 perches to a point; THENCE South 48 degrees 20 minutes West, 58.5 perches to a point; THENCE South 43 degrees 20 minutes East, 15.8 perches to an iron pin corner in line of land of Art Bittner; THENCE North 55 degrees East 9.7 perches to an iron pin corner; THENCE South 40 degrees 40 minutes East, 26 perches to the place of BEGINNING. CONTAINING 28½ acres.

IT BEING THE SAME PREMISES transferred and conveyed by Knorr Farms, Inc. unto Valentine J. Simonds and Veronica P. Simonds, his wife, by deed dated August 1, 1980 and recorded in the Register and Recorder's Office at Columbia County in Deed Book 302. Page 556.

ALL THOSE CERTAIN THREE (3) TRACTS OF LAND situate in the Township of Locust, County of Columbia, State of Pennsylvania, bounded and described more fully as follows to-wit:

TRACT NO. I- BEGINNING at a stone in the center of the intersection of the public road leading from Johnson's School house to Slabtown with another public road leading to the Esther Furnace along line of land of Ranslow Carl; THENCE down the center of said public road, South 34 3/4 degrees West, 1490 feet to a stone; THENCE by the same, South 36 3/4 degrees West, 1215 feet to a stone; THENCE by land of Pfahler, South 37 degrees East, 111 feet to a stone; THENCE by the same, South 53 degrees West 352 feet to a stone corner; THENCE along land of George Bittner, South 60 degrees and 10 minutes East, 358 feet to a corner; THENCE by land of Francis Beaver Estate, North 37 degrees West, 408 feet to a corner; THENCE by the same, North 10½ degrees East, 1077 feet to a corner in line of land of Pfahler; THENCE by said Pfahler, North 80½ degrees West, 1491.5 feet, to the corner, the place of BEGINNING. CONTAINING 118.93 acres, more or less, as surveyed by Brown & Eyer, June, 1898.

TRACT NO. II- BEGINNING at a point Forty-Nine (49) feet South of a cement culvert along the Pennsylvania Highway leading from Catawissa to Numidia; THENCE along said highway, in a Southerly direction a distance of One Hundred Forty (140) feet to a point; THENCE in a easterly direction a distance of Two Hundred Ten (210) feet to a point; THENCE in a Northerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a westerly direction, a distance of Two Hundred Ten (210) feet to the highway above referred to, the place of BEGINNING. CONTAINING a dwelling house and garage.

TRACT NO. III- ALL THOSE TWO (2) CERTAIN PIECES OR PARCELS OF LAND situate in the Township of Locust County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1- BEGINNING at a stone in a public road and running from thence by land late of George Bitner, deceased, now or late of Wilson Tedderman and Adam Bitner, North 39½ degrees West, a distance of One Hundred Four and Nine-tenths (104.9) perches to a stone; THENCE by land late of Whary, deceased, now or late of Larnitis, M.L. Raup and Elmer Tyson, North 64 3/4 degrees East, a distance of One Hundred and Seven and One-half (107½) perches to a white oak; THENCE by the same, South 26½ degrees East, a distance of Thirteen and Eight-Tenths (13.8) perches to a post; THENCE by the same, North 64½ degrees East, a distance of One Hundred Seventeen and Seven-Tenths (117.7) perches to a white oak; THENCE by the same, North 26½ degrees West, a distance of Fifteen and Nine-Tenths (15.9) perches to a post; THENCE by the same, North 65 degrees East, a distance of Sixty-eight and One-Tenth (68.1) perches to a stone in a public road; THENCE by land late of Lewis Reinbold, deceased later William Rarig, South 23 3/4 degrees East, a distance of Sixty-seven and Eight-Tenths (67.8) perches to a stone in a public road, THENCE in said road land of the same and late of Sarus Shaffer and Mrs. Kremer, now or late of A.S. Yoder, South 29½ degrees West, a distance of One Hundred Nine and Four-Tenths (109.4) perches to a stone in said road; THENCE by land late of George Fetterman, deceased, now late of

Also being the same having been sold by me to the said grantee on the

Twenty-second day of May Anno Domini one thousand nine hundred and eighty-six (1986), after due advertisement

according to law, under and by virtue of a writ of Northern Central Bank issued on the Eleventh day of

April Anno Domini one thousand nine hundred and eighty-six out of the Court of Common Pleas of the County of Columbia and State of Pennsylvania as

of ~~Text~~, one thousand nine hundred and eighty-six

Number 21, at the suit of Northern Central Bank

against

Valentine J. Simonds and Veronica P. Simonds

C.E. Wagner, South 73 3/4 degrees West, a distance of One Hundred Seventy-Eight (178) perches to a place of BEGINNING. CONTAINING One Hundred Eighty (180) acres and Thirty-Four (34) perches, more or less.

PARCEL NO. 2- BEGINNING at a stone corner in line of land of John Fox; THENCE along land of said John Fox, Charles Wagner, Owen Tyson and Kimber Tyson, South 85 1/8 degrees West, a distance of One Hundred Fifty-Three (153) perches to stones; THENCE along land of Phillip Snyder, South 50 1/8 degrees West, a distance of Ninety-Three and Three-Tenths (93.3) perches to a stone; THENCE along land of George Bittner, North 57 1/2 degrees West, a distance of Forty-Four (44) perches to a stone; THENCE along land of Adam Bittner and David Fetterman, North 49 1/2 degrees East, a distance of One Hundred Thirty-Three (133) perches to stones; THENCE along land of Samuel Zehner, North 72 1/8 degrees East, a distance of One Hundred Seventy-Eight (178) perches to a fallen pine; THENCE along land of Jeremiah Rhoads, South 4 degrees West, a distance of Forty-Six and Six-Tenths (46.6) perches to stones; THENCE along land of Harvey Fetterman, South 8 1/4 degrees West, a distance of Forty-Six (46) perches to stones, the place of BEGINNING. CONTAINING 101 acres and 123 perches strict measure. The foregoing description is made from a draft of Ezra S. Hayhurst, dated August 3, 1936.

EXCEPTING AND RESERVING 4 lots sold off adjoining Village of Numidia, along State Highway.

ALSO EXCEPTING AND RESERVING from the hereinbefore described real estate all that certain piece and parcel of land in Locust Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point Forty-Nine (49) feet South of a cement culvert along the Pennsylvania Highway leading from Catawissa to Numidia; THENCE along said highway in a Southerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a Easterly direction, a distance of Two Hundred Ten (210) feet to a point; THENCE in a Northerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a Westerly direction, a distance of Two Hundred Ten (210) feet to the highway above referred to, the place of BEGINNING. CONTAINING the dwelling house and garage of the Grantor herein (this being the same parcel described as Tract II).

ALSO EXCEPTING AND RESERVING from the above parcels of land the following conveyances made during the lifetime of A.D. Knorr, as follows:

Roaring Creek Valley Grange Association, deed dated October 14, 1949, recorded December 23, 1949, in Deed Book Volume 144 at Page 432;

Charles A. Hendricks, et al, deed dated January 28, 1949, recorded January 28, 1949, in Deed Book Volume 128 at Page 693;

Michael A. Valencik, et al, deed dated June 24, 1946, recorded June 25, 1946, in Deed Book Volume 127 at Page 114;

Spencer W. Horn, et al, deed dated June 10, 1946, recorded June 12, 1946, in Deed Book Volume 126 at Page 615;

David E. Fetterman, et al, deed dated May 16, 1946, recorded May 28, 1946, in Deed Book Volume 126 at Page 540.

EXCEPTING AND RESERVING from the aforescribed premises the premises described in conveyances heretofore made by Perry Z. Knorr and Velma C. Knorr, his wife, as follows:

1. Premises conveyed to James R. Yeick and Shirley M. Yeick, his wife as described in Deed dated December 12, 1979 as will be found of record in Columbia County Deed Book 295 at Page 868.

2. Premises conveyed to Dragways, Inc. as described in Deed dated April 15, 1964 as will be found of record in Columbia County Deed Book 227 at Page 540, containing 37.1 acres of land.

3. Premises conveyed to Ray E. Hoffman, Jr. and Patricia Ann Hoffman, his wife, as described in Deed dated September 28, 1964, as will be found of record in Columbia County Deed Book 226 at Page 879, containing 0.42 acres of land.

4. Premises conveyed to Township of Locust as described in deed dated June 15, 1964, as will be found of record in Columbia County Deed Book 225 at Page 649.

5. Premises conveyed to the Bell Telephone Company of Pennsylvania, as described in Deed dated December 14, 1961, as will be found of record, in Columbia County Deed Book 210, at Page 458, being premises designated as lot #3 on a proposed plan of lots.

6. Premises conveyed to Raymond Clair Hendricks, Jr. as described in deed dated September 4, 1960, as will be found of record in Columbia County Deed Book 203, at Page 249, being premises designated as Lot #2 on a proposed plan of lots.

7. Premises conveyed to Harold L. Woodruff and Jean F. Woodruff, his wife as described in deed dated May 10, 1960, as will be found of record in Columbia County Deed Book 201 at Page 99, being premises designated as Lot #5, on a proposed plan of lots.

8. Premises conveyed to Kenneth L. Hendricks and Jean A. Hendricks, his wife, as described in Deed dated April 26, 1957, as will be found of record in Columbia County Deed Book 184 at Page 216, containing 0.56 acres of land.

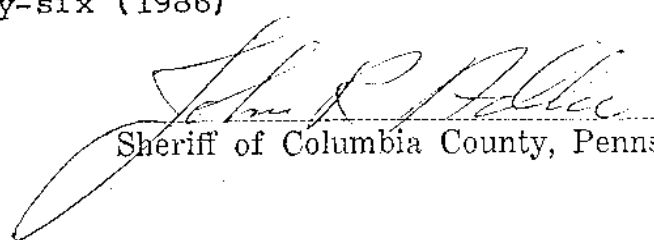
9. Premises conveyed to Barry K. Knorr and Rosemary M. Knorr, his wife as described in Deed dated May 13, 1980, as will be found recorded in Columbia County Deed Book 297 at Page 848, containing two tracts, Tract #1 containing 3.651 acres of land and Tract #2 containing 1.997 acres of land.

10. Premises conveyed to Barry K. Knorr by Perry Z. Knorr and Velma C. Knorr, et al as described in Deed dated May 13, 1980, as will be found of record in Columbia County Deed Book 297 at Page 845, containing 0.455 acres of land.

IT BEING THE SAME PREMISES transferred and conveyed by Perry Z. Knorr and Velma C. Knorr, his wife, unto Valentin J. Simonds and Veronica P. Simonds, his wife, dated August 1, 1980 and recorded in the Register and Recorded's Office of Columbia County in Deed Book 302, Page 551.

Together with the improvements erected upon the parcels of land above described consisting of two story four bedroom frame farmhouse, two car cement block garage, cement block building for storage and equipment repair, two story equipment and potato storage building, metal clad open end shed, two (2) 2 Story poultry buildings, two (2) grain storage bins, two(2) old frame bank barns, loading dock area for cattle, together with covered area, cattle shelter matl clad building, three (3) silos, 40 foot x 320 foot poultry house, together with two (2) additional grain bins, small cement block buildings and miscellaneous other sheds, poultry houses, corn cribs, and other farm.buildings.

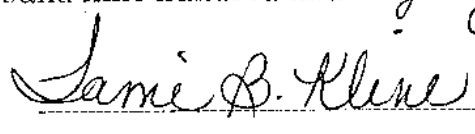
In Witness Whereof, I have hereunto affixed my signature this Ninteenth
 day of June Anno Domini one
thousand nine hundred and eighty-six (1986)


Sheriff of Columbia County, Pennsylvania

Commonwealth of Pennsylvania, ss,

Before the undersigned, Tami B. Kline Prothonotary
of the Court of Common pleas of Columbia County, Pennsylvania, personally appeared
 John R. Adler , Sheriff of Columbia County aforesaid, and
in due form of law declared that the facts set forth in the foregoing Deed are true, and that
he acknowledged the same in order that said Deed might be recorded.

Witness my hand and the seal of said Court, this 19th day of
June Anno Domini one thousand nine hundred and *eighty-six*.

 Prothonotary

PLAT. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1, 1988

Commonwealth of Pennsylvania }
County of Columbia } ss

RECORDED on this _____ day of _____

A. D. 19____, in the Recorder's office of said County, in Deed Book

Vol. _____, Page _____

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

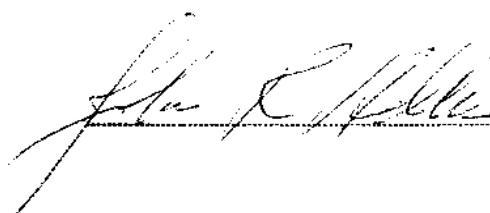
Recorder

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 Twenty-Second day of May 19.86, 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 Northern Central Bank for the price or sum of Thirty-Seven Thousand Five Hundred Five and Fifty-Seven Cents (\$37,505.57) (Includes poundage of \$5150.00) 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 See Attached Distribution

Sheriff's Office, Bloomsburg, Pa. }

So answers



Sheriff

SHERIFF'S SALE
DISTRIBUTION SHEET

Northern Central Bank VS. Simonds, Valentine & Veronica

NO. 21 of 1986 JD DATE OF SALE: 5/22/86
NO. ED

Bid Price	\$ 280,000	
Poundage 2% of 250,00 + .5	5,150	
Transfer Taxes of excess	0	
Total Needed to Purchase		\$ 37,505.57
Amount Paid Down	Day of Sale	3,700.00
Balance Needed to Purchase		33,805.57
	Less Advance	500.00
		33,305.57

EXPENSES:

Columbia County Sheriff - Costs	\$ 174.00	
Poundage	5150.00	\$ 5,324.00
Press-Enterprise		1,274.08
Henry Printing		131.20
Solicitor		30.00
Columbia County Prothonotary		15.00
Columbia County Recorder of Deeds - Deed copy work		41.00
Realty transfer taxes		
State stamps		
Tax Collector (Guy Kreischer)		1,421.12
Columbia County Tax Assessment Office		29,263.17
State Treasurer		4.00
Other: Tax Assessment Office Lien Cert.		2.00
TOTAL EXPENSES		\$ 37,505.57

Total Needed to Purchase	\$ 37,505.57
Less Expenses \$500 Adv. + \$3700 day of sale	4,200.00
Net to First Lien Holder	\$
Plus Deposit	
Total to First Lien Holder	\$
XXXXXXXXXXXXXXXXXXXX Bal. Due From Northern Central	33,305.57

LOCUST TWP
MAKE CHECKS PAYABLE TO:
GUY KREISCHER
BOX 111
NUMIDIA, PA. 17858

HOURS MON, TUES, THUR & FRI
1:00PM TO 2:30PM
5:00PM TO 8:00PM
PHONE 717-799-5732

FOR COLUMBIA COUNTY

DATE 03/01/86

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PEN.
County R.E.	7980	22.00	172.05		175.56	193
Twp/Boro R.E.		18.00	140.77		143.64	158

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

PAY THIS
AMOUNT

312.82
APR 30
IF PAID ON
OR BEFORE

319.20
JUN 30
IF PAID ON
OR BEFORE

357
JUL
IF PAID
AFTER

PROMPT PAYMENT IS REQUESTED

M
A
I
L
T
O
Simonds, Valentine J
Veronica P
R.D. 3, Box 73
Catawissa, Pa 17820

PENALTY AT PROPERTY DESCRIPTION
COUNTY 10% TWP/BORO 10%

ACCT NO. 09613

PARCEL 20-03-16

L-110.5 ACRES 4,220
Buildings 3,760

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

THIS TAX RETURN
TO COURT HOUSE
JANUARY 23,

Total 7,980

LOCUST TWP

MAKE CHECKS PAYABLE TO:
GUY KREISCHER
BOX 111
NUMIDIA, PA. 17858

HOURS MON, TUES, THUR & FRI
1:00PM TO 2:30PM
5:00PM TO 8:00PM
PHONE 717-799-5732

FOR COLUMBIA COUNTY

DATE 03/01/86

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PEN.
County R.E.	3610	22.00	77.83		79.42	87.5
Twp/Boro R.E.		18.00	63.68		64.98	71.4

