

DOMESTIC RETURN RECEIPT

1. Sender's Name, Address, City, State, Zip  
 2. Recipient's Name, Address, City, State, Zip  
 3. Article Description  
 4. Date of Service  
 5. Signature of Agent  
 6. Signature of Recipient  
 7. Date of Delivery  
 8. Address of Recipient (ONLY if requested and fee paid)

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SENDER'S COMPLETE 1987 1-2-3-4

1. Sender's Name, Address, City, State, Zip  
 2. Recipient's Name, Address, City, State, Zip  
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Form 3811, July 1983 447-845

**SENDER: Complete items 1, 2, 3 and 4**

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☐ Show to whom, date and address of delivery
2. ☐ Restricted Delivery

3. Article Addressed to:  
 Keystone Water Co.  
 W. Front St.  
 Berwick, Pa 18603

4. Type of Service:  
☒ Registered ☐ Insured  
☐ Certified ☐ COD  
☐ Collect on Delivery

5. Date of Delivery: **SEP 25 1987**

6. Signature: *[Signature]*

7. Date of Delivery: **SEP 25 1987**

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT

Form 3811, July 1983 447-845

**SENDER: Complete items 1, 2, 3 and 4**

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☐ Show to whom, date and address of delivery
2. ☐ Restricted Delivery

3. Article Addressed to:  
 County Engineer  
 Berwick Berks Collecta  
 W. Front St.  
 Berwick, Pa 18603

4. Type of Service:  
☐ Registered ☐ Insured  
☐ Certified ☐ COD  
☐ Collect on Delivery

5. Date of Delivery: **SEP 25 1987**

6. Signature: *[Signature]*

7. Date of Delivery: **SEP 25 1987**

8. Addressee's Address (ONLY if requested and fee paid)

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US Form 3811, July 1983 447 845

SENDER: Complete items 1, 2, 3 and 4.  
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1. ☐ Show to whom, date and address of delivery

2. ☐ Registered delivery

3. Article Addressed to

Commonwealth of Massachusetts  
Dept. of Revenue  
Attn: Bureau of  
Assessment  
P.O. Box 2035  
Hartford, CT 06105

4. Registered delivery

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LAW OFFICES OF  
SMITH, EVES, KELLER AND HARDING  
227 MARKET STREET  
P. O. BOX 30  
BLOOMSBURG, PENNSYLVANIA  
17815

GAILEY C. KELLER  
ELWOOD R. HARDING, JR.  
MICHAEL J. IREY

TELEPHONE 784-6770  
AREA CODE 717

E. EUGENE EVES (1913-1978)  
HERVEY B. SMITH (RETIRED)

May 1, 1987

TO: JOHN R. ADLER, COLUMBIA COUNTY SHERIFF  
Courthouse  
Bloomsburg, PA 17815

IN RE: Wolford/Milisavic Sheriff Sale

Attendance at above captioned Sheriff Sale

\$30.00

OFFICE OF  
JOHN R. ADLER



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

PHONE:  
717-784-1991

May 21, 1987

Sharon L. Myers  
Legal Assistant  
15 South Franklin St.  
Wilkes-Barre, PA 18711

Dear Sharon:

Enclosed please find a check for \$134.56 which represents the taxes that were paid for the William J. Wolford and Beverly Milisavic sale that was held in our office on April 30, 1987.

Also, please find the recorded deed for this property.

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

Sincerely,

Susan S. Beaver  
Deputy Sheriff

SSB

Enclosure

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

May 21, 1987

Press-Enterprise  
P.O. Box 745  
Bloomsburg, PA 17815

Dear Sir:

Enclosed please find a check for \$191.54 which represents the amount due from advertising in the paper the William J. Wolford and Beverly Milisavic Sheriff Sale that was held in our office April 30, 1987.

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

Sincerely,

A handwritten signature in cursive script, reading "Susan S. Beaver", is written over the typed name.

Susan S. Beaver  
Deputy Sheriff

SSB

Enclosure

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

Franklin First Federal Savings & Loan  
Association of Wilkes-Barre

VS William J. Wolford a/k/a Bill Wolford and  
Beverly Milisavic

NO. 68 of 1986

E.D.

NO. 294 of 1985

J.D.

DATE OF SALE: April 30, 1987

BID PRICE ( INCLUDES COSTS )

\$ 1625.89

POUNDAGE 2% BID PRICE

\$ 32.52

TRANSFER TAX 2% BID PRICE

\$ \_\_\_\_\_

MISC. COSTS

\$ \_\_\_\_\_

TOTAL NEEDED TO PURCHASE

\$ 1658.41

PURCHASER(S) : Franklin 1st Federal Svs. & Loan of Wilkes-Barre

ADDRESS : 44 W. Market St. Wilkes-Barre 18723

NAME(S) ON DEED: Franklin 1st Federal Savings & Loan of Wilkes-Barre

PURCHASER(S) SIGNATURE(S) : Engel D. Harns, U.S.

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 1658.41

LESS DEPOSIT \$ 500.00

DOWN PAYMENT \$ \_\_\_\_\_

AMOUNT DUE IN

EIGHT DAYS \$ 1158.41

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVE AND TIME STAMP WRIT ✓

DOCKET AND INDEX ✓

SET FILE FOLDER UP ✓

CHECK FOR PROPER INFO

\* WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST

CHECK FOR \$500.00 -- ✓

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES ✓

POST ALL DATES ON CALANDER ✓

\* SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE ✓

\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS ✓

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales) ✓

SERVICE

TYPE CARDS FOR DEFENDANTS ✓

PUT PAPERS TOGETHER FOR DEFENDANTS

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS

\* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT ✓

\* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO ✓

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS ✓



SHERIFF'S SALE OUTLINE C 'TSALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_  
 \*\* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS  
 SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_  
 SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_  
 NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_  
 SEND NOTICES TO FEDERAL AND STATE TAX AUTH \_\_\_\_\_  
 IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:  
 RECORDER'S OFFICE \_\_\_\_\_  
 TAX CLAIM OFFICE \_\_\_\_\_  
 TAX ASSESSMENT OFFICE \_\_\_\_\_  
 PROTH OFFICE(post on board) \_\_\_\_\_  
 POST IN FRONT LOBBY \_\_\_\_\_  
 POST IN SHERIFF'S OFFICE \_\_\_\_\_  
 SEND COPY TO ATTY \_\_\_\_\_  
 POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_  
 SEND RETURN OF POSTING TO ATTY \_\_\_\_\_  
 DOCKET ALL COSTS \_\_\_\_\_  
 PREPARE COST SHEET 2 DAYS BEFORE SALE ✓  
 \* BE SURE ALL COSTS ARE RECEIVED  
 PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_  
 HOLD SALE \_\_\_\_\_  
 POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_  
 PAY DISTRIBUTION ACCORDING TO DATE -  
 \* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN  
 RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT  
 PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_  
 WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_  
 FILE FOLDER \_\_\_\_\_

## SHERIFF'S SALE

DISTRIBUTION SHEETFRANKLIN FIRST FEDERAL SAVINGS AND  
LOAN ASSOC. OF WILKES-BARREWILLIAM J. WOLFORD a/k/a BILL WOLFORD AND  
VS. BEVERLY MILISAVICNO. 294 of 1985 JD  
NO. 68 of 1986 ED

DATE OF SALE: APRIL 30, 1987

Bid Price	\$ 1625.89	
Poundage	32.52	
Transfer Taxes		
Total Needed to Purchase		\$ 1658.41
Amount Paid Down		500.00
Balance Needed to Purchase		1158.41

## EXPENSES:

Columbia County Sheriff - Costs	\$ 133.36	
Poundage	32.52	\$ 165.88
Press-Enterprise		191.54
Henry Printing		37.25
Solicitor		30.00
Columbia County Prothonotary		25.00
Columbia County Recorder of Deeds - Deed copy work		18.50
Realty transfer taxes		
State stamps		
Tax Collector ( BERWICK )		788.72
Columbia County Tax Assessment Office		4.00
State Treasurer		30.00
Other: TAX CLAIM BUREAU		367.52
SEWER-BERWICK		
TOTAL EXPENSES		\$ 1658.41

Total Needed to Purchase	\$ 1658.41
Less Expenses	\$
Net to First Lien Holder	\$
Plus Deposit	\$
Total to First Lien Holder	\$

LAW OFFICES

**ROSENN, JENKINS & GREENWALD**

15 SOUTH FRANKLIN STREET

WILKES-BARRE, PENNSYLVANIA 18711

TELEPHONE  
717-826-5600

TELECOPIER  
717-826-5640

DIRECT DIAL  
717-826

HENRY GREENWALD  
COUNSEL TO THE FIRM

HAROLD ROSENN  
JOSEPH J. SAVITZ  
PERRY J. SHERTZ  
EUGENE ROTH  
HARRY R. HISCOX  
DAVID E. KOFF  
DANIEL G. FLANNERY  
MARSHALL S. JACOBSON  
MURRAY UFERBERG  
BRUCE C. ROSENTHAL  
DONALD H. BROBST  
PAULA G. BREGMAN  
JOSEPH L. PERSICO  
HOWARD M. LEVINSON  
ALAN S. HOLLANDER  
JOHN G. WHELLEY, JR.

GARRY S. TAROLI  
RICHARD A. RUSSO  
JAMES P. VALENTINE  
MARK A. VAN LOON  
LEE S. PIATT  
DOROTHY LANGE MOYER  
DAVID B. HISCOX  
EDWARD A. MONSKY  
WILLIAM L. HIGGS  
MARK P. MCNEALIS  
THOMAS H. DINKELACKER  
RAYMOND P. WENDOLOWSKI  
ROBERT D. SCHAUB  
LAUREN A. ZACCARELLI  
RICHARD M. FERGUSON  
ROBERT M. DANENBERG  
DAVID J. HARRIS  
ROBERT N. GAWLAS  
JFFREY A. ROCKMAN

May 15, 1987

Susan Beaver  
Columbia County Sheriff's Office  
Columbia County Courthouse  
Bloomsburg, PA 17815

RE: Franklin First Federal Savings and Loan Association of  
Wilkes-Barre v. William J. Wolford a/k/a Bill Wolford and  
Beverly J. Milisavic

Premises: 622 Green Street, Berwick Borough, Columbia  
County, Pennsylvania

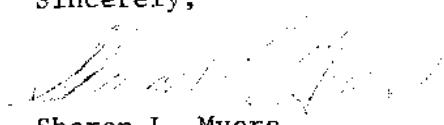
Dear Sue:

Pursuant to our telephone conversation of May 14, 1987, enclosed herein please find a copy of the county tax notice for the above-referenced indicating that our client, Franklin First Federal Savings and Loan Association of Wilkes-Barre, paid the tax collector \$131.87, the rebate amount of the taxes, on April 2, 1987.