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

PAY THIS
AMOUNT

141.57
APR 30
IF PAID ON
OR BEFORE

144.40
JUN 30
IF PAID ON
OR BEFORE

158
JUL
IF PAID
AFTER

PROMPT PAYMENT IS REQUESTED

M
A
I
L
T
O
Simonds Valentine J
Veronica P
R.D. 3, Box 73
Catawissa, Pa 17820

PENALTY AT PROPERTY DESCRIPTION
COUNTY 10% TWP/BORO 10%

ACCT NO. 50379

PARCEL 20-03-48

L-111.9 AC 3,610

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

THIS TAX RETURN
TO COURT HOUSE
JANUARY 23,

Total 3,610

COLUMBIA COUNTY 17858030 158

OFFICE OF SHERIFF

CHIEF DEPUTY

SHERIFF

APR 25 10:00 AM '86

OFFICE OF SHERIFF
COLUMBIA COUNTY

TAX NOTICE LOCUST TWP
 MAKE CHECKS PAYABLE TO:
 GUY KREISCHER
 BOX 111
 NUMIDIA, PA. 17858
 HOURS MON, TUES, THUR & FRI
 1:00PM TO 2:30PM
 5:00PM TO 8:00PM
 PHONE 717-799-5732

FOR COLUMBIA COUNTY						DATE	
DESCRIPTION	ASSESSMENT	S	LESS DISCOUNT	TAX	AMOUNT DUE		
County R.E.	2090	22.00	45.06	45.98	50		
Twp/Boro R.E.		18.00	36.87	37.62	41		
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE				PAY THIS AMOUNT →	81.93 APR 30 IF PAID ON OR BEFORE	83.60 JUN 30 IF PAID ON OR BEFORE	91 JULY IF PAID AFTER

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M
A
I
L
T
O
 Simonds, Valentine Jr
 Veronica P
 R.D. 3 Box 73
 Catawissa, Pa 17820

PENALTY AT PROPERTY DESCRIPTION
 COUNTY 10% TWP/BORO 10%
 ACCT NO. 09605
 PARCEL 20-03-13-D

THIS TAX RETURN TO COURT HOUSE JANUARY 23,

L-47.0 AC 1,820
 Buildings 270
 Total 2,090

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX NOTICE LOCUST TWP
 MAKE CHECKS PAYABLE TO:
 GUY KREISCHER
 BOX 111
 NUMIDIA, PA. 17858
 HOURS MON, TUES THUR & FRI
 1:00PM TO 2:30PM
 5:00PM TO 8:00PM
 PHONE 717-799-5732

FOR COLUMBIA COUNTY						DATE	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE		
County R.E.	18640	22.00	401.88	410.08	451		
Twp/Boro R.E.		18.00	328.81	335.52	369		
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE				PAY THIS AMOUNT →	730.69 APR 30 IF PAID ON OR BEFORE	745.60 JUN 30 IF PAID ON OR BEFORE	82 JULY IF PAID AFTER

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M
A
I
L
T
O
 Simonds Valentine Jr
 Veronica
 R.D. 3. Box 73
 Catawissa, Pa 17820

PENALTY AT PROPERTY DESCRIPTION
 COUNTY 10% TWP/BORO 10%
 ACCT NO. 09608
 PARCEL 20-03-14-C

THIS TAX RETURN TO COURT HOUSE JANUARY 23,

L-146.9 AC 4,120
 Buildings 14,520
 Total 18,640

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX NOTICE LOCUST TWP
 MAKE CHECKS PAYABLE TO:
 GUY KREISCHER
 BOX 111
 NUMIDIA, PA. 17858
 HOURS MON, TUES, THUR & FRI
 1:00PM TO 2:30PM
 5:00PM TO 8:00PM
 PHONE 717-799-5732

FOR COLUMBIA COUNTY						DATE	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE		
County R.E.	3210	22.00	69.21	70.62	77		
Twp/Boro R.E.		18.00	56.62	57.78	63		
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE				PAY THIS AMOUNT →	125.83 APR 30 IF PAID ON OR BEFORE	128.40 JUN 30 IF PAID ON OR BEFORE	141 JULY IF PAID AFTER

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M
A
I
L
T
O
 Simonds Valentine Jr
 Veronica P
 R.D. 3. Box 73
 Catawissa Pa 17820

PENALTY AT PROPERTY DESCRIPTION
 COUNTY 10% TWP/BORO 10%
 ACCT NO. 09609
 PARCEL 20-03-14-1

THIS TAX RETURN TO COURT HOUSE JANUARY 23,

L-140 X 200 150
 Buildings 3,060
 Total 3,210

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S SALE - COST SHEET

Northern Central Bank VS. Simonds, Valentine & Veronica

NO. 21 of 1986

DATE OF SALE: 5-22-86

SHERIFF'S COST OF SALE:

Docket & Levy	\$ 70.00
Service	13.00
Mailing	27.00
Advertising, Sale Bills & Newspapers	9.00
Posting Handbills	9.00
Mileage	11.00
Crying/Adjourn of Sale	7.00
Sheriff's Deed	10.00
Distribution	9.00
Other <u>Copy</u>	9.00
TOTAL	\$ 174.00

Press-Enterprise, Inc.	\$ 1274.08
Henrie Printing	131.20
Solicitor's Services	30.00
TOTAL	\$ 1435.28

PROTHONOTARY: Liens List	\$ 10.00
Deed Notarization	5.00
Other	
TOTAL	\$ 15.00

RECORDER OF DEEDS: Copywork	\$ 14.50
Deed	21.50
Other <u>Search</u>	5.00
TOTAL	\$ 41.00

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 19 <u>86</u>	\$ 1421.12
School Taxes, District <u> </u> , 19 <u> </u>	
Delinquent Taxes, 19 <u>81</u> , 19 <u>82</u> , 19 <u>83</u> (Total Amts.)	29263.17
1984 & 1985	
TOTAL	\$ 30,684.29

MUNICIPAL RENTS:

Sewer - Municipality <u> </u> , 19 <u> </u>	\$ <u> </u>
Water - Municipality <u> </u> , 19 <u> </u>	<u> </u>
TOTAL	\$ <u> </u>

SURCHARGE FEE: (State Treasurer)	\$ 4.00
----------------------------------	---------

MISCELLANEOUS: <u>Tax Assessment Office Lien Cert.</u>	\$ 2.00
TOTAL	\$ 2.00

TOTAL COSTS \$ 32,355.57

SHERIFF'S SALE - COST SHEET

Northwestern Central vs. Simonds, Latent Trust
 NO. 21 of 86 Leinert

DATE OF SALE: 3-22-86

SHERIFF'S COST OF SALE:

Docket & Levy	\$ <u>70.00</u>
Service	<u>13.00</u>
Mailing	<u>27.00</u>
Advertising, Sale Bills & Newspapers	<u>9.00</u>
Posting Handbills	<u>9.00</u>
Mileage	<u>11.00</u>
Crying/Adjourn of Sale	<u>7.00</u>
Sheriff's Deed	<u>10.00</u>
Distribution	<u>9.00</u>
Other <u>copy</u>	<u>9.00</u>

TOTAL \$ 174.00

Press-Enterprise, Inc.	\$ <u>1274.08</u>
Henrie Printing	<u>131.20</u>
Solicitor's Services	<u>30.00</u>

TOTAL \$ 1435.28

PROTHONOTARY: Liens List	\$ <u>10.00</u>
Deed Notarization	<u>5.00</u>
Other	

TOTAL \$ 15.00

RECORDER OF DEEDS: Copywork	\$ <u>14.50</u>
Deed	<u>21.50</u>
Other <u>Search</u>	<u>5.00</u>

TOTAL \$ 41.00

REAL ESTATE TAXES:

Liens etc Tax Assessment	3000
Borough/Twp. & County Taxes, 19 <u>86</u>	\$ <u>1,421.12</u>
School Taxes, District <u>19</u>	
Delinquent Taxes, 19 <u>82</u> , 19 <u>83</u> , 19 <u>84</u> (Total Amts.)	<u>27,265.17</u>

TOTAL \$ 30684.29

MUNICIPAL RENTS:

Sewer - Municipality	<u>19</u>	\$ <u>-</u>
Water - Municipality	<u>19</u>	<u>-</u>

TOTAL \$ -

SURCHARGE FEE: (State Treasurer)

\$ 4.00

MISCELLANEOUS: <u>Tax Assessment office Lien Certificate</u>	\$ <u>2.00</u>
--	----------------

TOTAL \$ 2.00

TOTAL COSTS \$ 32355.60

SHERIFF'S SALE
DISTRIBUTION SHEET

Northern Central Bank VS. Simonds, Valentine & Veronica
NO. 21 of 1986 JD DATE OF SALE: 5/22/86
NO. ED

Bid Price	\$ 280,000	
Poundage 2% of 250,000 + .5	5,150	
Transfer Taxes of excess	0	
Total Needed to Purchase		\$ 37,505.57
Amount Paid Down	Day of Sale	3,700.00
Balance Needed to Purchase		33,805.57
	Less Advance	500.00
		33,305.57

EXPENSES:

Columbia County Sheriff - Costs	\$ 174.00	
Poundage	5150.00	\$ 5,324.00
Press-Enterprise		1,274.08
Henry Printing		131.20
Solicitor		30.00
Columbia County Prothonotary		15.00
Columbia County Recorder of Deeds - Deed copy work		41.00
Realty transfer taxes		
State stamps		
Tax Collector (Guy Kreischer)		1,421.12
Columbia County Tax Assessment Office		29,263.17
State Treasurer		4.00
Other: Tax Assessment Office Lien Cert.		2.00
TOTAL EXPENSES		\$ 37,505.57

Total Needed to Purchase	\$ 37,505.57
Less Expenses \$500 Adv. + \$3700 day of sale	4,200.00
Net to First Lien Holder	
Plus Deposit	
Total to First Lien Holder	
Bal. Due From Northern Central	\$ 33,305.57

SHERIFF'S SALE
FINAL COST SHEET

Northern Central VS. Sheriffs, Late Title & Lien
NO. 21 of 86

DATE OF SALE: 5-22-86

Sales Price (2,385.57) \$ 2,385.57
Total Costs _____
Poundage 3.00 _____
2% Transfer Tax _____
Misc. Costs _____

TOTAL NEEDED TO PURCHASE

\$ 3,750.57
\$ 3,705.57

PURCHASER(S): Northern Central Bank

TO BE PAID TO: Northern Central Bank

SELLER(S)' SIGNATURE(S): William E. [Signature]

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S): 5/22/86 \$ 3,700.00

Balance due 33305.57

SHERIFF'S SALE
DISTRIBUTION SHEET

Northern Central Bank VS. Simonds, Valentine & Veronica
NO. 21 of 1986 JD DATE OF SALE: 5/22/86
NO. ED

Bid Price	\$ 280,000	
Poundage 2% of 250,00 + .5	5,150	
Transfer Taxes of excess	0	
Total Needed to Purchase		\$ 37,505.57
Amount Paid Down	Day of Sale	3,700.00
Balance Needed to Purchase		33,805.57
	Less Advance	500.00
		33,305.57

EXPENSES:

Columbia County Sheriff - Costs	\$ 174.00	
Poundage	5150.00	\$ 5,324.00
Press-Enterprise		1,274.08
Henry Printing		131.20
Solicitor		30.00
Columbia County Prothonotary		15.00
Columbia County Recorder of Deeds - Deed copy work		41.00
Realty transfer taxes		
State stamps		
Tax Collector (Guy Kreischer)		1,421.12
Columbia County Tax Assessment Office		29,263.17
State Treasurer		4.00
Other: Tax Assessment Office Lien Cert.		2.00
TOTAL EXPENSES		\$ 37,505.57

Total Needed to Purchase	\$ 37,505.57
Less Expenses \$500 Adv. + \$3700 day of sale	4,200.00
Net to First Lien Holder	\$
Plus Deposit	
Total to First Lien Holder	
Net to First Lien Holder	\$ 33,305.57
Bal. Due From Northern Central	

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

SHERIFF'S SALE WORKING OUTLINE

* RECEIVE AND TIME STAMP

*

* DOCKET AND INDEX

* SET FILE UP

* CHECK FOR PROPER INFO

3 WRITS OF EX.

~~3 COPIES OF DESCRIPTION~~

3 COPIES OF DESCRIPTION

WHEREABOUTS OF DEFENDANTS

NON-MILITARY AFFIDAVIT

3 NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

* SET SALE DATE AND ADV. DATES (POST ON CALANDER)

* FILL IN EXECUTION NO'S ON PAPERS

* SET DISTRIBUTION DATES :

FILE DATE WITHIN WEEK OF SALE

PAY DATE AFTER 10 DAYS OF FILING

* FILL IN DISTRIBUTION DATES ON SALE NOTICE

* TYPE UP CARDS FOR PAPERS TO BE SERVED

* PUT PAPERS TOGETHER WITH CARDS TO BE SERVED

* Notify creditors 4-14

* SERVE PAPERS

NOTICE OF WRIT OF EXECUTION

NOTICE OF SHERIFF'S SALE

WRIT

DATE SENT

DATE REC.

4-11

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

4-14

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

* ONCE SERVED DOCKET SERVICE

* SEND COPY OF SERVICE TO ATTY.

* SEND DESCRIPTION TO PRINTER 4-14.

* SEND NOTICE TO PRESS FOR PUBLICATION 4-15

* ONCE HANDBILLS ARE RECEIVED SEND COPIES TO:

RECORDER OF DEEDS

TAX OFFICE

PROTH.

ASSESSMENT

POST IN SHERIFF'S OFFICE

* SEND NOTICES TO LOCAL TAX COLLECTORS AND WATER AUTH.

* SEND COPIES TO IRS OFFICE PHILA.

* SEND COPIES TO PA. PERSONAL TAX AUTH.

* IF CORP. SEND COPIES TO PA. SMALL BUSINESS ADM.

* 20 DAYS BEFORE SALE POST PROPERTY

* A COUPLE OF DAYS PRIOR TO SALE PREPARE COST SHEET

* HOLD SALE

* PREPARE FINAL COSTS SHEET

* WITHIN FIVE DAYS OF SALE FILE DISTRIBUTION

* WITHIN TEN DAYS OF FILING DIST. MAKE DIST.

* PREPARE DEED AND TAX AFFIDAVIT

* SEND DEED TO PROPER ATTY.

* FILE FOLDER

DATE SENT

DATE REC.

4-15

✓

4-20

4-22

4-22

4-27

✓

✓

✓

Distribution 6-6-86

TERM
SESS. 19

M Sheriff

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

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

LIST OF LIENS

VERSUS

Valentine J. Simonds and Veronica P. Simonds

Court of Common Pleas of Columbia County, Pennsylvania.

Perry Z. & Velma C. Knorr

versus

Valentine J. & Veronica P. Simonds

No. 817 of Term, 1981
Real Debt ||\$ 14,614.84
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien June 5, 1981
Nature of Lien Judgment Note

Agway Petroleum Corp.

versus

Val Simonds

No. 402 of Term, 1983
Real Debt ||\$ 1,388.47
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien April 11, 1983
Nature of Lien Ex-Record

Perry Z. & Velma C. Knorr

versus

Valentine J. & Veronica P. Simonds

No. 1280 of Term, 1984
Real Debt ||\$ 320,009.50
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien November 14, 1984
Nature of Lien Judgment

M. Milton Hoffman, D/B/A Muncy

Chief Hybrids, et al

versus

Valentine J. & Veronica P. Simonds

No. 650 of Term, 1985
Real Debt ||\$ 2,810.03
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien June 24, 1985
Nature of Lien Default Judgment

Paul Keller

versus

Val Simonds

No. 88 of Term, 1986
Real Debt ||\$ 4,823.20
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien January 23, 1986
Nature of Lien Transcript of Judgment

LIST OF LIENS

VERSUS

Valentine J. Simonds and Veronica P. Simonds

Court of Common Pleas of Columbia County, Pennsylvania.