The Sheriff's cost sheet for the foreclosure sale indicated a charge of \$134.56, the face amount of the taxes due, for this property. Please refund this amount to our client and provide evidence to our office of such action.

Should you have any questions regarding this matter, please feel free to contact me. Thank you for your assistance.

Sincerely,

  
Sharon L. Myers  
Legal Assistant

SLM/rls

**TAX NOTICE**

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGER  
R-120 E 3RD ST MIDTOWN PLAZA  
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,  
TUE, THUR & FRI 9 TO 5  
FRI 9 TO 7 DURING DISCOUNT  
PHONE 717-752-7442 ONLY

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M WOLFORD WILLIAM J & MILISAVIC  
A BEVERLY J  
L 622 GREEN ST  
T BERWICK, PA 18603  
O

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

TOTAL 2,320

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

FOR	COLUMBIA COUNTY	14-08414-01	03/01/87	04745			
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT FACE	DUE	INTL PENALTY
COUNTY R.E.	2320	23.00	52.29	53.36	58.70		
TWP/30RD R.E.		30.00	68.21	69.60	73.08		
LIGHTS		5.00	11.37	11.60	12.18		
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE		PAY THIS AMOUNT		131.87		134.56	143.96
		APR 30 IF PAID ON		JUN 30 IF PAID ON		JULY 1 IF PAID	

PENALTY A PROPERTY DESCRIPTION  
COUNTY 10% TWP/BORO 5%

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 22, 1988

ACCT NO. 16095  
PARCEL 04-3-4-95  
622 GREEN ST  
L-50X100  
BUILDINGS 170  
2,150

131,577



Franklin First Federal  
Savings and Loan Association  
44 W. Market St., Wilkes-Barre, PA 18773

Escrow Account



98- 913190350

Date

4/30/87

Amount

\$1,158.41

50-1042  
223

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

PAY One Thousand One Hundred Fifty Eight Dollars and 41/100

⑆022310422⑆ 8⑈409688 9⑈3190350

*Signature of Sheriff*

Date

4/30/87

Description

#1520 payoff for Mort. Forec.  
Franklin 1st Fed. vs. Wolford

Amount

\$1,158.41

Please detach before depositing

98- 913190350

# SHERIFF'S SALE - COST SHEET

Franklin First Federal Savings & Loan  
Assoc. of Wilkes-Barre  
No. 68 of 1986

VS. William J. Wolford a/k/a Bill Wolford and  
Beverly Milisavic

DATE OF SALE: April 30, 1987

## SHERIFF'S COST OF SALE:

Docket & Levy Service	\$ 14.00
Mailing	14.00
Advertising, Sale Bills & Newspapers	13.36
Posting Handbills	9.00
Mileage	7.00
Crying/Adjourn of Sale	17.50
Sheriff's Deed Distribution	7.00
Other COPYWORK, EXTRA COPIES, & NOTIFY LIEN HOLDERS	10.00
	9.00
	32.50
TOTAL	\$ 133.36
Press-Enterprise, Inc.	\$191.54
Henrie Printing	37.25
Solicitor's Services	30.00
TOTAL	\$ 258.79
PROTHONOTARY: Liens List	\$ 20.00
Deed Notarization	5.00
Other	
TOTAL	\$ 25.00
RECORDER OF DEEDS: Copywork	\$
Deed	13.50
Other SEARCH	5.00
TOTAL	\$ 18.50
REAL ESTATE TAXES:	
Borough/Twp. & County Taxes, 19 87	\$ 134.56
School Taxes, District _____, 19 _____	
Delinquent Taxes, 19 85, 19 86, 19 _____ (Total Amts.)	654.16
TOTAL	\$ 788.72
MUNICIPAL RENTS:	
Sewer - Municipality Berwick, 19 86 & 87	\$367.52
Water - Municipality _____, 19 _____	
TOTAL	\$ 367.52
SURCHARGE FEE: (State Treasurer)	\$ 4.00
MISCELLANEOUS: TAX CLAIM BUREAU	\$ 30.00
TOTAL	\$ 30.00
TOTAL COSTS	\$1625.89



STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBIA } SS:

..... Paul R. Eyerly, III - Publisher ....., being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily (except Sundays and Legal Holidays) continuously in said Town, County and State since the date of its establishment; that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on ..... APRIL 9, 16 & 23 ....., 19<sup>87</sup> exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press-Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

*Paul R. Eyerly, III*

Sworn and subscribed to before me this *24th* day of *April* 19<sup>*87*</sup> .....

*Matthew J. Creme*

(Notary Public)

My Commission Expires

MATTHEW J. CREME, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES JULY 5, 1989  
Member, Pennsylvania Association of Notaries

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

.....

State of Pennsylvania  
County of Columbia

ss.

I, Beverly J. Michael, 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

William J. Wolford a/k/a Bill Wolford and Beverly Milisavic

and find as follows:

See photostatic copy attached.

Fee \$5.00

In testimony whereof I have set my hand and seal  
of office this 24th day of April  
A.D., 19 87.