Northern Central Bank

versus

Valentine J. & Veronica P. Simonds

No. 205 of Term, 19 86..
Real Debt || \$ 494,139.77
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien February 25, 1986
Nature of Lien Ex-Record

versus

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

versus

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

versus

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

versus

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

Phone: 717-784-1991

Extension 42

P. O. Box 380, BLOOMSBURG, PA. 17815

May 16, 1986

~~1985~~

John R. Adler, Sheriff

TO REGISTER AND RECORDER OF COLUMBIA COUNTY, PENNA. DR
COURT HOUSE

All fees belong to the County and must be paid in advance

COPYWORK, RE: Valentine J. and Veronica P. Simonds,

\$14. 50

5.00

21.50

40.00

8+11+20
2+1+13+2

MORTGAGE

THIS MORTGAGE is made this 2nd day of June, 1981, between the Mortgagor, VALENTINE J. SIMONDS and VERONICA P. SIMONDS, his wife, (herein "Borrower"), and the Mortgagee, NORTHERN CENTRAL BANK, a corporation organized and existing under the laws of State of Pennsylvania, whose address is Millville, Pennsylvania (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Hundred Thousand (\$300,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 2, 1981 (herein "Note") ~~xxxxxx~~ and Loan Agreement of same date dated May 2, 1981, attached to this Mortgage and made a part hereof.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Columbia, State of Pennsylvania:

(SEE DESCRIPTIONS ATTACHED HERETO)

which has the address of R. D. #3, Catawissa, (City)
PA 17820 (State and Zip Code) (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property, or in an attorney's Certificate of Title.
PENNSYLVANIA - 1 to 4 Family - 6/75 - FPMR/FHMC UNIFORM INSTRUMENT

ALL THOSE CERTAIN FIVE (5) PIECES OR PARCELS OF LAND situate in the Township of Locust, County of Columbia, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at a stone in a line of land belonging to Lewis Reinhole, now W.M. Rarig, near a white oak, at a corner of land sold by the Executor aforesaid to John Beilig, now W.G. Beaver, and running from thence by the aforesaid line of land of said Lewis Reinhole, now W.M. Rarig, South 50.5 degrees West, 39.2 perches to a stone; THENCE by land of the same, North 56 degrees West, 15 perches to a stone in a public road; THENCE by said road by lands belonging to the Estate of Daniel Kellier, now E.B. Erdman, South 29.25 degrees West, 47.7 perches to a stone; THENCE by land of Mrs. Krenser, now Joseph Tyson, South 66.25 degrees East, 34.6 perches to a stone; THENCE by the same, South 29.25 degrees West, 17 perches to a stone; THENCE by land of John Reinhole, now Jerre Rhoads, South 58.75 degrees East, 58 perches to a stone in a public road; THENCE by said road, by land now of the late Dr. Fox and Wright Hughes, now E.M. Bittner, North 36.5 degrees East, 24.9 perches to a stone; THENCE diverging from the aforesaid road and running by land of the same, South 80 degrees East, 17.3 perches to a post; THENCE by the same, North 51.25 degrees East, 9.7 perches to a stone; THENCE by the same, South 46.25 degrees East, 25.9 perches to a stone; THENCE by land of Peter Rhoads, now W.H. Bittner, North 52 degrees East, 68.4 perches to a stone; THENCE by land of John P. Levan, now Mike Ocongress, North 33.5 degrees West, 55.8 perches to a stone in the last aforesaid road; THENCE by said road by land sold by the aforesaid Executor to John Beilig, now W.G. Beaver aforesaid, South 38.75 degrees West, 22.7 perches to a stone; THENCE diverging from the aforesaid road, running by land of the same, North 47 degrees West 19.1 perches to a stone; THENCE by the same, South 46 degrees West, 11.9 perches to a stone; THENCE by the same, North 54.5 degrees West, 61.8 perches to the place of BEGINNING. CONTAINING 76 acres, more or less.

PARCEL NO. 2 - BEGINNING at a corner of land of Emanuel Erdman; THENCE along land of George Fetterman, South 4.75 degrees West, 46.5 perches to a stone in line of land of Harvey Fetterman; THENCE by said Fetterman, South 39.5 degrees East, 6.9 perches to a stone in line of Jerre Rhoads; THENCE by said Rhoads, North 40 degrees East, 49.3 perches to a stone; THENCE by the same, North 29.5 degrees East, 17 perches to a stone; THENCE by other lands of A.S. Yoder, North 66.25 degrees West, 34.6 perches to a stone in the public road; THENCE by the middle of said public road, South 29.5 degrees West, 17 perches to the place of BEGINNING. CONTAINING 10 acres and 19 perches.

EXCEPTING AND RESERVING out of the two parcels of land above described a small tract of land sold to Jeremiah Rhoads by Deed dated January 11, 1919, and recorded in Deed Book Vol. 91 at page 673, containing 6 acres and 74 perches; also a small tract of land sold to Mike Ocongliss by Deed dated March 3, 1917, and recorded in Deed Book Vol. 90 at page 164, containing 20 acres, and also a small tract of land sold to W. G. Beaver by Deed dated April 26, 1916, and recorded in Deed Book Vol. 90 at page 32, containing 1 acre and 36 perches.

PARCEL NO. 3 - BEGINNING at a stone white oak, a corner of land of Sarus Schaffer, now Aaron Yoder, in a line of land belonging to Lewis Reinhold, now William Yeager; and running thence by said line, North 50 1/4 degrees East, 68.7 perches to a stone at the public road leading from Slabtown to Newlin; THENCE by the same, South 46 1/4 degrees East, 43.6 perches to a stone on the Southwest side of the aforesaid road; THENCE South 63 degrees 14 1/2 perches to a white oak in said road; THENCE by said road, South 23 1/4 degrees West, 16.6 perches to a stone;

THENCE South 42½ degrees East, 6.6 perches to a stone at a white oak at the East side of said road; THENCE by land of late John P. Levan, now Mallick, South 30½ degrees West, 11.6 perches to a stone in public road leading from the aforesaid road to a meeting house; THENCE by the said mentioned road and land of Sarue Schaffer, now Aaron Yoder, South 41½ degrees West, 22.7 perches to a stone diverging from said Sarue Schaffer, now Aaron Yoder, North 44½ degrees West, 20.7 perches to a stone; THENCE by the same, South 48-¾ degrees West, 11.9 perches to a stone; THENCE by the same, North 41-¾ degrees West, 62.4 perches to a place of BEGINNING. CONTAINING 26.9 acres.

PARCEL NO. 4 - BEGINNING at a stone set for a corner in a former public road leading from Mumidia to Snyder's Mill (now vacated) and running thence North 48 degrees East, 9.35 rods to a stone in said road; THENCE by other land of formerly W. G. Beaver, North 43.15 degrees West, 19.1 rods to a stone; THENCE by the same, North 49-¾ degrees East, 11.9 rods to a stone; THENCE by land of Aaron Yoder, South 50-¾ degrees East, 19.65 rods to the place of BEGINNING. CONTAINING 1 acre and 46 perches.

PARCEL NO. 5 - BEGINNING at a bitter cherry along land of Lee Houck, North 56 degrees 30 minutes East, 79.8 perches to a point; THENCE North 17 degrees 20 minutes West, 29.2 perches to a point; THENCE North 28 degrees 40 minutes West, 19.4 perches to a point; THENCE North 56 degrees 45 minutes West, 10.3 perches to a point; THENCE North 17 degrees 45 minutes West, 13 perches to a point; THENCE South 28 degrees West, 7 perches to a point; THENCE South 40 degrees East, 6.6 perches to a point; THENCE South 37 degrees 30 minutes West, 11.6 perches to a point; THENCE South 44 degrees 30 minutes West, 32 perches to a point; THENCE South 48 degrees 20 minutes West, 58.5 perches to a point; THENCE South 43 degrees 20 minutes East, 15.8 perches to an iron pin corner in line of land of Art Bittner; THENCE North 55 degrees East, 9.7 perches to an iron pin corner; THENCE South 40 degrees 40 minutes East, 26 perches to the place of BEGINNING. CONTAINING 28½ acres.

IT BEING THE SAME PREMISES transferred and conveyed by Knorr Farms, Inc. unto Valentine J. Simonds and Veronica P. Simonds, his wife, and being concurrently conveyed herewith.

ALL THOSE CERTAIN THREE (3) TRACTS OF LAND situate in the Township of Locust, County of Columbia, State of Pennsylvania, bounded and described more fully as follows, to-wit:

TRACT NO. 1 - BEGINNING at a stone in the center of the intersection of the public road leading from Johnson's School house to Slabtown with another public road leading to the Esther Furnace along line of land of Ranslow Carl; THENCE down the center of said public road, South 34-¾ degrees West, 1490 feet to a stone; THENCE by the same, South 36-¾ degrees West, 1215 feet to a stone; THENCE by land of Pfahler, South 37 degrees East, 111 feet to a stone; THENCE by the same, South 53 degrees West, 352 feet to a stone corner; THENCE along land of George Bittner, South 60 degrees and 10 minutes East, 358 feet to a corner; THENCE along land of Adam Bittner, North 45½ degrees East, 631 feet to a corner; THENCE by the same, North 28-¾ degrees East, 446 feet to a stone corner; THENCE by the same, North 65½ degrees East, 2031 feet to a stone corner; THENCE by land of Francis Beaver Estate, North 37 degrees West, 408 feet to a corner; THENCE by the same, North 10½ degrees East, 1077 feet to a corner in line of land of Pfahler; THENCE by said Pfahler, North 80½ degrees West, 1491.5 feet, to the corner, the place of BEGINNING. CONTAINING 118.93 acres, more or less, as surveyed by Brown & Eyer, June, 1898.

TRACT NO. II - BEGINNING at a point, Forty-Nine (49) feet South of a cement culvert along the Pennsylvania Highway leading from Catawissa to Numidia; THENCE along said highway, in a Southerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in an easterly direction a distance of Two Hundred Ten (210) feet to a point; THENCE in a Northerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a Westerly direction, a distance of Two Hundred Ten (210) feet to the highway above referred to, the place of BEGINNING. CONTAINING a dwelling house and garage.

TRACT NO. III - ALL THOSE TWO (2) CERTAIN PIECES OR PARCELS OF LAND situate in the Township of Locust, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at a stone in a public road and running from thence by land late of George Bitner, deceased, now or late of Wilson Fedderman and Adam Bitner, North $39\frac{1}{4}$ degrees West, a distance of One Hundred Four and Nine-Tenths (104.9) perches to a stone; THENCE by land late of . . . Whary, deceased, now or late of . . . Larnitis, M. L. Raup and Elmer Tyson, North $64\frac{3}{4}$ degrees East, a distance of One Hundred and Seven and One-Half (107 $\frac{1}{2}$) perches to a white oak; THENCE by the same, South $26\frac{1}{4}$ degrees East, a distance of Thirteen and Eight-Tenths (13.8) perches to a post; THENCE by the same, North $64\frac{1}{4}$ degrees East, a distance of One Hundred Seventeen and Seven-Tenths (117.7) perches to a white oak; THENCE by the same, North $26\frac{1}{4}$ degrees West, a distance of Fifteen and Nine-Tenths (15.9) perches to a post; THENCE by the same, North 65 degrees East, a distance of Sixty-Eight and One-Tenth (68.1) perches to a stone in a public road; THENCE by land late of Lewis Reinhold, deceased, later William Rarig, South $23\frac{3}{4}$ degrees East, a distance of Sixty-Seven and Eight-Tenths (67.8) perches to a stone in a public road; THENCE in said road land of same and late of Sarus Shaffer and Mrs. Kremer, now or late of A. S. Yoder, South $29\frac{1}{4}$ degrees West, a distance of One Hundred Nine and Four-Tenths (109.4) perches to a stone in said road; THENCE by land late of George Fetterman, deceased, now or late of C. E. Wagner, South $73\frac{3}{4}$ degrees West, a distance of One Hundred Seventy-Eight (178) perches to the place of BEGINNING. CONTAINING One Hundred Eighty (180) acres and Thirty-Four (34) perches, more or less.

PARCEL NO. 2 - BEGINNING at a stone corner in line of land of John Fox; THENCE along land of said John Fox, Charles Wagner, Owen Tyson and Kimber Tyson, South $85\frac{1}{8}$ degrees West, a distance of One Hundred Fifty-Three (153) perches to stones; THENCE along land of Philip Snyder, South $50\frac{1}{8}$ degrees West, a distance of Ninety-Three and Three-Tenths (93.3) perches to a stone; THENCE along land of George Bittner, North $57\frac{1}{4}$ degrees West, a distance of Forty-Four (44) perches to a stone; THENCE along land of Adam Bittner and David Fetterman, North $49\frac{1}{4}$ degrees East, a distance of One Hundred Thirty-Three (133) perches to stones; THENCE along land of Samuel Zehner, North $72\frac{1}{8}$ degrees East, a distance of One Hundred Seventy-Eight (178) perches to a fallen pine; THENCE along land of Jeremiah Rhoads, South 4 degrees West, a distance of Forty-Six and Six-Tenths (46.6) perches to stones; THENCE along land of Harvey Fetterman, South $8\frac{1}{4}$ degrees West, a distance of Forty-Six (46) perches to stones, the place of BEGINNING. CONTAINING 101 acres and 123 perches strict measure. The foregoing description is made from a draft of Ezra S. Hayhurst, dated August 3, 1936.

EXCEPTING AND RESERVING 4 lots sold off adjoining Village of Numidia, along State Highway.

ALSO EXCEPTING AND RESERVING from the hereinbefore described real estate all that certain piece and parcel of land in Locust Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point Forty-Nine (49) feet South of a cement culvert along the Pennsylvania Highway leading from Catawissa to Numidia; THENCE along said highway in a Southerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in an Easterly direction, a distance of Two Hundred Ten (210) feet to a point; THENCE in a Northerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a Westerly direction, a distance of Two Hundred Ten (210) feet to the highway above referred to, the place of BEGINNING. CONTAINING the dwelling house and garage of the Grantor herein (this being the same parcel described as Tract II).

ALSO EXCEPTING AND RESERVING from the above parcels of land the following conveyances made during the lifetime of A. D. Knorr, as follows:

Roaring Creek Valley Grange Association, deed dated October 14, 1949, recorded December 23, 1949, in Deed Book Volume 144 at Page 432;

Charles A. Henricks, et al, deed dated January 28, 1949, recorded January 28, 1949, in Deed Book Volume 128 at Page 693;

Michael A. Valencik, et al, deed dated June 24, 1946, recorded June 25, 1946, in Deed Book Volume 127 at Page 114;

Spencer W. Horn, et al, deed dated June 10, 1946, recorded June 12, 1946, in Deed Book 126 at Page 615;

David E. Fetterman, et al, deed dated May 16, 1946, recorded May 28, 1946, in Deed Book Volume 126 at Page 540.

EXCEPTING AND RESERVING from the aforescribed premises the premises described in conveyances heretofore made by Perry Z. Knorr and Velma C. Knorr, his wife, as follows:

1. Premises conveyed to James R. Yeick and Shirley M. Yeick, his wife, as described in Deed dated December 12, 1979 as will be found of record in Columbia County Deed Book 295 at Page 868.

2. Premises conveyed to Dragways, Inc. as described in Deed dated April 15, 1964 as will be found of record in Columbia County Deed Book 227 at Page 540, containing 37.1 acres of land.

3. Premises conveyed to Ray E. Hoffman, Jr. and Patricia Ann Hoffman, his wife, as described in Deed dated September 28, 1964, as will be found of record in Columbia County Deed Book 226 at Page 879, containing 0.42 acres of land.

4. Premises conveyed to Township of Locust as described in deed dated June 15, 1964, as will be found of record in Columbia County Deed Book 225, at Page 649.

5. Premises conveyed to the Bell Telephone Company of Pennsylvania, as described in deed dated December 14, 1961, as will be found of record, in Columbia County Deed Book 210, at Page 485, being premises designated as Lot #3 on a proposed plan of lots.

6. Premises conveyed to Raymond Clair Hendricks, Jr. as described in deed dated September 14, 1960, as will be found of record in Columbia County Deed Book 203 at Page 249, being premises designated as Lot #2 on a proposed plan of lots.

7. Premises conveyed to Harold L. Woodruff and Jean P. Woodruff, his wife, as described in deed dated May 10, 1960, as will be found of record in Columbia County Deed Book 201 at Page 99, being premises designated as Lot #3, on a proposed plan of lots.

8. Premises conveyed to Kenneth L. Hendrichs and Jean A. Hendrichs, his wife, as described in deed dated April 26, 1957, as will be found of record in Columbia County Deed Book 184 at Page 216, containing 0.56 acres of land.

9. Premises conveyed to Barry K. Knorr and Rosemary M. Knorr, his wife, as described in Deed dated May 13, 1980, as will be found recorded in Columbia County Deed Book 297 at page 848, containing two tracts, Tract #1 containing 1.651 acres of land and Tract #2 containing 1.997 acres of land.

10. Premises conveyed to Barry K. Knorr by Perry Z. Knorr and Velma C. Knorr, et al, as described in deed dated May 13, 1980, as will be found of record in Columbia County Deed Book 297 at Page 845, containing 0.455 acres of land.

IT BEING THE SAME PREMISES transferred and conveyed by Perry Z. Knorr and Velma C. Knorr, his wife, unto Valentine J. Simonds and Veronica P. Simonds, his wife, and being concurrently conveyed herewith.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum therein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attain priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account, or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

6. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

7. **Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, involuntary, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and

Lender's written agreement or applicable law. Borrower shall pay the amount of all mortgage insurance premiums in the manner provided under paragraph 2 hereof.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. **Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

10. **Borrower Not Released.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. **Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. **Remedies Cumulative.** All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. **Successors and Assigns Bound; Joint and Several Liability; Captions.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. **Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

15. **Uniform Mortgage; Governing Law; Severability.** This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. **Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

17. **Transfer of the Property; Assumption.** If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

18. **Acceleration; Remedies.** Upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided by applicable law specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

19. **Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time

prior to at least one hour prior to the commencement of bidding at a sheriff's sale or other sale pursuant to this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. **Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

21. **Future Advances.** Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note.

22. **Release.** Upon payment of all sums secured by this Mortgage, Lender shall discharge this Mortgage, without charge to Borrower. Borrower shall pay all costs of recordation, if any.

23. **Purchase Money Mortgage.** If all or part of the sums secured by this Mortgage are lent to Borrower to acquire title to the Property, this Mortgage is hereby declared to be a purchase money mortgage.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Witnesses:

Valentine J. Simonds

Valentine J. Simonds
Valentine J. Simonds

—Borrower

Veronica P. Simonds
Veronica P. Simonds

—Borrower

COMMONWEALTH OF PENNSYLVANIA, Columbia County ss:

On this, the 2nd day of June, 1981, before me, A. Notary
Public, the undersigned officer, personally appeared Valentine J. Simonds and
Veronica P. Simonds, his wife known to me (or satisfactorily
proven) to be the person AT whose name AT subscribed to the within instrument and acknowledged that
they executed the same for the purposes herein contained.

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

My Commission expires:

Ann R. Casey
NOTARY PUBLIC

Title of Officer



I hereby certify that the precise address of the Mortgage herein is as follows: Millerville Pa 17846
Valentine J. Simonds
attly for Mortgage

(Space Below This Line Reserved For Lender and Recorder)

*Lender hereby waives its rights under Uniform Covenant No. 2 unless borrower (s) elects to deposit such funds as described therein on a voluntary basis. If borrower (s) so elects now or at some future date, this waiver becomes null and void.

Recorded in Columbia County
Mtg. Book 205, page 183 on
June 3, 1981 at 8:53 p.m.

Beverly J. Michael
Acting Recorder

#58
RECD BY RECORDER
COLUMBIA CO., PA.
TAX \$52.00 FEE \$4.00
JUN 3 8 53 AM '81
o. d. m.

This Mortgage,

Made the 2nd day of June in the year of our Lord one thousand nine hundred and eighty-one (1981).

Between VALENTINE J. SIMONDS and VERONICA P. SIMONDS, his wife, of Locust Township, Columbia County, Pennsylvania, MORTGAGORS,

- A N D -

PERRY Z. KNORR and VELMA C. KNORR, his wife, of Locust Township, Columbia County, Pennsylvania, MORTGAGEES.

Witnesseth, Whereas, the Mortgagors, their Heirs, Devisees and Personal Representatives, by a Bond bearing even date, herewith stand bound unto the Mortgagees, their certain Attorneys, Personal Representatives, Legatees, Successors, or Assigns in the sum of One Million Two Hundred Thousand Dollars, (\$1,200,000.00) conditioned for the payment of a debt of Six Hundred Thousand (\$600,000.00) Dollars,

PAYABLE AS FOLLOWS: The aforesaid principal sum, together with interest as hereinafter set forth, shall be paid in semiannual installments in the sum of Thirty Thousand Three Hundred Fourteen and 10/100 (\$30,314.10) Dollars each with each such semiannual installment to be first applied to interest computed at the rate of eight (8%) percent per annum upon the unpaid balance of the principal and the balance of all such installments shall be applied to principal. The said semiannual installments to be payable on the first day of April and the first day of October and beginning on the first day of April, 1981 and continuing thereafter in said semiannual installments with the entire remaining balance of principal, together with interest thereon computed at the aforesaid rate shall be fully paid and discharged on or before October 1, 1990.

The within mortgage being under, subject and subordinate nevertheless to a certain mortgage and indebtedness and Loan Agreement between the Mortgagors herein and Northern Central Bank, which said mortgage is in the principal sum of Three Hundred Thousand (\$300,000.00) Dollars, intended to be executed and delivered concurrent with the date hereof and intended to be recorded immediately preceding the recording of the within mortgage. The within mortgage is a mortgage subordinate in its lien to the lien of that certain mortgage in the sum of Three Hundred Thousand (\$300,000.00) Dollars concurrently being delivered to Northern Central Bank by the Mortgagors herein and intended to be recorded immediately preceding the recording of the within mortgage.

And Also, to keep the buildings upon said premises in repair and commit no waste thereon and the cutting of any standing timber shall be treated and considered as waste except for the right to cutovers and that if the said Mortgagors shall neglect or refuse to keep said premises in repair, the Mortgagees may enter and repair the same and any sums thus expended shall be added to and become a part of the debt due from the Mortgagors to the Mortgagees hereunder and shall be taken, treated and considered as such in all matters touching or concerning this contract and in all proceedings had for the enforcement of the liability hereon.

And Also, to pay all taxes upon the premises hereinafter described, within one year after the first day of January next succeeding their assessment, and keep all buildings now standing and hereafter erected on said premises, insured against loss by fire and other casualties covered by the standard form of extended coverage for the benefit of the Mortgagees in a sum not less than the total due hereon from time to time and to take no insurance on said buildings not marked for the benefit of the Mortgagees and to pay all premiums on said insurance within thirty (30) days after written notice of their being due shall have been given to the said Mortgagors.

And THE FURTHER CONDITION OF THE SAID OBLIGATION IS SUCH, that upon default for thirty (30) days in payment of any part of said principal sum or interest as agreed, or of any premium of insurance for thirty (30) days after written notice of its being due shall have been given to the Mortgagors 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, or if a breach of any of the conditions of the said obligation be made by the said Mortgagor s, their Heirs, Devisees, or Personal Representatives, then the said principal sum shall become due and payment of the same, with all interest, taxes, and premiums of insurance due thereon, as therein provided, together with an Attorney's commission of fifteen (15%) percent on the said principal sum, besides costs of suit, may be enforced and recovered at once.

Now, THIS INDENTURE WITNESSETH that for and in consideration of One Dollar and for and in consideration of the further sum hereby secured, and intending to be legally bound, the Mortgagor s, to better secure payment of the said debt and the performance of the covenants in the said Bond, do grant and convey to the Mortgagee s, their Heirs, Successors and Assigns,

(SEE DESCRIPTIONS ATTACHED HERETO)

with the appurtenances, reversions, remainders, rents, issues and profits.

To Have and to Hold TO THE SAID Mortgagee s, their Heirs, Successors and Assigns forever.

ALL THOSE CERTAIN FIVE (5) PIECES OR PARCELS OF LAND situate in the Township of Locust, County of Columbia, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at a stone in a line of land belonging to Lewis Reinbole, now W.M. Rarig, near a white oak, at a corner of land sold by the Executor aforesaid to John Beilig, now W.G. Beaver, and running from thence by the aforesaid line of land of said Lewis Reinbole, now W.M. Rarig, South 50.5 degrees West, 39.2 perches to a stone; THENCE by land of the same, North 56 degrees West, 15 perches to a stone in a public road; THENCE by said road by lands belonging to the Estate of Daniel Keller, now E.B. Erdman, South 29.25 degrees West, 47.7 perches to a stone; THENCE by land of Mrs. Kremser, now Joseph Tyson, South 66.25 degrees East, 34.6 perches to a stone; THENCE by the same, South 29.25 degrees West, 17 perches to a stone; THENCE by land of John Reinbole, now Jerre Rhoads, South 58.75 degrees East, 58 perches to a stone in a public road; THENCE by said road, by land now of the late Dr. Fox and Wright Hughes, now E.M. Bittner, North 36.5 degrees East, 24.9 perches to a stone; THENCE diverging from the aforesaid road and running by land of the same, South 80 degrees East, 17.3 perches to a post; THENCE by the same, North 51.25 degrees East, 9.7 perches to a stone; THENCE by the same, South 46.25 degrees East, 25.9 perches to a stone; THENCE by land of Peter Rhoads, now W.H. Bittner, North 52 degrees East, 68.4 perches to a stone; THENCE by land of John P. Levan, now Mike Ocongress, North 33.5 degrees West, 55.8 perches to a stone in the last aforesaid road; THENCE by said road by land sold by the aforesaid Executor to John Beilig, now W.G. Beaver aforesaid, South 38.75 degrees West, 22.7 perches to a stone; THENCE diverging from the aforesaid road, running by land of the same, North 47 degrees West 19.1 perches to a stone; THENCE by the same, South 46 degrees West, 11.9 perches to a stone; THENCE by the same, North 54.5 degrees West, 61.8 perches to the place of BEGINNING. CONTAINING 76 acres, more or less.

PARCEL NO. 2 - BEGINNING at a corner of land of Emanuel Erdman; THENCE along land of George Fetterman, South 4.75 degrees West, 46.5 perches to a stone in line of land of Harvey Fetterman; THENCE by said Fetterman, South 39.5 degrees East, 6.9 perches to a stone in line of Jerre Rhoads; THENCE by said Rhoads, North 40 degrees East, 49.3 perches to a stone; THENCE by the same, North 29.5 degrees East, 17 perches to a stone; THENCE by other lands of A.S. Yoder, North 66.25 degrees West, 34.6 perches to a stone in the public road; THENCE by the middle of said public road, South 29.5 degrees West, 17 perches to the place of BEGINNING. CONTAINING 10 acres and 19 perches.

EXCEPTING AND RESERVING out of the two parcels of land above described a small tract of land sold to Jeremiah Rhoads by Deed dated January 11, 1919, and recorded in Deed Book Vol. 91 at page 673, containing 6 acres and 74 perches; also a small tract of land sold to Mike Ocongress by Deed dated March 3, 1917, and recorded in Deed Book Vol. 90 at page 164, containing 20 acres, and also a small tract of land sold to W. G. Beaver by Deed dated April 26, 1916, and recorded in Deed Book Vol. 90 at page 32, containing 1 acre and 36 perches.

PARCEL NO. 3 - BEGINNING at a stone white oak, a corner of land of Sares Schaffer, now Aaron Yoder, in a line of land belonging to Lewis Reinbold, now William Yeager; and running thence by said line, North 50½ degrees East, 68.7 perches to a stone at the public road leading from Slabtown to Newlin; THENCE by the same, South 45½ degrees East, 43.6 perches to a stone on the Southwest side of the aforesaid road; THENCE South 63 degrees 14½ perches to a white oak in said road; THENCE by said road, South 23½ degrees West, 16.6 perches to a stone;

THENCE South $42\frac{1}{4}$ degrees East, 6.6 perches to a stone at a white oak at the East side of said road; THENCE by land of late John P. Levan, now Mallick, South $30\frac{1}{4}$ degrees West, 11.6 perches to a stone in public road leading from the aforesaid road to a meeting house; THENCE by the said mentioned road and land of Sarue Schaffer, now Aaron Yoder, South $41\frac{1}{4}$ degrees West, 22.7 perches to a stone diverging from said Sarus Schaffer, now Aaron Yoder, North $44\frac{1}{4}$ degrees West, 20.7 perches to a stone; THENCE by the same, South $48\text{-}3/4$ degrees West, 11.9 perches to a stone; THENCE by the same, North $41\text{-}3/4$ degrees West, 62.4 perches to a place of BEGINNING. CONTAINING 26.9 acres.

PARCEL NO. 4 - BEGINNING at a stone set for a corner in a former public road leading from Numidia to Snyder's Mill (now vacated) and running thence North 48 degrees East, 9.35 rods to a stone in said road; THENCE by other land of formerly W. G. Beaver, North 43.15 degrees West, 19.1 rods to a stone; THENCE by the same, North $49\text{-}3/4$ degrees East, 11.9 rods to a stone; THENCE by land of Aaron Yoder, South $50\text{-}3/4$ degrees East, 19.65 rods to the place of BEGINNING. CONTAINING 1 acre and 46 perches.

PARCEL NO. 5 - BEGINNING at a bitter cherry along land of Lee Houck, North 56 degrees 30 minutes East, 79.8 perches to a point; THENCE North 17 degrees 20 minutes West, 29.2 perches to a point; THENCE North 28 degrees 40 minutes West, 19.4 perches to a point; THENCE North 56 degrees 45 minutes West, 10.3 perches to a point; THENCE North 17 degrees 45 minutes West, 13 perches to a point; THENCE South 28 degrees West, 7 perches to a point; THENCE South 40 degrees East, 6.6 perches to a point; THENCE South 37 degrees 30 minutes West, 11.6 perches to a point; THENCE South 44 degrees 30 minutes West, 32 perches to a point; THENCE South 48 degrees 20 minutes West, 58.5 perches to a point; THENCE South 43 degrees 20 minutes East, 15.8 perches to an iron pin corner in line of land of Art Bittner; THENCE North 55 degrees East, 9.7 perches to an iron pin corner; THENCE South 40 degrees 40 minutes East, 26 perches to the place of BEGINNING. CONTAINING 28 $\frac{1}{2}$ acres.

IT BEING THE SAME PREMISES transferred and conveyed by Knorr Farms, Inc. unto Valentine J. Simonds and Veronica P. Simonds, his wife, and being concurrently conveyed herewith.