Beverly J. Michael RECORDER

## MORTGAGE

THIS MORTGAGE is made this 30th day of June, 1982, between the Mortgagor WILLIAM A. WOLFORD and BEVERLY J. MILLISAVIC, of Nesquehanna, Pennsylvania; (herein "Borrower"), and the Mortgagee Franklin First Federal Savings and Loan Association of Wilkes-Barre a corporation organized and existing under the laws of the United States of America having its principal offices at Wilkes-Barre, Luzerne County, Pennsylvania (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FOUR THOUSAND THREE HUNDRED (\$24,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2002;

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:

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

BEGINNING at the southeasterly corner of Green and Ida Streets; THENCE along Ida Street in a southerly direction 100 feet; THENCE in an easterly direction parallel with Green Street, 50 feet; THENCE in a northerly direction parallel with the first course herein, 100 feet to Green Street; THENCE along same in a westerly direction 50 feet to the place of beginning.

PREMISES more commonly known as 622 Green Street, Borough of Berwick, County of Columbia and State of Pennsylvania;

UNDER AND SUBJECT to the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

BEING the same premises conveyed to the Mortgagors herein by Deed of STEVEN H. SORCE and JULIA S. SORCE, his wife, dated the 30th day of June, 1982, and about to be recorded simultaneously herewith.


THIS IS A PURCHASE MONEY MORTGAGE.

which has the address of 622 Green Street, Berwick, Columbia County, Pennsylvania; (Street) (City)  
(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 for 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, if any, or set forth on evidence of title required by and certified to Lender.

PENNSYLVANIA — 1 to 4 Family — 6/75 — FHMA/FHMC UNIFORM INSTRUMENT

 Franklin First Federal  
Savings and Loan Association  
44 W. Market St. Wilkes-Barre, PA 18701

880A 209 773

## ADJUSTABLE RATE LOAN RIDER

**NOTICE: THE SECURITY INSTRUMENT SECURES A NOTE WHICH CONTAINS A PROVISION ALLOWING FOR CHANGES IN THE INTEREST RATE. INCREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE WILL RESULT IN LOWER PAYMENTS.**

This Rider is made this 30th day of June, 1982, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Franklin First Federal Savings and Loan Association of Wilkes-Barre (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at 622 Green Street, Berwick Borough, Columbia County, Pennsylvania.

*Property Address*

Modifications. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

### A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note has an "Initial Interest Rate" of 16 1/2 %. The Note interest rate may be increased or decreased on the 1st day of the month beginning on September 1, 1983, and on that day of the month every 12 months thereafter.

Changes in the interest rate are governed by changes in an interest rate index called the "Index". The Index is the:

*[Check one box to indicate Index.]*

(1) ☒ "Contract Interest Rate, Purchase of Previously Occupied Homes, National Average for all Major Types of Lenders" published by the Federal Home Loan Bank Board.

(2) ☐ \*

*[Check one box to indicate whether there is any maximum limit on changes in the interest rate on each Change Date; if no box is checked there will be no maximum limit on changes.]*

(1) ☒ There is no maximum limit on changes in the interest rate at any Change Date.

(2) ☐ The interest rate cannot be changed by more than        percentage points at any Change Date.

If the interest rate changes, the amount of Borrower's monthly payments will change as provided in the Note. Increases in the interest rate will result in higher payments. Decreases in the interest rate will result in lower payments.

### B. LOAN CHARGES

It could be that the loan secured by the Security Instrument is subject to a law which sets maximum loan charges and that law is interpreted so that the interest or other loan charges collected or to be collected in connection with the loan would exceed permitted limits. If this is the case, then: (A) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (B) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower.

### C. PRIOR LIENS

If Lender determines that all or any part of the sums secured by this Security Instrument are subject to a lien which has priority over this Security Instrument, Lender may send Borrower a notice identifying that lien. Borrower shall promptly act with regard to that lien as provided in paragraph 4 of the Security Instrument or shall promptly secure an agreement in a form satisfactory to Lender subordinating that lien to this Security Instrument.

### D. TRANSFER OF THE PROPERTY

If there is a transfer of the Property subject to paragraph 17 of the Security Instrument, Lender may require (1) an increase in the current Note interest rate, or (2) an increase in (or removal of) the limit on the amount of any one interest rate change (if there is a limit), or (3) a change in the Base Index figure, or all of these, as a condition of Lender's waiving the option to accelerate provided in paragraph 17.

By signing this, Borrower agrees to all of the above.

*William J. Wolford*  
WILLIAM J. WOLFORD ..... (Seal)  
— Borrower

*Beverly J. Miliakovic*  
BEVERLY J. MILIAKOVIC ..... (Seal)  
— Borrower

\* If more than one box is checked or if no box is checked, and Lender and Borrower do not otherwise agree in writing, the first Index named will apply.

**ADJUSTABLE RATE LOAN RIDER—B/B1—FHLBC UNIFORM INSTRUMENT**

Reg. 176 10/81

BOOK 209 PAGE 774



Franklin First Federal  
Savings and Loan Association  
44 W. Market St. Wilkes-Barre, PA 18701

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 (herein "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, insolvency, 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 Reinstatement.** 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:

..... *William J. Wolford* .....

..... *William J. Wolford* .....

WILLIAM J. WOLFORD

—Borrower

..... *Beverly J. Milisavic* .....

..... *Beverly J. Milisavic* .....

BEVERLY J. MILISAVIC

—Borrower

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF..... COLUMBIA..... SS:

On this, the..... 30th..... day of..... June....., 19 82....., before me, a Notary Public, personally appeared the within named..... WILLIAM J. WOLFORD..... and..... BEVERLY J. MILISAVIC.....

known to me (or satisfactorily proven) to be the person(s) whose name(s) (is) (are)..... 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 the day and year aforesaid.