ALL THOSE CERTAIN THREE (3) TRACTS OF LAND situate in the Township of Locust, County of Columbia, State of Pennsylvania, bounded and described more fully as follows, to-wit:

TRACT NO. 1 - BEGINNING at a stone in the center of the intersection of the public road leading from Johnson's School house to Slabtown with another public road leading to the Esther Furnace along line of land of Ranslow Carl; THENCE down the center of said public road, South $34\text{-}3/4$ degrees West, 1490 feet to a stone; THENCE by the same, South $36\text{-}3/4$ degrees West, 1215 feet to a stone; THENCE by land of Pfahler, South 37 degrees East, 111 feet to a stone; THENCE by the same, South 53 degrees West, 352 feet to a stone corner; THENCE along land of George Bittner, South 60 degrees and 10 minutes East, 358 feet to a corner; THENCE along land of Adam Bittner, North $45\frac{1}{4}$ degrees East, 631 feet to a corner; THENCE by the same, North $28\text{-}3/4$ degrees East, 446 feet to a stone corner; THENCE by the same, North $65\frac{1}{4}$ degrees East, 2031 feet to a stone corner; THENCE by land of Francis Beaver Estate, North 37 degrees West, 408 feet to a corner; THENCE by the same, North $10\frac{1}{4}$ degrees East, 1077 feet to a corner in line of land of Pfahler; THENCE by said Pfahler, North $80\frac{1}{4}$ degrees West, 1491.5 feet, to the corner, the place of BEGINNING. CONTAINING 118.93 acres, more or less, as surveyed by Brown & Eyer, June, 1898.

TRACT NO. II - BEGINNING at a point, Forty-Nine (49) feet South of a cement culvert along the Pennsylvania Highway leading from Catawissa to Numidia; THENCE along said highway, in a Southerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in an easterly direction a distance of Two Hundred Ten (210) feet to a point; THENCE in a Northerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a Westerly direction, a distance of Two Hundred Ten (210) feet to the highway above referred to, the place of BEGINNING. CONTAINING a dwelling house and garage.

TRACT NO. III - ALL THOSE TWO (2) CERTAIN PIECES OR PARCELS OF LAND situate in the Township of Locust, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at a stone in a public road and running from thence by land late of George Bitner, deceased, now or late of Wilson Fedderman and Adam Bitner, North $39\frac{1}{4}$ degrees West, a distance of One Hundred Four and Nine-Tenths (104.9) perches to a stone; THENCE by land late of . . . Whary, deceased, now or late of . . . Larnitis, M. L. Raup and Elmer Tyson, North $64\frac{3}{4}$ degrees East, a distance of One Hundred and Seven and One-Half (107.5) perches to a white oak; THENCE by the same, South $26\frac{1}{4}$ degrees East, a distance of Thirteen and Eight-Tenths (13.8) perches to a post; THENCE by the same, North $64\frac{1}{4}$ degrees East, a distance of One Hundred Seventeen and Seven-Tenths (117.7) perches to a white oak; THENCE by the same, North $26\frac{1}{4}$ degrees West, a distance of Fifteen and Nine-Tenths (15.9) perches to a post; THENCE by the same, North 65 degrees East, a distance of Sixty-Eight and One-Tenth (68.1) perches to a stone in a public road; THENCE by land late of Lewis Reinbold, deceased, later William Rarig, South $23\frac{3}{4}$ degrees East, a distance of Sixty-Seven and Eight-Tenths (67.8) perches to a stone in a public road; THENCE in said road land of same and late of Sarus Shaffer and Mrs. Kremer, now or late of A. S. Yoder, South $29\frac{1}{4}$ degrees West, a distance of One Hundred Nine and Four-Tenths (109.4) perches to a stone in said road; THENCE by land late of George Fetterman, deceased, now or late of C. E. Wagner, South $73\frac{3}{4}$ degrees West, a distance of One Hundred Seventy-Eight (178) perches to the place of BEGINNING. CONTAINING One Hundred Eighty (180) acres and Thirty-Four (34) perches, more or less.

PARCEL NO. 2 - BEGINNING at a stone corner in line of land of John Fox; THENCE along land of said John Fox, Charles Wagner, Owen Tyson and Kimber Tyson, South $85\frac{1}{8}$ degrees West, a distance of One Hundred Fifty-Three (153) perches to stones; THENCE along land of Philip Snyder, South $50\frac{1}{8}$ degrees West, a distance of Ninety-Three and Three-Tenths (93.3) perches to a stone; THENCE along land of George Bittner, North $57\frac{1}{4}$ degrees West, a distance of Forty-Four (44) perches to a stone; THENCE along land of Adam Bittner and David Fetterman, North $49\frac{1}{4}$ degrees East, a distance of One Hundred Thirty-Three (133) perches to stones; THENCE along land of Samuel Zehner, North $72\frac{1}{8}$ degrees East, a distance of One Hundred Seventy-Eight (178) perches to a fallen pine; THENCE along land of Jeremiah Rhoads, South 4 degrees West, a distance of Forty-Six and Six-Tenths (46.6) perches to stones; THENCE along land of Harvey Fetterman, South $8\frac{1}{4}$ degrees West, a distance of Forty-Six (46) perches to stones, the place of BEGINNING. CONTAINING 101 acres and 123 perches strict measure. The foregoing description is made from a draft of Ezra S. Hayhurst, dated August 3, 1936.

EXCEPTING AND RESERVING 4 lots sold off adjoining Village of Numidia, along State Highway.

ALSO EXCEPTING AND RESERVING from the hereinbefore described real estate all that certain piece and parcel of land in Locust Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point Forty-Nine (49) feet South of a cement culvert along the Pennsylvania Highway leading from Catawissa to Numidia; THENCE along said highway in a Southerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in an Easterly direction, a distance of Two Hundred Ten (210) feet to a point; THENCE in a Northerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a Westerly direction, a distance of Two Hundred Ten (210) feet to the highway above referred to, the place of BEGINNING. CONTAINING the dwelling house and garage of the Grantor herein (this being the same parcel described as Tract II).

ALSO EXCEPTING AND RESERVING from the above parcels of land the following conveyances made during the lifetime of A. D. Knorr, as follows:

Roaring Creek Valley Grange Association, deed dated October 14, 1949, recorded December 23, 1949, in Deed Book Volume 144 at Page 432;

Charles A. Henricks, et al, deed dated January 28, 1949, recorded January 28, 1949, in Deed Book Volume 128 at Page 693;

Michael A. Valencik, et al, deed dated June 24, 1946, recorded June 25, 1946, in Deed Book Volume 127 at Page 114;

Spencer W. Horn, et al, deed dated June 10, 1946, recorded June 12, 1946, in Deed Book 126 at Page 615;

David E. Fetterman, et al, deed dated May 16, 1946, recorded May 28, 1946, in Deed Book Volume 126 at Page 540.

EXCEPTING AND RESERVING from the aforescribed premises the premises described in conveyances heretofore made by Perry Z. Knorr and Velma C. Knorr, his wife, as follows:

1. Premises conveyed to James R. Yeick and Shirley M. Yeick, his wife, as described in Deed dated December 12, 1979 as will be found of record in Columbia County Deed Book 295 at Page 868.

2. Premises conveyed to Dragways, Inc. as described in Deed dated April 15, 1964 as will be found of record in Columbia County Deed Book 227 at Page 540, containing 37.1 acres of land.

3. Premises conveyed to Ray E. Hoffman, Jr. and Patricia Ann Hoffman, his wife, as described in Deed dated September 28, 1964, as will be found of record in Columbia County Deed Book 226 at Page 879, containing 0.42 acres of land.

4. Premises conveyed to Township of Locust as described in deed dated June 15, 1964, as will be found of record in Columbia County Deed Book 225, at Page 649.

5. Premises conveyed to the Bell Telephone Company of Pennsylvania, as described in deed dated December 14, 1961, as will be found of record, in Columbia County Deed Book 210, at Page 485, being premises designated as Lot #3 on a proposed plan of lots.

6. Premises conveyed to Raymond Clair Hendricks, Jr. as described in deed dated September 14, 1960, as will be found of record in Columbia County Deed Book 203 at Page 249, being premises designated as Lot #2 on a proposed plan of lots.

7. Premises conveyed to Harold L. Woodruff and Jean F. Woodruff, his wife, as described in deed dated May 10, 1960, as will be found of record in Columbia County Deed Book 201 at Page 99, being premises designated as Lot #5, on a proposed plan of lots.

8. Premises conveyed to Kenneth L. Hendrichs and Jean A. Hendrichs, his wife, as described in deed dated April 26, 1957, as will be found of record in Columbia County Deed Book 184 at Page 216, containing 0.56 acres of land.

9. Premises conveyed to Barry K. Knorr and Rosemary M. Knorr, his wife, as described in Deed dated May 13, 1980, as will be found recorded in Columbia County Deed Book 297 at page 848, containing two tracts, Tract #1 containing 3.651 acres of land and Tract #2 containing 1.997 acres of land.

10. Premises conveyed to Barry K. Knorr by Perry Z. Knorr and Velma C. Knorr, et al, as described in deed dated May 13, 1980, as will be found of record in Columbia County Deed Book 297 at Page 845, containing 0.455 acres of land.

IT BEING THE SAME PREMISES transferred and conveyed by Perry Z. Knorr and Velma C. Knorr, his wife, unto Valentine J. Simonds and Veronica P. Simonds, his wife, and being concurrently conveyed herewith.

And the said Mortgagor s and Mortgagees s do hereby covenant and agree that if the said Mortgagor s, their Heirs, Devisees or Personal Representatives, shall neglect or refuse to keep in force insurance as aforesaid, or to pay any premium of insurance for 30 days after written notice of its being due shall be given to the Mortgagor s, or to pay all taxes upon the premises within one year after the first day of January next succeeding its assessment, the said Mortgagees s, their certain Attorneys, Personal Representatives, Legatees, Successors or Assigns, shall have the privilege, right or option to insure the said buildings in the sum aforesaid, and pay premiums of insurance as aforesaid, and pay the said taxes as aforesaid, and upon exercise of said privilege, right or option, any sums thus expended for any of said purposes shall be added to and become a part of the said mortgage debt and shall be treated, held and considered as such in all matters touching or concerning this mortgage and in all proceedings had for the enforcement of the liability hereon.

And the said Mortgagor s do hereby covenant and agree to pay the said mortgage debt, with interest and all taxes and premiums of insurance as set forth more fully and at large in the said Bond and heretofore recited

And the said Mortgagor s do hereby covenant and agree that upon default for 30 days in payment of any part of said principal sum or interest as agreed, or of any premium of insurance for 30 days after written notice of its being due shall have been given to the Mortgagor 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, or if a breach of any of the conditions of the said mortgage be made by the said Mortgagor s, their Heirs, Devisees, or Personal Representatives, then the said Mortgagees s, their certain Attorneys, Personal Representatives, Legatees, Successors or Assigns, may forthwith without prejudice to any other remedy, file complaint in an Action of Mortgage Foreclosure hereon and proceed thereon to judgment and execution for the immediate recovery of said principal debt, with all interest, taxes, and premiums of insurance due according to the terms hereof, together with an attorney's commission of 15% per centum upon the said principal sum, and all costs of suit, nor shall any waiver of this provision be held effectual unless in writing for a valuable consideration, and any judgment thus recovered shall be enforceable without defalcation or stay of execution, the Mortgagor hereby further waiving the rights of inquisition and appeal, all rights under any present or future exemption laws of this Commonwealth and all benefit from any and all errors in any and all proceedings had hereupon.

And the said Mortgagor s and Mortgagees s do hereby covenant and agree that if the said Mortgagor s, their Heirs, Devisees, or Personal Representatives, shall without default pay or cause to be paid to the said Mortgagees s or their certain Attorneys, Legatees, Successors, Personal Representatives, or Assigns, the said principal sum with interest as agreed, and shall without default keep the buildings on the premises insured and pay the insurance premiums therefor and all taxes upon the premises as agreed, or in case of default and of legal process, shall before actual sale pay the same, together with commissions and costs accrued, then this mortgage, the estate hereby granted, and the said accompanying Bond, shall become void.

Witness the hand s and seals of the said Mortgagor s the day and year first above written.

Signed, Sealed, and Delivered
in the presence of

Walter A. Brown

Valentine J. Simonds Seal
Valentine J. Simonds Seal
Veronica P. Simonds Seal
Veronica P. Simonds Seal
Seal
Seal

Commonwealth of Pennsylvania

County of COLUMBIA

ss.

On this, the 2nd day of June, A. D. 19 81, before me the undersigned Officer, a Notary Public, personally appeared Valentine J. Simonds and Veronica P. Simonds, his wife, known to me (or satisfactorily proven) to be the persons 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.

NOTARY PUBLIC

Title of Officer

State of

County of

ss.

On this, the

day of

A. D. 19

appeared the undersigned Officer, personally known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Title of Officer

I Hereby Certify, that the precise residence of the Mortgagee and person entitled to interest on this mortgage is R. D. #3, Catawissa, PA 17820.

Attorney for

Mortgagees
Dale A. Derr

RECORDED BY RECORDER
COLUMBIA CO. PA.

TAX \$50 FEE \$14.00

JUN 3 8 54 AM '81

Number 59

Mortgage
Common Sense

VALENTINE J. SIMONDS AND

VERONICA P. SIMONDS, HIS WIFE,

TO MORTGAGEES,

PERRY Z. KNORR AND

VELMA C. KNORR, HIS WIFE,

MORTGAGEES.

Dated June 2, 1981

Upon Locust Twp. premises

To secure \$600,000.00

Payable per within schedule

Entered for record in the Recorder's

Office of

County of

day of

A. D. 19

Tax \$

Fees \$

Recorder.

Dale A. Derr, Esquire

LAW OFFICES OF

DEER AND PURSEL

238 MARKET STREET

BLOOMSBURG, PA. 17815

Form No 846-Legal Blank printer, Leesville, Pa

Commonwealth of Pennsylvania

County of Columbia 8:54 a.m.

ss.

Recorded on this 3rd day of June, A. D. 1981, in the Recorder's Office of the said County in Mortgage Book Volume 205 Page 191

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

Beverly J. Michael, Acting Recorder

LIEN CERTIFICATE

Date April 24, 1986

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1985, in Locust Twp. are as follows:

Owner or Reputed Owner: Simonds, Valentine J. or Veronica P.

Former Owner: _____

Parcel No. 20-03-16 20-03-13D 20-03-14-1
20-03-14B 20-03-14C Deed & Page _____

Description _____

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1981-1985				
SEE REVERSE DIDE FOR TOTALS				
				TCB FEE
				TOTAL
				\$29,263.17

The above figures represent the amounts due during the month of June 19 86

Requested by: Sheriffs Office

Fee \$2.00

COLUMBIA COUNTY TAX CLAIM BUREAU



 Director

Lucille B. Whitmire
Kent D. Shelhamer
George H. Gensemer
Board



D. Ode Henrie
Chief Assessor
Alvin J. Luschas
Solicitor

Board of Assessment Appeals

Court House, P. O. Box 380, Bloomsburg, Pennsylvania 17815
717-784-1991

PARCEL #	MARKET VALUE	ASSESSED VALUE
20-03-4B	\$10,830	\$3610
20-03-13-D	6,270	2090
20-03-14-1	9,640	3210
20-03-14-C	55,910	18,640
20-03-16	<u>23,960</u>	<u>7,980</u>
	\$106,610	\$35,530

Summers

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

April 24, 1986

TO: Internal Revenue Service
Special Procedure Staff
Attn: Michael Harkins
P.O. Box 12050
Phila., PA 19106

SUBJECT: Claims against Sheriff Sale

Dear Sir:

On May 22, 1986, our office is conducting a Sheriff Sale on the property of Valentine and Veronica Simonds.

Please notify us by return mail if you have any claims against the property described in enclosed description.

If you have any questions, please feel free to contact our office.

Sincerely,

Connie S. Breech
Deputy Sheriff

CSB/sb

State of Pennsylvania }
County of Columbia } ss.

Beverly J. Michael

I, ~~Frank XXXXXXXX~~, 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

Valentine J. Simonds and Veronica P. Simonds

and find as follows:

See photostatic copies attached.