My Commission Expires:  
4/3/86

..... *Harold Rosen/Maurice Cantor* .....

..... Berwick, Columbia County, Pennsylvania.....



I Hereby Certify that the precise residence of the Franklin First Federal Savings and Loan Association of Wilkes-Barre, is 44 West Market Street, Wilkes-Barre, Pa.

Harold Rosen/Maurice Cantor

Attorneys for Mortgagee

#13  
REC'D BY RECORDER  
COLUMBIA CO. PA.

TAX. 50 FEE 13070

Recorded in the Office for Recording of Deeds in and for the County of Columbia, Commonwealth of Pennsylvania in Mortgage Book No. 209, page 773.

Witness my hand and Seal of Office this 1st day of July, 1982 at 2:03p.m.

..... *Beverly J. Michael* .....

Acting Recorder of Deeds

MTGE 59 Revised 10-1-78

BOOK 209 PAGE 777

# LIEN CERTIFICATE

Date March 31, 1987

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, 1986, in Berwick Borough are as follows:

Owner or Reputed Owner William J. Wolford & Beverly J. Milisavic

Former Owner: Sorce, Steven H. & Julia S.

Parcel No. 04.3-4-95 Deed & Page 307-210

Description 622 Green St.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1985	50.22	77.54	262.03	389.79
1986			264.37	264.37
TCB FEE				10.00
				15.00
TOTAL				\$ 679.16

The above figures represent the amounts due during the month of May 1987

Requested by: John Adler, Sheriff  
Columbia County

Fee \$5.00

\$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long  
Director

**TAX NOTICE**

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER

R-120 E 3RD ST MIDTOWN PLAZA  
BERWICK, PA. 18603HOURS WED 9:00 TO 12:00 MON,  
TUE, THUR & FRI 9 TO 5  
FRI 9 TO 7 DURING DISCOUNT  
PHONE 717-752-7442 ONLY

FOR COLUMBIA COUNTY

DATE 03/01/87

BILL NO. 04745

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT FACE	DUE	INCL PENALTY
COUNTY R.E.	2320	23.00	52.29		53.36		58.70
TWP/BORO R.E.		30.00	68.21		69.60		73.08
LIGHTS		5.00	11.37		11.60		12.18

THE DISCOUNT & THE PENALTY  
HAVE BEEN COMPUTED  
FOR YOUR CONVENIENCE.**PAY THIS  
AMOUNT**APR 30  
IF PAID ON  
OR BEFOREJUN 30  
IF PAID ON  
OR BEFOREJULY 1  
IF PAID  
AFTER**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**M  
A  
I  
L  
T  
O  
WOLFORD WILLIAM J & MILISAVIC  
BEVERLY J  
622 GREEN ST  
BERWICK, PA 18603PENALTY AT PROPERTY DESCRIPTION  
COUNTY 10% TWP/BORO 5%

ACCT NO 16095

PARCEL 04.3-4-95

622 GREEN ST

L-50X100

BUILDINGS

170

2,150

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

THIS TAX NOT BE PAID MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 2,320

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 22, 1988



COMMONWEALTH OF PENNSYLVANIA  
OFFICE OF ATTORNEY GENERAL

(717) 787-3646

LeRoy S. Zimmerman  
ATTORNEY GENERAL

Reply To:

March 27, 1987

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

John R. Adler  
Sheriff of Columbia County  
Court House - P.O. Box 380  
Bloomsburg, PA 17815

ATTENTION: Susan Beaver

Dear Ms. Beaver:

Of the records of the Collections Unit, Office of Attorney General, indicate no open claim against any William Wolford, and no claim against William J. Wolford. No claim is shown against Beverly Milisavic. This does not, of course, eliminate the possibility that other departments of instrumentalities might have a claim.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Thomas C. Zerbe, Jr.", written over a horizontal line.

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

TCZ/kf

FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS  
 LOAN ASSOCIATION OF WILKES-BARRE, :  
 : OF COLUMBIA COUNTY  
 PLAINTIFF :  
 .VS. : CIVIL ACTION-LAW  
 :  
 WILLIAM J. WOLFORD a/k/a BILL :  
 WOLFORD and BEVERLY J. MILISAVIC, : IN MORTGAGE FORECLOSURE  
 :  
 DEFENDANTS : NO. 294 OF 1985JD  
 68 of 1986ED

NOTICE OF SHERIFF'S SALE  
 OF  
 REAL ESTATE

TO: WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J.  
 MILISAVIC, Defendants herein and owners of the Real Estate hereinafter  
 described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ  
 of Execution issued under the above-captioned Judgment, directed to  
 the Sheriff of Columbia County, there will be exposed to public sale,  
 by vendue or outcry to the highest and best bidders, for cash, in the  
 Sheriff's Office, Courthouse, in the Town of Bloomsburg, County of  
 Columbia, and State of Pennsylvania, on Thurs., April 30, 1986, at  
 10:00 a.m., Eastern time, in the forenoon of the said day, all your  
 right, title and interest in and to ALL that certain piece or parcel  
 of land situate in 622 Green Street, Berwick, County of Columbia, and  
 State of Pennsylvania, the same more particularly described in Exhibit  
 "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest,  
 that the Sheriff will within thirty (30) days thereafter file a  
 schedule of distribution in His Office, where the same will be avail-  
 able for inspection and that distribution will be made in accordance

with this schedule unless exceptions are filed thereto within ten (10)  
days thereafter.

ROSENN, JENKINS & GREENWALD

BY: Mark P. McNealis  
MARK P. McNEALIS, ESQUIRE  
15 South Franklin Street  
Wilkes-Barre, PA 18711

DERR, PURSEL & LUSCHAS

BY: DALE A. DERR, ESQUIRE  
238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815  
Attorneys for Plaintiff



FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
.VS.	:	CIVIL ACTION-LAW
	:	
WILLIAM J. WOLFORD a/k/a BILL	:	
WOLFORD and BEVERLY J. MILISAVIC,	:	IN MORTGAGE FORECLOSURE
	:	
DEFENDANTS	:	NO. 294 OF 1985JD
	:	68 of 1986ED

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J. MILISAVIC, Defendants herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, on Thurs., April 30, 1986, at 10:00 a.m., Eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate in 622 Green Street, Berwick, County of Columbia, and State of Pennsylvania, the same more particularly described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance

60-1-1

with this schedule unless exceptions are filed thereto within ten (10)  
days thereafter.

ROSENN, JENKINS & GREENWALD

BY: Mark P. McNealis  
MARK P. McNEALIS, ESQUIRE  
15 South Franklin Street  
Wilkes-Barre, PA 18711

DERR, PURSEL & LUSCHAS

BY: DALE A. DERR, ESQUIRE  
238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815  
Attorneys for Plaintiff

FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS  
LOAN ASSOCIATION OF WILKES-BARRE, :  
PLAINTIFF : OF COLUMBIA COUNTY  
VS. : CIVIL ACTION-LAW

WILLIAM J. WOLFORD a/k/a BILL :  
WOLFORD and BEVERLY J. MILISAVIC, : IN MORTGAGE FORECLOSURE  
DEFENDANTS : NO. 294 OF 1985JD  
68 of 1986ED

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J.  
MILISAVIC, Defendants herein and owners of the Real Estate hereinafter  
described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ  
of Execution issued under the above-captioned Judgment, directed to  
the Sheriff of Columbia County, there will be exposed to public sale,  
by vendue or outcry to the highest and best bidders, for cash, in the  
Sheriff's Office, Courthouse, in the Town of Bloomsburg, County of  
Columbia, and State of Pennsylvania, on Thurs., April 30, 1986, at  
10:00 a.m., Eastern time, in the forenoon of the said day, all your  
right, title and interest in and to ALL that certain piece or parcel  
of land situate in 622 Green Street, Berwick, County of Columbia, and  
State of Pennsylvania, the same more particularly described in Exhibit  
"A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest,  
that the Sheriff will within thirty (30) days thereafter file a  
schedule of distribution in his office, where the same will be avail-  
able for inspection and that distribution will be made in accordance

with this schedule unless exceptions are filed thereto within ten (10)  
days thereafter.

ROSENN, JENKINS & GREENWALD

BY: Mark P. McNealis  
MARK P. McNEALIS, ESQUIRE  
15 South Franklin Street  
Wilkes-Barre, PA 18711

DERR, PURSEL & LUSCHAS

BY: DALE A. DERR, ESQUIRE  
238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815  
  
Attorneys for Plaintiff

FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS  
LOAN ASSOCIATION OF WILKES-BARRE, :  
: OF COLUMBIA COUNTY  
PLAINTIFF :  
VS. : CIVIL ACTION-LAW

WILLIAM J. WOLFORD a/k/a BILL :  
WOLFORD and BEVERLY J. MILISAVIC, : IN MORTGAGE FORECLOSURE

DEFENDANTS : NO. 294 OF 1985 FD  
63-41986 FD

WRIT OF EXECUTION  
NOTICE

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 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 you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for:  
(1) grossly inadequate price; (2) lack of competitive bidding by agreement;  
(3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the 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.

Fred Trump, Court Administrator  
Columbia County Courthouse  
Bloomsburg, Pennsylvania 17815  
(717) 784-1991 EXT: 267

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
R.C.P. 3180 to 3183 and Rule 3

FRANKLIN FIRST FEDERAL SAVINGS AND  
LOAN ASSOCIATION OF WILKES-BARRE,

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

vs.

NO. 294 Term 1985J.D.

WILLIAM J. WOLFORD a/k/a BILL

NO. 68 Term 1986E.D.

WOLFORD and BEVERLY J. MILISAVIC,

WRIT OF EXECUTION  
(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):

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO-EXHIBIT "A"

\*\*Plus a per diem charge at the rate of \$8.09 from September 12, 1986,  
through to the date of any Sheriff's Sale pursuant to the Judgment  
demanded herewith, together with all costs of suit and any money  
hereinafter expended by the Plaintiff in payment of taxes, sewer and  
water rents, claims or charges for insurance or repairs, and any and  
all other expenses hereafter made by Plaintiff.

MAP NO.  
SEQUENCE NO.  
PLATE NO.

Amount Due	\$24,732.86
Attorney's Commission	\$ 2,473.29
Interest to 9/12/86	\$ 6,771.58
TOTAL	\$33,977.73 Plus costs **

as endorsed.

Prothonotary, Court of Common  
Pleas of Columbia County, Pa.

Dated 10-6-86

(SEAL)

BY:

Aileen K. Linn

Deputy





OFFICE OF  
JOHN R. ADLER



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

PHONE:  
717-784-1991

April 27, 1987

Gary E. Norton  
238 Market Street  
Bloomsburg, PA 17815

Dear Gary:

Enclosed are copies of service that was made on Beverly Milisavic and William Wolford. Also enclosed is the posting on the property at 622 Green St., Berwick, PA.