Fee . \$5.00

In testimony whereof I have set my hand and
seal of office this 16th day of May
A.D., 19 86

Beverly J. Michael..RECORDER

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

April 24, 1986

TO: Guy Kreischer
Box 111
Numidia, PA 17858

SUBJECT: Claims against Sheriff Sale

Dear Sir:

On May 22, 1986 our office is conducting a Sheriff Sale on the property of Valentine and Veronica Simonds.

Please notify us by return mail if you have any claims against the property described in enclosed description.

If you have any questions, please feel free to contact our office.

Sincerely,

Connie S. Breech
Deputy Sheriff

CSB/sb

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

April 24, 1986

TO: Thomas C. Zerba, Jr.
Deputy Attorney General
Collections Unit
Fourth & Walnut Sts.
Harrisburg, PA 17120

SUBJECT: Claims against Sheriff Sale

Dear Sir:

On May 22, 1986, our office is conducting a Sheriff Sale on the property of Valentine and Veronica Simonds.

Please notify us by return mail if you have any claims against the property described in enclosed description.

If you have any questions, please feel free to contact our office.

Sincerely,

Connie S. Breech
Deputy Sheriff

CSB/sb

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

4/15/86

Press-Enterprise, Inc.
Lackawanna Avenue
Bloomsburg, Pa. 17815

Attention: Susan Shotwell

Enclosed is a Sheriff Sale Notice on the properties of Valentine Simonds scheduled for sale on May 22, 1986.

Please run the ads on May 1, 8, 15, 1986 newspaper.

Please feel free to contact our office if you have any questions.

Very truly yours,

Connie Breech
Deputy Sheriff

DESCRIPTION FOR SHERIFF IN THE
MATTER OF NORTHERN CENTRAL BANK vs.
VALENTINE J. SIMONDS and VERONICA P. SIMONDS, DEFENDANTS

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 21 OF 1986, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE OF THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA ON
THURSDAY, MAY 22, 1986 AT 10:00 O'CLOCK A.M.

ALL THOSE CERTAIN FIVE (5) PIECES OR PARCELS OF LAND situate in the Township of Locust, County of Columbia, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at a stone in a line of land belonging to Lewis Reinbole, now W.M. Rarig, near a white oak, at a corner of land sold by the Executor aforesaid to John Beilig, now W.G. Beaver, and running from thence by the aforesaid line of land of said Lewis Reinbole, now W.M. Rarig, South 50.5 degrees West, 39.2 perches to a stone; THENCE by land of the same, North 56 degrees West, 15 perches to a stone in a public road; THENCE by said road by lands belonging to the Estate of Daniel Keller, now E.B. Erdman, South 29.25 degrees West, 47.7 perches to a stone; THENCE by land of Mrs. Kremser, now Joseph Tyson, South 66.25 degrees East, 34.6 perches to a stone; THENCE by the same, South 29.25 degrees West, 17 perches to a stone; THENCE by land of John Reinbole, now Jerre Rhoads, South 58.75 degrees East, 58 perches to a stone in a public road; THENCE by said road, by land now of the late Dr. Fox and Wright Hughes, now E.M. Bittner, North 36.5 degrees East, 24.9 perches to a stone; THENCE diverging from the aforesaid road and running by land of the same, South 80 degrees East, 17.3 perches to a post; THENCE by the same, North 51.25 degrees East, 9.7 perches to a stone; THENCE by the same, South 46.25 degrees East, 25.9 perches to a stone; THENCE by land of Peter Rhoads, now W.H. Bittner, North 52 degrees East, 68.4 perches to a stone; THENCE by land of John P. Levan, now Mike Ocongress, North 33.5 degrees West, 55.8 perches to a stone in the last aforesaid road; THENCE by said road by land sold by the aforesaid Executor to John Beilig, now W.G. Beaver aforesaid, South 38.75 degrees West, 22.7 perches to a stone; THENCE diverging from the aforesaid road, running by land of the same, North 47 degrees West 19.1 perches to a stone; THENCE by the same, South 46 degrees West, 11.9 perches to a stone; THENCE by the same, North 54.5 degrees West, 61.8 perches to the place of BEGINNING. CONTAINING 76 acres, more or less.

PARCEL NO. 2 - BEGINNING at a corner of land of Emanuel Erdman; THENCE along land of George Fetterman, South 4.75 degrees West, 46.5 perches to a stone in line of land of Harvey Fetterman; THENCE by said Fetterman, South 39.5 degrees East, 6.9 perches to a stone in line of Jerre Rhoads; THENCE by said Rhoads, North 40 degrees East, 49.3 perches to a stone; THENCE by the same, North 29.5 degrees East, 17 perches to a stone; THENCE by other lands of A.S. Yoder, North 66.25 degrees West, 34.6 perches to a stone in the public road; THENCE by the middle of said public road, South 29.5 degrees West, 17 perches to the place of BEGINNING. CONTAINING 10 acres and 19 perches.

EXCEPTING AND RESERVING out of the two parcels of land above described a small tract of land sold to Jeremiah Rhoads by Deed dated January 11, 1919, and recorded in Deed Book Vol. 91 at page 673, containing 6 acres and 74 perches; also a small tract of land sold to Mike Ocongriss by Deed dated March 3, 1917, and recorded in Deed Book Vol. 90 at page 164, containing 20 acres, and also a small tract of land sold to W. G. Beaver by Deed dated April 26, 1916, and recorded in Deed Book Vol. 90 at page 32, containing 1 acre and 36 perches.

PARCEL NO. 3 - BEGINNING at a stone white oak, a corner of land of Sarus Schaffer, now Aaron Yoder, in a line of land belonging to Lewis Reinbold, now William Yeager; and running thence by said line, North 50 1/2 degrees East, 68.7 perches to a stone at the public road leading from Slabtown to Newlin; THENCE by the same, South 46 1/2 degrees East, 43.6 perches to a stone on the Southwest side of the aforesaid road; THENCE South 63 degrees 14 1/2 perches to a white oak in said road; THENCE by said road, South 23 1/2 degrees West, 16.6 perches to a stone;

THENCE South $42\frac{1}{2}$ degrees East, 6.6 perches to a stone at a white oak at the East side of said road; THENCE by land of late John P. Levan, now Mallick, South $30\frac{1}{4}$ degrees West, 11.6 perches to a stone in public road leading from the aforesaid road to a meeting house; THENCE by the said mentioned road and land of Sarue Schaffer, now Aaron Yoder, South $41\frac{1}{2}$ degrees West, 22.7 perches to a stone diverging from said Sarus Schaffer, now Aaron Yoder, North $44\frac{1}{4}$ degrees West, 20.7 perches to a stone; THENCE by the same, South $48-3/4$ degrees West, 11.9 perches to a stone; THENCE by the same, North $41-3/4$ degrees West, 62.4 perches to a place of BEGINNING. CONTAINING 26.9 acres.

PARCEL NO. 4 - BEGINNING at a stone set for a corner in a former public road leading from Numidia to Snyder's Mill (now vacated) and running thence North 48 degrees East, 9.35 rods to a stone in said road; THENCE by other land of formerly W. G. Beaver, North 43.15 degrees West, 19.1 rods to a stone; THENCE by the same, North $49-3/4$ degrees East, 11.9 rods to a stone; THENCE by land of Aaron Yoder, South $50-3/4$ degrees East, 19.65 rods to the place of BEGINNING. CONTAINING 1 acre and 46 perches.

PARCEL NO. 5 - BEGINNING at a bitter cherry along land of Lee Houck, North 56 degrees 30 minutes East, 79.8 perches to a point; THENCE North 17 degrees 20 minutes West, 29.2 perches to a point; THENCE North 28 degrees 40 minutes West, 19.4 perches to a point; THENCE North 56 degrees 45 minutes West, 10.3 perches to a point; THENCE North 17 degrees 45 minutes West, 13 perches to a point; THENCE South 28 degrees West, 7 perches to a point; THENCE South 40 degrees East, 6.6 perches to a point; THENCE South 37 degrees 30 minutes West, 11.6 perches to a point; THENCE South 44 degrees 30 minutes West, 32 perches to a point; THENCE South 48 degrees 20 minutes West, 58.5 perches to a point; THENCE South 43 degrees 20 minutes East, 15.8 perches to an iron pin corner in line of land of Art Bittner; THENCE North 55 degrees East, 9.7 perches to an iron pin corner; THENCE South 40 degrees 40 minutes East, 26 perches to the place of BEGINNING. CONTAINING $28\frac{1}{2}$ acres.

IT BEING THE SAME PREMISES transferred and conveyed by Knorr Farms, Inc. unto Valentine J. Simonds and Veronica P. Simonds, his wife, by deed dated August 1, 1980 and recorded in the Register and Recorder's Office at Columbia County in Deed Book 302, Page 556.

ALL THOSE CERTAIN THREE (3) TRACTS OF LAND situate in the Township of Locust, County of Columbia, State of Pennsylvania, bounded and described more fully as follows, to-wit:

TRACT NO. 1 - BEGINNING at a stone in the center of the intersection of the public road leading from Johnson's School house to Slabtown with another public road leading to the Esther Furnace along line of land of Ranslow Carl; THENCE down the center of said public road, South $34-3/4$ degrees West, 1490 feet to a stone; THENCE by the same, South $36-3/4$ degrees West, 1215 feet to a stone; THENCE by land of Pfahler, South 37 degrees East, 111 feet to a stone; THENCE by the same, South 53 degrees West, 352 feet to a stone corner; THENCE along land of George Bittner, South 60 degrees and 10 minutes East, 358 feet to a corner; THENCE along land of Adam Bittner, North $45\frac{1}{4}$ degrees East, 631 feet to a corner; THENCE by the same, North $28-3/4$ degrees East, 446 feet to a stone corner; THENCE by the same, North $65\frac{1}{4}$ degrees East, 2031 feet to a stone corner; THENCE by land of Francis Beaver Estate, North 37 degrees West, 408 feet to a corner; THENCE by the same, North $10\frac{1}{4}$ degrees East, 1077 feet to a corner in line of land of Pfahler; THENCE by said Pfahler, North $80\frac{1}{4}$ degrees West, 1491.5 feet, to the corner, the place of BEGINNING. CONTAINING 118.93 acres, more or less, as surveyed by Brown & Eyer, June, 1898.

TRACT NO. II - BEGINNING at a point, Forty-Nine (49) feet South of a cement culvert along the Pennsylvania Highway leading from Catawissa to Numidia; THENCE along said highway, in a Southerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in an easterly direction a distance of Two Hundred Ten (210) feet to a point; THENCE in a Northerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a Westerly direction, a distance of Two Hundred Ten (210) feet to the highway above referred to, the place of BEGINNING. CONTAINING a dwelling house and garage.

TRACT NO. III - ALL THOSE TWO (2) CERTAIN PIECES OR PARCELS OF LAND situate in the Township of Locust, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at a stone in a public road and running from thence by land late of George Bitner, deceased, now or late of Wilson Fedderman and Adam Bitner, North $39\frac{1}{4}$ degrees West, a distance of One Hundred Four and Nine-Tenths (104.9) perches to a stone; THENCE by land late of . . . Whary, deceased, now or late of . . . Larnitis, M. L. Raup and Elmer Tyson, North $64\text{-}3/4$ degrees East, a distance of One Hundred and Seven and One-Half (107 $\frac{1}{2}$) perches to a white oak; THENCE by the same, South $26\frac{1}{4}$ degrees East, a distance of Thirteen and Eight-Tenths (13.8) perches to a post; THENCE by the same, North $64\frac{1}{4}$ degrees East, a distance of One Hundred Seventeen and Seven-Tenths (117.7) perches to a white oak; THENCE by the same, North $26\frac{1}{4}$ degrees West, a distance of Fifteen and Nine-Tenths (15.9) perches to a post; THENCE by the same, North 65 degrees East, a distance of Sixty-Eight and One-Tenth (68.1) perches to a stone in a public road; THENCE by land late of Lewis Reinhold, deceased, later William Rarig, South $23\text{-}3/4$ degrees East, a distance of Sixty-Seven and Eight-Tenths (67.8) perches to a stone in a public road; THENCE in said road land of same and late of Sarus Shaffer and Mrs. Kremer, now or late of A. S. Yoder, South $29\frac{1}{4}$ degrees West, a distance of One Hundred Nine and Four-Tenths (109.4) perches to a stone in said road; THENCE by land late of George Fetterman, deceased, now or late of C. E. Wagner, South $73\text{-}3/4$ degrees West, a distance of One Hundred Seventy-Eight (178) perches to the place of BEGINNING. CONTAINING One Hundred Eighty (180) acres and Thirty-Four (34) perches, more or less.

PARCEL NO. 2 - BEGINNING at a stone corner in line of land of John Fox; THENCE along land of said John Fox, Charles Wagner, Owen Tyson and Kimber Tyson, South $85\text{-}1/8$ degrees West, a distance of One Hundred Fifty-Three (153) perches to stones; THENCE along land of Philip Snyder, South $50\text{-}1/8$ degrees West, a distance of Ninety-Three and Three-Tenths (93.3) perches to a stone; THENCE along land of George Bittner, North $57\frac{1}{4}$ degrees West, a distance of Forty-Four (44) perches to a stone; THENCE along land of Adam Bittner and David Fetterman, North $49\frac{1}{4}$ degrees East, a distance of One Hundred Thirty-Three (133) perches to stones; THENCE along land of Samuel Zehner, North $72\text{-}1/8$ degrees East, a distance of One Hundred Seventy-Eight (178) perches to a fallen pine; THENCE along land of Jeremiah Rhoads, South 4 degrees West, a distance of Forty-Six and Six-Tenths (46.6) perches to stones; THENCE along land of Harvey Fetterman, South $8\frac{1}{2}$ degrees West, a distance of Forty-Six (46) perches to stones, the place of BEGINNING. CONTAINING 101 acres and 123 perches strict measure. The foregoing description is made from a draft of Ezra S. Hayhurst, dated August 3, 1936.

EXCEPTING AND RESERVING 4 lots sold off adjoining Village of Numidia, along State Highway.

ALSO EXCEPTING AND RESERVING from the hereinbefore described real estate all that certain piece and parcel of land in Locust Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point Forty-Nine (49) feet South of a cement culvert along the Pennsylvania Highway leading from Catawissa to Numidia; THENCE along said highway in a Southerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in an Easterly direction, a distance of Two Hundred Ten (210) feet to a point; THENCE in a Northerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a Westerly direction, a distance of Two Hundred Ten (210) feet to the highway above referred to, the place of BEGINNING. CONTAINING the dwelling house and garage of the Grantor herein (this being the same parcel described as Tract II).

ALSO EXCEPTING AND RESERVING from the above parcels of land the following conveyances made during the lifetime of A. D. Knorr, as follows:

Roaring Creek Valley Grange Association, deed dated October 14, 1949, recorded December 23, 1949, in Deed Book Volume 144 at Page 432;

Charles A. Henricks, et al, deed dated January 28, 1949, recorded January 28, 1949, in Deed Book Volume 128 at Page 693;

Michael A. Valencik, et al, deed dated June 24, 1946, recorded June 25, 1946, in Deed Book Volume 127 at Page 114;

Spencer W. Horn, et al, deed dated June 10, 1946, recorded June 12, 1946, in Deed Book 126 at Page 615;

David E. Fetterman, et al, deed dated May 16, 1946, recorded May 28, 1946, in Deed Book Volume 126 at Page 540.

EXCEPTING AND RESERVING from the aforescribed premises the premises described in conveyances heretofore made by Perry Z. Knorr and Velma C. Knorr, his wife, as follows:

1. Premises conveyed to James R. Yeick and Shirley M. Yeick, his wife, as described in Deed dated December 12, 1979 as will be found of record in Columbia County Deed Book 295 at Page 868.
2. Premises conveyed to Dragways, Inc. as described in Deed dated April 15, 1964 as will be found of record in Columbia County Deed Book 227 at Page 540, containing 37.1 acres of land.
3. Premises conveyed to Ray E. Hoffman, Jr. and Patricia Ann Hoffman, his wife, as described in Deed dated September 28, 1964, as will be found of record in Columbia County Deed Book 226 at Page 879, containing 0.42 acres of land.
4. Premises conveyed to Township of Locust as described in deed dated June 15, 1964, as will be found of record in Columbia County Deed Book 225, at Page 649.
5. Premises conveyed to the Bell Telephone Company of Pennsylvania, as described in deed dated December 14, 1961, as will be found of record, in Columbia County Deed Book 210, at Page 485, being premises designated as lot #3 on a proposed plan of lots.
6. Premises conveyed to Raymond Clair Hendricks, Jr. as described in deed dated September 14, 1960, as will be found of record in Columbia County Deed Book 203 at Page 249, being premises designated as lot #2 on a proposed plan of lots.

7. Premises conveyed to Harold L. Woodruff and Jean F. Woodruff, his wife, as described in deed dated May 10, 1960, as will be found of record in Columbia County Deed Book 201 at Page 99, being premises designated as Lot #5, on a proposed plan of lots.

8. Premises conveyed to Kenneth L. Hendrichs and Jean A. Hendrichs, his wife, as described in deed dated April 26, 1957, as will be found of record in Columbia County Deed Book 184 at Page 216, containing 0.56 acres of land.

9. Premises conveyed to Barry K. Knorr and Rosemary M. Knorr, his wife, as described in Deed dated May 13, 1980, as will be found recorded in Columbia County Deed Book 297 at page 848, containing two tracts, Tract #1 containing 3.651 acres of land and Tract #2 containing 1.997 acres of land.

10. Premises conveyed to Barry K. Knorr by Perry Z. Knorr and Velma C. Knorr, et al, as described in deed dated May 13, 1980, as will be found of record in Columbia County Deed Book 297 at Page 845, containing 0.455 acres of land.

IT BEING THE SAME PREMISES transferred and conveyed by Perry Z. Knorr and Velma C. Knorr, his wife, unto Valentine J. Simonds and Veronica P. Simonds, his wife, dated August 1, 1980 and recorded in the Register and Recorder's Office of Columbia County in Deed Book 302, Page 551.

Together with the improvements erected upon the parcels of land above described consisting of a two story four bedroom frame farmhouse, two car cement block garage, cement block building for storage and equipment repair, two story equipment and potato storage building, metal clad open end shed, two (2) 2 story poultry buildings, two (2) grain storage bins, two (2) old frame bank barns, loading dock area for cattle, together with covered area, cattle shelter or storage metal clad building, three (3) silos, 40 foot X 320 foot poultry house, together with two (2) additional grain bins, small cement block building and miscellaneous other sheds, poultry houses, corn cribs, and other farm buildings.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on MAY 29, 1986 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 except

Seized, taken in execution and to be sold as the property of Valentine J. Simonds and Veronica P. Simonds, under a judgment and mortgage foreclosure entered against them on February 25, 1986 in the Court of Common Pleas of Columbia County to Number 205 of 1986.

are like
there to
within
(10) day
thereof

MCCORMICK, REEDER, NICHOLS,
SARNO, BAHL & KNECHT

By William L. Knecht
William L. Knecht, Esquire
Attorney for Plaintiff

John R. Adler
Sheriff



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL
(717) 787-3646

LeRoy S. Zimmerman
ATTORNEY GENERAL

April 29, 1986

Reply To:
15th Floor
Strawberry Square
4th & Walnut Streets
Harrisburg, PA 17120

Ms. Connie S. Breech
Deputy Sheriff
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

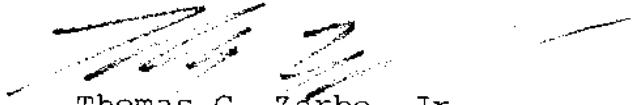
RE: Gregory & Joann Hess; Leo J. &
Janet Yodock; Terry J. & Karen S.
Lupini; Clarence & Violet Phillips;
Romulo & Debra Castaneda; Michael
& Connie Viers; Valentine J. &
Veronica P. Simonds

Dear Ms. Breech:

This is in response to your letters dated April 24 relative to the above captioned matters.

The records of this office show no current claim against any of the above named. It is possible that the Department of Revenue, or other departments of the Commonwealth, may have claims which have not been forwarded to this office for enforcement.

Very truly yours,


Thomas C. Zerbe, Jr.
Deputy Attorney General
Collections Unit

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMON-
WEALTH OF PENNA.

NO. 21 of 1986

WRIT OF EXECUTION

SERVICE ON VALENTINE SIMONDS AND VERONICA SIMONDS

ON 4/14/86 AT 1300hrs, 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, VALENTINE SIMONDS at RD#3, CATAWISSA

by HANDING HIM PERSONALLY

A COPY OF THE WRIT FROM DEPUTY SHERIFF CONNIE BREECH

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

So Answers:

Connie L. Breech
Deputy Sheriff

For:

JOHN R. ADLER

John R. Adler, Sheriff

Sworn and subscribed before me
this 15th day of April, 1986

Dorothy B. Kline

Tami B. Kline

Tami B. Kline, Prothonotary
Columbia County, Pennsylvania

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1, 1988

NORTHERN CENTRAL BANK, : IN THE COURT OF COMMON PLEAS OF
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
:
vs. : CIVIL ACTION - LAW
: Orig. No. 205 Term 1986
VALENTINE J. SIMONDS and :
VERONICA P. SIMONDS, :
Defendants : ACTION OF MORTGAGE FORECLOSURE

NOTICE PURSUANT TO
P.R.C.P. 3129 (b) (2)

TO: VALENTINE J. SIMONDS and VERONICA P. SIMONDS, his wife,
Defendants in the above-captioned matter and owners, or reputed
owners of the real estate hereinafter described and the following
lienholders:

Perry Z. Knorr and
Velma P. Knorr
R. D. 3
Catawissa, PA 17820

Agway Petroleum Corp.
Washington Avenue
Newtown, PA 18940

Davis Feed Mills, Inc.
P. O. 488
Rushland, PA 18956

M. Milton Hoffman
d/b/a Muncy Chief Hybrids
and Hoffman Seed and Grain Co.
Market and High Streets
Muncy, PA 17756

Paul Keller t/a
Keller Crop Service
R. D. 3, Box 3301-B
Fleetwood, PA 19522


United States of America,
Acting Through Farmers Home
Administration
1119 Old Berwick Road
Bloomsburg, PA 17815

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of
Execution issued out of the Court of Common Pleas of Columbia
County upon a judgment obtained in the above stated mortgage
foreclosure action, and directed to the Sheriff of Columbia

County, the Sheriff of Columbia County will expose to public sale at the Columbia County Court House, Sherriff's Office, Main Street, Bloomsburg, Pennsylvania, on Thursday, May 22, 1986 at 10:00 a.m., the real estate and the improvements erected thereon, if any, described in Exhibit "A" attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, no later than 30 days from the date of the Sheriff's sale and that distribution of said proceeds will be made in accordance with said schedule of distribution unless exceptions are filed thereto within 10 days thereafter.

MCCORMICK, REEDER, NICHOLS,
SARNO, BAHL & KNECHT

BY 
William L. Knecht, Esquire
Attorney for Plaintiff
I.D. No. 06794

NORTHERN CENTRAL BANK, : IN THE COURT OF COMMON PLEAS OF
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
:
vs. : CIVIL ACTION - LAW
: Orig. No. 205 Term 1986
VALENTINE J. SIMONDS and :
VERONICA P. SIMONDS, :
Defendants : ACTION OF MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Valentine J. Simonds	Veronica P. Simonds
R. D. 3, Box 73	R. D. 3, Box 73
Catawissa, PA 17820	Catawissa, PA 17820

Your property at R. D. 3, Box 73, Catawissa, PA 17820, is scheduled to be sold at Sheriff's Sale on May 22, 1986 at 10:00 a.m. in the Columbia County Courthouse, Sheriff's Office, Main Street, Bloomsburg, Pennsylvania to enforce the court judgment of \$494,139.77 obtained by NORTHERN CENTRAL BANK against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to Northern Central Bank all of your past due mortgage and note payments, including principal, interest and late charges, and attorney's fees, court costs and insurance payments.

To find out how much you must pay, you may call:

William L. Knecht, Esquire
835 West Fourth Street
P. O. Box 577
Williamsport, PA 17703
Telephone: (717) 326-5131

2. You may be able to stop the sale, by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on Page 3 on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Columbia County Sheriff at (717) 784-1991.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Columbia County Sheriff at (717) 784-1991.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives

a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your property. A schedule of distribution of the money bid for your property will be filed by the Sheriff within 30 days of the Sheriff sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after said date.

7. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PROTHONOTARY
COLUMBIA COUNTY COURT HOUSE
BLOOMSBURG, PA 17815
TELEPHONE NO. (717) 784-1991

IF YOU CANNOT AFFORD A LAWYER, CONTACT:

SUSQUEHANNA LEGAL SERVICES
R. D. 4
BLOOMSBURG, PA 17815
TELEPHONE NO. (717) 784-8760

MCCORMICK, REEDER, NICHOLS,
SARNO, BAHL & KNECHT

BY William L. Knecht
William L. Knecht, Esquire
Attorney for Plaintiff
I.D. No. 06794

NORTHERN CENTRAL BANK, : IN THE COURT OF COMMON PLEAS OF
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
:
vs. : Orig. No. 205 Term 1986
: 594 Term 1985
VALENTINE J. SIMONDS and :
VERONICA P. SIMONDS, : WRIT OF EXECUTION NOTICE
Defendants :

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.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. A summary of some of the major exemptions follows. You may have other exemptions or rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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 HELP.

PROTHONOTARY
Columbia County Courthouse
Bloomsburg, PA 17815
Telephone: (717) 784-1991

SUSQUEHANNA LEGAL SERVICES
R. D. 4
Bloomsburg, PA 17815
Telephone: (717) 323-8741

: IN THE COURT OF COMMON PLEAS :
: OF LYCOMING COUNTY, PENNSYLVANIA :
: COLUMBIA :
: CASE NO. 205 of 1986 :
: 594 of 1985 :
: CLAIM FOR EXEMPTION :

VS.

VALENTINE J. SIMONDS and
VERONICA P. SIMONDS

to the Sheriff of Columbia County:

I, the above-named defendant, claim exemption of property from levy
attachment:

) From my personal property in my possession which has been levied upon

(a) I desire that my \$300 statutory exemption be

☐ (i) set aside in kind (specify property to be set aside in
kind):

☐ (ii) paid in cash following the sale of the property levied
upon;

OR

(b) I claim the following exemption (specify property and basis of
exemption):

From my property which is in the possession of a third party, I claim
the following exemptions:

(a) my \$300 statutory exemption: ☐ in cash; ☐ in kind (spec-
ify property):

(b) Social Security benefits on deposit in the amount of \$. . .

(c) Other (specify amount and basis of exemption):

request a prompt court hearing to determine the exemption. Notice of the
hearing should be given to me at

(telephone):

(Address)

Verify that the statements made in this Claim for Exemption are true and
correct. I understand that false statements herein are made subject to the
penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Signed: _____

(Defendant)

SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
MAIN STREET
BLOOMSBURG, PA 17815
TELEPHONE: 717-784-1991

(Defendant)

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms, and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forced benefits.,
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

NORTHERN CENTRAL BANK,	:	IN THE COURT OF COMMON PLEAS OF
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
vs.	:	CIVIL ACTION - LAW
	:	Orig. No. <u>205</u> Term 1986
VALENTINE J. SIMONDS and	:	<u> </u> Term 19
VERONICA P. SIMONDS,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

NOTICE PURSUANT TO
P.R.C.P. 3129 (b) (2)

TO: VALENTINE J. SIMONDS and VERONICA P. SIMONDS, his wife,
Defendants in the above-captioned matter and owners, or reputed
owners of the real estate hereinafter described and the following
lienholders:

Perry Z. Knorr and
Velma P. Knorr
R. D. 3
Catawissa, PA 17820

Agway Petroleum Corp.
Washington Avenue
Newtown, PA 18940

Davis Feed Mills, Inc.
P. O. 488
Rushland, PA 18956

M. Milton Hoffman
d/b/a Muncy Chief Hybrids
and Hoffman Seed and Grain Co.
Market and High Streets
Muncy, PA 17756

Paul Keller t/a
Keller Crop Service
R. D. 3, Box 3301-B
Fleetwood, PA 19522

United States of America,
Acting Through Farmers Home
Administration
1119 Old Berwick Road
Bloomsburg, PA 17815

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of
Execution issued out of the Court of Common Pleas of Columbia
County upon a judgment obtained in the above stated mortgage
foreclosure action, and directed to the Sheriff of Columbia

County, the Sheriff of Columbia County will expose to public sale at the Columbia County Court House, Sherriff's Office, Main Street, Bloomsburg, Pennsylvania, on Thursday, May 22, 1986 at 10:00 a.m., the real estate and the improvements erected thereon, if any, described in Exhibit "A" attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, no later than 30 days from the date of the Sheriff's sale and that distribution of said proceeds will be made in accordance with said schedule of distribution unless exceptions are filed thereto within 10 days thereafter.

MCCORMICK, REEDER, NICHOLS,
SARNO, BAHL & KNECHT

BY William L. Knecht
William L. Knecht, Esquire
Attorney for Plaintiff
I.D. No. 06794

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

NORTHERN CENTRAL BANK, : IN THE COURT OF COMMON PLEAS OF
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
vs. : Exec. No. 21 Term 1986
VALENTINE J. SIMONDS and : Orig. No. 205 Term 1986
VERONICA P. SIMONDS, : Term 1986
Defendants : (MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA;

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

See attached Exhibit "A"

Amount Due \$494,137.77

Interest from \$ 47,945.52
May 15, 1985
through April 10, 1986

Estimated reasonable
attorneys fees \$ 10,000.00

Total \$552,085.290
Plus cost as endorsed

Prothonotary, Common Pleas
Court of Columbia County, PA.

Dated: April, 11, 1985
(SEAL)

By: Helen K. Lean
Deputy

DESCRIPTION FOR SHERIFF IN THE
MATTER OF NORTHERN CENTRAL BANK vs.
VALENTINE J. SIMONDS and VERONICA P. SIMONDS, DEFENDANTS

ALL THOSE CERTAIN FIVE (5) PIECES OR PARCELS OF LAND situate in the Township of Locust, County of Columbia, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at a stone in a line of land belonging to Lewis Reinbole, now W.M. Rarig, near a white oak, at a corner of land sold by the Executor aforesaid to John Beilig, now W.G. Beaver, and running from thence by the aforesaid line of land of said Lewis Reinbole, now W.M. Rarig, South 50.5 degrees West, 39.2 perches to a stone; THENCE by land of the same, North 56 degrees West, 15 perches to a stone in a public road; THENCE by said road by lands belonging to the Estate of Daniel Keller, now E.B. Erdman, South 29.25 degrees West, 47.7 perches to a stone; THENCE by land of Mrs. Kremser, now Joseph Tyson, South 66.25 degrees East, 34.6 perches to a stone; THENCE by the same, South 29.25 degrees West, 17 perches to a stone; THENCE by land of John Reinbole, now Jerre Rhoads, South 58.75 degrees East, 58 perches to a stone in a public road; THENCE by said road, by land now of the late Dr. Fox and Wright Hughes, now E.M. Bittner, North 36.5 degrees East, 24.9 perches to a stone; THENCE diverging from the aforesaid road and running by land of the same, South 80 degrees East, 17.3 perches to a post; THENCE by the same, North 51.25 degrees East, 9.7 perches to a stone; THENCE by the same, South 46.25 degrees East, 25.9 perches to a stone; THENCE by land of Peter Rhoads, now W.H. Bittner, North 52 degrees East, 68.4 perches to a stone; THENCE by land of John P. Levan, now Mike Ocongress, North 33.5 degrees West, 55.8 perches to a stone in the last aforesaid road; THENCE by said road by land sold by the aforesaid Executor to John Beilig, now W.G. Beaver aforesaid, South 38.75 degrees West, 22.7 perches to a stone; THENCE diverging from the aforesaid road, running by land of the same, North 47 degrees West 19.1 perches to a stone; THENCE by the same, South 46 degrees West, 11.9 perches to a stone; THENCE by the same, North 54.5 degrees West, 61.8 perches to the place of BEGINNING. CONTAINING 76 acres, more or less.