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

Sincerely,

*Susan S. Beaver*

Susan S. Beaver  
Deputy Sheriff

SSB

Enclosures

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. 68 of 1986

WRIT OF EXECUTION

SERVICE ON Beverly Milisavic

ON March 25, 1987 AT 1:55 P.M., a true and  
attested copy of the within Writ of Execution and a true copy  
of the Notice of Sheriff's Sale of Real Estate was served on the  
defendant, Beverly Milisavic at 851 Poplar Street  
Bloomsburg, PA 17815 by HANDING TO HER

PERSONALLY

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

So Answers?

Susan Beaver  
Deputy Sheriff  
Susan Beaver

For:

John R. Adler, Sheriff

Sworn and subscribed before me  
this 27th day of April 1987

Tami B. Kline  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania

PROTH. & CLERK OF CV. COURTS  
COLUMBIA COUNTY, PA.

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  
COMMONWEALTH OF PENNA.

NO. 68 of 1986

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

March 30, 1987 12:45 P.M. POSTED A COPY OF THE SHERIFF'S  
SALE BILL ON THE PROPERTY OF William Wolford and Beverly Milisavic  
622 Green St., Berwick, PA 18603  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY DEPUTY SHERIFF Susan Beaver

SO ANSWERS:

Susan Beaver  
Deputy Sheriff  
Susan Beaver

FOR:

John R. Adler, Sheriff

Sworn and subscribed before me this  
27<sup>th</sup> day of April 1987

Tami B. Kline  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania  
PROTH. & CLK. OF SEV. COURTS  
MY COMM. EX. 1st MOON JAN. 1, 1987

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. 68 of 1986

WRIT OF EXECUTION

SERVICE ON William Wolford

ON April 2, 1987 AT 2:30 P.M., a true and  
attested copy of the within Writ of Execution and a true copy  
of the Notice of Sheriff's Sale of Real Estate was served on the  
defendant, William Wolford at 725 W. Front Street  
Berwick, PA 18603 by HANDING TO DAVID

WOLFORD SON OF DEFENDANT

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

So Answers!

Louise Frantz /sb  
Deputy Sheriff  
Louise Frantz

For:

John R. Adler, Sheriff

Sworn and subscribed before me  
this 27th day of April 1987

Tami B. Kline  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania  
NOTH. & CLK. OF SEV. COURTS

MY COMM. EX. 1st MON. JAN. 1, 1988

OFFICE OF  
JOHN R. ADLER



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

PHONE:  
717-784-1991

March 23, 1987

Chris Klinger  
Boro of Berwick  
344 Market Street  
Berwick, PA 18603

Dear Chris:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

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

Sincerely,

*Susan S. Beaver*  
Susan S. Beaver  
Deputy Sheriff

SSB

Enclosure

OFFICE OF  
JOHN R. ADLER



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

PHONE:  
717-784-1991

March 23, 1987

Thomas C. Zerbe, Jr.  
Deputy Attorney General  
Collections Unit  
Fourth and Walnut Sts.  
Harrisburg, PA 17120

Dear Sir:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

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

Sincerely,

Susan S. Beaver  
Deputy Sheriff

SSB

Enclosure

OFFICE OF  
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 330  
BLOOMSBURG, PA. 17815

PHONE:  
717-784-1991

March 23, 1987

Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Accounts Settlement  
P.O. Box 2055  
Harrisburg, PA 17105

Dear Sir:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

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

Sincerely,

Susan S. Beaver  
Deputy Sheriff

SSB

Enclosure



OFFICE OF  
JOHN R. ADLER



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

PHONE:  
717-784-1991

March 23, 1987

Keystone Water Company  
West Front St.  
Berwick, PA 18603

Dear Sir:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

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

Sincerely,

*Susan S. Beaver*

Susan S. Beaver  
Deputy Sheriff

SSB

Enclosure

OFFICE OF  
JOHN R. ADLER



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

PHONE:  
717-784-1991

March 23, 1987

Press-Enterprise  
Attn: Susan Shotwell  
P.O. Box 745  
Bloomsburg, PA 17815

Dear Susan:

Enclosed is a notice of a Sheriff's Sale to be held in our office on April 30, 1987. Please advertise this in the paper on the following dates: April 9, 16, and 23.

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

Sincerely,

Susan S. Beaver  
Deputy Sheriff

SSB

Enclosure

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
VS.	:	CIVIL ACTION-LAW
	:	
WILLIAM J. WOLFORD a/k/a BILL	:	
WOLFORD and BEVERLY J. MILISAVIC,	:	IN MORTGAGE FORECLOSURE
	:	NO. 294 OF 1985 J.D.
DEFENDANTS	:	NO. 68-1986 E.D.

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: VALLEY UROLOGIC ASSOCIATION, LTD., 445 Wyoming Avenue,  
Kingston, Pennsylvania 18704; you may be a lienholder of the Real  
Estate hereinafter described by virtue of a Judgment filed to Luzerne  
County No. 715 of 1985.