PARCEL NO. 2 - BEGINNING at a corner of land of Emanuel Erdman; THENCE along land of George Fetterman, South 4.75 degrees West, 46.5 perches to a stone in line of land of Harvey Fetterman; THENCE by said Fetterman, South 39.5 degrees East, 6.9 perches to a stone in line of Jere Rhoads; THENCE by said Rhoads, North 40 degrees East, 49.3 perches to a stone; THENCE by the same, North 29.5 degrees East, 17 perches to a stone; THENCE by other lands of A.S. Yoder, North 66.25 degrees West, 34.6 perches to a stone in the public road; THENCE by the middle of said public road, South 29.5 degrees West, 17 perches to the place of BEGINNING. CONTAINING 10 acres and 19 perches.

EXCEPTING AND RESERVING out of the two parcels of land above described a small tract of land sold to Jeremiah Rhoads by Deed dated January 11, 1919, and recorded in Deed Book Vol. 91 at page 673, containing 6 acres and 74 perches; also a small tract of land sold to Mike Ocongrliss by Deed dated March 3, 1917, and recorded in Deed Book Vol. 90 at page 164, containing 20 acres, and also a small tract of land sold to W. G. Beaver by Deed dated April 26, 1916, and recorded in Deed Book Vol. 90 at page 32, containing 1 acre and 36 perches.

PARCEL NO. 3 - BEGINNING at a stone white oak, a corner of land of Sarus Schaffer, now Aaron Yoder, in a line of land belonging to Lewis Reinbold, now William Yeager; and running thence by said line, North 50½ degrees East, 68.7 perches to a stone at the public road leading from Slabtown to Newlin; THENCE by the same, South 46½ degrees East, 43.6 perches to a stone on the Southwest side of the aforesaid road; THENCE South 63 degrees 14½ perches to a white oak in said road; THENCE by said road, South 23½ degrees West, 16.6 perches to a stone;

THENCE South $42\frac{1}{4}$ degrees East, 6.6 perches to a stone at a white oak at the East side of said road; THENCE by land of late John P. Levan, now Mallick, South $30\frac{1}{4}$ degrees West, 11.6 perches to a stone in public road leading from the aforesaid road to a meeting house; THENCE by the said mentioned road and land of Sarue Schaffer, now Aaron Yoder, South $41\frac{1}{4}$ degrees West, 22.7 perches to a stone diverging from said Sarus Schaffer, now Aaron Yoder, North $44\frac{1}{4}$ degrees West, 20.7 perches to a stone; THENCE by the same, South $48-3/4$ degrees West, 11.9 perches to a stone; THENCE by the same, North $41-3/4$ degrees West, 62.4 perches to a place of BEGINNING. CONTAINING 26.9 acres.

PARCEL NO. 4 - BEGINNING at a stone set for a corner in a former public road leading from Numidia to Snyder's Mill (now vacated) and running thence North 48 degrees East, 9.35 rods to a stone in said road; THENCE by other land of formerly W. G. Beaver, North 43.15 degrees West, 19.1 rods to a stone; THENCE by the same, North $49-3/4$ degrees East, 11.9 rods to a stone; THENCE by land of Aaron Yoder, South $50-3/4$ degrees East, 19.65 rods to the place of BEGINNING. CONTAINING 1 acre and 46 perches.

PARCEL NO. 5 - BEGINNING at a bitter cherry along land of Lee Houck, North 56 degrees 30 minutes East, 79.8 perches to a point; THENCE North 17 degrees 20 minutes West, 29.2 perches to a point; THENCE North 28 degrees 40 minutes West, 19.4 perches to a point; THENCE North 56 degrees 45 minutes West, 10.3 perches to a point; THENCE North 17 degrees 45 minutes West, 13 perches to a point; THENCE South 28 degrees West, 7 perches to a point; THENCE South 40 degrees East, 6.6 perches to a point; THENCE South 37 degrees 30 minutes West, 11.6 perches to a point; THENCE South 44 degrees 30 minutes West, 32 perches to a point; THENCE South 48 degrees 20 minutes West, 58.5 perches to a point; THENCE South 43 degrees 20 minutes East, 15.8 perches to an iron pin corner in line of land of Art Bittner; THENCE North 55 degrees East, 9.7 perches to an iron pin corner; THENCE South 40 degrees 40 minutes East, 26 perches to the place of BEGINNING. CONTAINING $28\frac{1}{4}$ acres.

IT BEING THE SAME PREMISES transferred and conveyed by Knorr Farms, Inc. unto Valentine J. Simonds and Veronica P. Simonds, his wife, by deed dated August 1, 1980 and recorded in the Register and Recorder's Office at Columbia County in Deed Book 302, Page 556.

ALL THOSE CERTAIN THREE (3) TRACTS OF LAND situate in the Township of Locust, County of Columbia, State of Pennsylvania, bounded and described more fully as follows, to-wit:

TRACT NO. 1 - BEGINNING at a stone in the center of the intersection of the public road leading from Johnson's School house to Slabtown with another public road leading to the Esther Furnace along line of land of Ranslow Carl; THENCE down the center of said public road, South $34-3/4$ degrees West, 1490 feet to a stone; THENCE by the same, South $36-3/4$ degrees West, 1215 feet to a stone; THENCE by land of Pfahler, South 37 degrees East, 111 feet to a stone; THENCE by the same, South 53 degrees West, 352 feet to a stone corner; THENCE along land of Feorge Bittner, South 60 degrees and 10 minutes East, 358 feet to a corner; THENCE along land of Adam Bittner, North $45\frac{1}{4}$ degrees East, 631 feet to a corner; THENCE by the same, North $28-3/4$ degrees East, 446 feet to a stone corner; THENCE by the same, North $65\frac{1}{4}$ degrees East, 2031 feet to a stone corner; THENCE by land of Francis Beaver Estate, North 37 degrees West, 408 feet to a corner; THENCE by the same, North $10\frac{1}{4}$ degrees East, 1077 feet to a corner in line of land of Pfahler; THENCE by said Pfahler, North $80\frac{1}{4}$ degrees West, 1491.5 feet, to the corner, the place of BEGINNING. CONTAINING 118.93 acres, more or less, as surveyed by Brown & Eyer, June, 1898.

TRACT NO. II - BEGINNING at a point, Forty-Nine (49) feet South of a cement culvert along the Pennsylvania Highway leading from Catawissa to Numidia; THENCE along said highway, in a Southerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in an easterly direction a distance of Two Hundred Ten (210) feet to a point; THENCE in a Northerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a Westerly direction, a distance of Two Hundred Ten (210) feet to the highway above referred to, the place of BEGINNING. CONTAINING a dwelling house and garage.

TRACT NO. III - ALL THOSE TWO (2) CERTAIN PIECES OR PARCELS OF LAND situate in the Township of Locust, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at a stone in a public road and running from thence by land late of George Bitner, deceased, now or late of Wilson Fedderman and Adam Bitner, North $39\frac{1}{4}$ degrees West, a distance of One Hundred Four and Nine-Tenths (104.9) perches to a stone; THENCE by land late of . . . Whary, deceased, now or late of . . . Larnitis, M. L. Raup and Elmer Tyson, North $64\text{-}3/4$ degrees East, a distance of One Hundred and Seven and One-Half (107 $\frac{1}{2}$) perches to a white oak; THENCE by the same, South $26\frac{1}{4}$ degrees East, a distance of Thirteen and Eight-Tenths (13.8) perches to a post; THENCE by the same, North $64\frac{1}{4}$ degrees East, a distance of One Hundred Seventeen and Seven-Tenths (117.7) perches to a white oak; THENCE by the same, North $26\frac{1}{4}$ degrees West, a distance of Fifteen and Nine-Tenths (15.9) perches to a post; THENCE by the same, North 65 degrees East, a distance of Sixty-Eight and One-Tenth (68.1) perches to a stone in a public road; THENCE by land late of Lewis Reinbold, deceased, later William Rarig, South $23\text{-}3/4$ degrees East, a distance of Sixty-Seven and Eight-Tenths (67.8) perches to a stone in a public road; THENCE in said road land of same and late of Sarus Shaffer and Mrs. Kremer, now or late of A. S. Yoder, South $29\frac{1}{4}$ degrees West, a distance of One Hundred Nine and Four-Tenths (109.4) perches to a stone in said road; THENCE by land late of George Fetterman, deceased, now or late of C. E. Wagner, South $73\text{-}3/4$ degrees West, a distance of One Hundred Seventy-Eight (178) perches to the place of BEGINNING. CONTAINING One Hundred Eighty (180) acres and Thirty-Four (34) perches, more or less.

PARCEL NO. 2 - BEGINNING at a stone corner in line of land of John Fox; THENCE along land of said John Fox, Charles Wagner, Ownen Tyson and Kimber Tyson, South $85\text{-}1/8$ degrees West, a distance of One Hundred Fifty-Three (153) perches to stones; THENCE along land of Philip Snyder, South $50\text{-}1/8$ degrees West, a distance of Ninety-Three and Three-Tenths (93.3) perches to a stone; THENCE along land of George Bittner, North $57\frac{1}{4}$ degrees West, a distance of Forty-Four (44) perches to a stone; THENCE along land of Adam Bittner and David Fetterman, North $49\frac{1}{4}$ degrees East, a distance of One Hundred Thirty-Three (133) perches to stones; THENCE along land of Samuel Zehner, North $72\text{-}1/8$ degrees East, a distance of One Hundred Seventy-Eight (178) perches to a fallen pine; THENCE along land of Jeremiah Rhoads, South 4 degrees West, a distance of Forty-Six and Six-Tenths (46.6) perches to stones; THENCE along land of Harvey Fetterman, South $8\frac{1}{4}$ degrees West, a distance of Forty-Six (46) perches to stones, the place of BEGINNING. CONTAINING 101 acres and 123 perches strict measure. The foregoing description is made from a draft of Ezra S. Hayhurst, dated August 3, 1936.

EXCEPTING AND RESERVING 4 lots sold off adjoining Village of Numidia, along State Highway.

ALSO EXCEPTING AND RESERVING from the hereinbefore described real estate all that certain piece and parcel of land in Locust Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point Forty-Nine (49) feet South of a cement culvert along the Pennsylvania Highway leading from Catawissa to Numidia; THENCE along said highway in a Southerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in an Easterly direction, a distance of Two Hundred Ten (210) feet to a point; THENCE in a Northerly direction, a distance of One Hundred Forty (140) feet to a point; THENCE in a Westerly direction, a distance of Two Hundred Ten (210) feet to the highway above referred to, the place of BEGINNING. CONTAINING the dwelling house and garage of the Grantor herein (this being the same parcel described as Tract II).

ALSO EXCEPTING AND RESERVING from the above parcels of land the following conveyances made during the lifetime of A. D. Knorr, as follows:

Roaring Creek Valley Grange Association, deed dated October 14, 1949, recorded December 23, 1949, in Deed Book Volume 144 at Page 432;

Charles A. Henricks, et al, deed dated January 28, 1949, recorded January 28, 1949, in Deed Book Volume 128 at Page 693;

Michael A. Valencik, et al, deed dated June 24, 1946, recorded June 25, 1946, in Deed Book Volume 127 at Page 114;

Spencer W. Horn, et al, deed dated June 10, 1946, recorded June 12, 1946, in Deed Book 126 at Page 615;

David E. Fetterman, et al, deed dated May 16, 1946, recorded May 28, 1946, in Deed Book Volume 126 at Page 540.

EXCEPTING AND RESERVING from the aforescribed premises the premises described in conveyances heretofore made by Perry Z. Knorr and Velma C. Knorr, his wife, as follows:

1. Premises conveyed to James R. Yeick and Shirley M. Yeick, his wife, as described in Deed dated December 12, 1979 as will be found of record in Columbia County Deed Book 295 at Page 868.
2. Premises conveyed to Dragways, Inc. as described in Deed dated April 15, 1964 as will be found of record in Columbia County Deed Book 227 at Page 540, containing 37.1 acres of land.
3. Premises conveyed to Ray E. Hoffman, Jr. and Patricia Ann Hoffman, his wife, as described in Deed dated September 28, 1964, as will be found of record in Columbia County Deed Book 226 at Page 879, containing 0.42 acres of land.
4. Premises conveyed to Township of Locust as described in deed dated June 15, 1964, as will be found of record in Columbia County Deed Book 225, at Page 649.
5. Premises conveyed to the Bell Telephone Company of Pennsylvania, as described in deed dated December 14, 1961, as will be found of record, in Columbia County Deed Book 210, at Page 485, being premises designated as Lot #3 on a proposed plan of lots.
6. Premises conveyed to Raymond Clair Hendricks, Jr. as described in deed dated September 14, 1960, as will be found of record in Columbia County Deed Book 203 at Page 249, being premises designated as Lot #2 on a proposed plan of lots.

7. Premises conveyed to Harold L. Woodruff and Jean F. Woodruff, his wife, as described in deed dated May 10, 1960, as will be found of record in Columbia County Deed Book 201 at Page 99, being premises designated as Lot #5, on a proposed plan of lots.

8. Premises conveyed to Kenneth L. Hendrichs and Jean A. Hendrichs, his wife, as described in deed dated April 26, 1957, as will be found of record in Columbia County Deed Book 184 at Page 216, containing 0.56 acres of land.

9. Premises conveyed to Barry K. Knorr and Rosemary M. Knorr, his wife, as described in Deed dated May 13, 1980, as will be found recorded in Columbia County Deed Book 297 at page 848, containing two tracts, Tract #1 containing 3.651 acres of land and Tract #2 containing 1.997 acres of land.

10. Premises conveyed to Barry K. Knorr by Perry Z. Knorr and Velma C. Knorr, et al, as described in deed dated May 13, 1980, as will be found of record in Columbia County Deed Book 297 at Page 845, containing 0.455 acres of land.

IT BEING THE SAME PREMISES transferred and conveyed by Perry Z. Knorr and Velma C. Knorr, his wife, unto Valentine J. Simonds and Veronica P. Simonds, his wife, dated August 1, 1980 and recorded in the Register and Recorder's Office of Columbia County in Deed Book 302, Page 551.

Together with the improvements erected upon the parcels of land above described consisting of a two story four bedroom frame farmhouse, two car cement block garage, cement block building for storage and equipment repair, two story equipment and potato storage building, metal clad open end shed, two (2) 2 story poultry buildings, two (2) grain storage bins, two (2) old frame bank barns, loading dock area for cattle, together with covered area, cattle shelter or storage metal clad building, three (3) silos, 40 foot X 320 foot poultry house, together with two (2) additional grain bins, small cement block building and miscellaneous other sheds, poultry houses, corn cribs, and other farm buildings.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on MAY 29, 1986 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, taken in execution and to be sold as the property of Valentine J. Simonds and Veronica P. Simonds, under a judgment and mortgage foreclosure entered against them on February 25, 1986 in the Court of Common Pleas of Columbia County to Number 205 of 1986.

MCCORMICK, REEDER, NICHOLS,
SARNO, BAHL & KNECHT

By William L. Knecht
William L. Knecht, Esquire
Attorney for Plaintiff