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ  
of Execution issued under the above-captioned Judgment, directed to  
the Sheriff of Columbia County, there will be exposed to public sale,  
by vendue or outcry to the highest and best bidders, for cash, in the  
Sheriff's Office, Courthouse, in the Town of Bloomsburg, County of  
Columbia, and State of Pennsylvania, on *Thursday, April 30*, 1987, at  
*10:00* a.m., eastern time, in the forenoon of the said day, all your  
right, title and interest, if any, in and to ALL that certain piece or  
parcel of land situate at 622 Green Street, Borough of Berwick, County  
of Columbia, and State of Pennsylvania, the same more particularly  
described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

ROSENN, JENKINS & GREENWALD

BY: *William L. Higgs*  
WILLIAM L. HIGGS, ESQUIRE  
15 South Franklin Street  
Wilkes-Barre, PA 18711

Attorneys for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 68-1986, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on ~~Thursday~~ *Friday* ~~the 13th~~ *the 14th*, 1987, at 10:00 o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

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

BEGINNING at the southeasterly corner of Green and Ida Streets; THENCE along Ida Street in a southerly direction 100 feet; THENCE in an easterly direction parallel with Green Street, 50 feet; THENCE in a northerly direction parallel with the first course herein, 100 feet to Green Street; THENCE along same in a westerly direction 50 feet to the place of beginning.

UNDER AND SUBJECT to the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

BEING the same premises conveyed to William J. Wolford and Beverly J. Milisavic, by Deed of Steven H. Sorce and Julia S. Sorce, his wife, dated the 30th day of June 1982, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 307 at page 210.

PREMISES improved with a Single family one and one-half story detached dwelling more commonly known as 622 Green Street, Borough of Berwick, County of Columbia and State of Pennsylvania.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office where the same will be avail-

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

SEIZED AND TAKEN into execution at the suit of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, against WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J. MILISAVIC, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

ROSENN, JENKINS & GREENWALD  
Attorneys

EXHIBIT "A"

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
VS.	:	CIVIL ACTION-LAW
	:	
WILLIAM J. WOLFORD a/k/a BILL	:	
WOLFORD and BEVERLY J. MILISAVIC,	:	IN MORTGAGE FORECLOSURE
	:	NO. 294 OF 1985 J.D.
DEFENDANTS	:	NO. 69-1986 E.D.

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

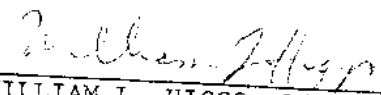
TO: COLUMBIA COUNTY TAX CLAIM BUREAU, Columbia County Court-  
house, Bloomsburg, Pennsylvania 17815; you may have an interest in the  
Real Estate hereinafter described.

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ  
of Execution issued under the above-captioned Judgment, directed to  
the Sheriff of Columbia County, there will be exposed to public sale,  
by vendue or outcry to the highest and best bidders, for cash, in the  
Sheriff's Office, Courthouse, in the Town of Bloomsburg, County of  
Columbia, and State of Pennsylvania, on ~~Thursday~~ April 20, 1987, at  
10 a.m., eastern time, in the forenoon of the said day, all your  
right, title and interest, if any, in and to ALL that certain piece or  
parcel of land situate at 622 Green Street, Borough of Berwick, County  
of Columbia, and State of Pennsylvania, the same more particularly  
described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

ROSENN, JENKINS & GREENWALD

BY:

  
WILLIAM L. HIGGS, ESQUIRE  
15 South Franklin Street  
Wilkes-Barre, PA 18711

Attorneys for Plaintiff



SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 68-1986, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on ~~Thursday~~ Friday, 1987, at ~~10~~ 9 o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

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

BEGINNING at the southeasterly corner of Green and Ida Streets; THENCE along Ida Street in a southerly direction 100 feet; THENCE in an easterly direction parallel with Green Street, 50 feet; THENCE in a northerly direction parallel with the first course herein, 100 feet to Green Street; THENCE along same in a westerly direction 50 feet to the place of beginning.

UNDER AND SUBJECT to the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

BEING the same premises conveyed to William J. Welford and Beverly J. Milisavic, by Deed of Steven H. Sorce and Julia S. Sorce, his wife, dated the 30th day of June 1982, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 307 at page 210.

PREMISES improved with a Single family one and one-half story detached dwelling more commonly known as 622 Green Street, Borough of Berwick, County of Columbia and State of Pennsylvania.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office where the same will be avail-

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

SEIZED AND TAKEN into execution at the suit of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, against WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J. MILISAVIC, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

ROSENN, JENKINS & GREENWALD  
Attorneys

EXHIBIT "A"

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
VS.	:	CIVIL ACTION-LAW
	:	
WILLIAM J. WOLFORD a/k/a BILL	:	
WOLFORD and BEVERLY J. MILISAVIC,	:	IN MORTGAGE FORECLOSURE
	:	NO. 294 OF 1985 J.D.
DEFENDANTS	:	NO. 68-1986 E.D.

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: CONNIE C. GINGHER, BERWICK BOROUGH TAX COLLECTOR, 120 Rear East Third Street, Berwick, Pennsylvania 18603; you may have an interest in the Real Estate hereinafter described.

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, on ~~the 10th~~ ~~11th~~ ~~12th~~ ~~13th~~ ~~14th~~ ~~15th~~ ~~16th~~ ~~17th~~ ~~18th~~ ~~19th~~ ~~20th~~ ~~21st~~ ~~22nd~~ ~~23rd~~ ~~24th~~ ~~25th~~ ~~26th~~ ~~27th~~ ~~28th~~ ~~29th~~ ~~30th~~ ~~31st~~ ~~1st~~ ~~2nd~~ ~~3rd~~ ~~4th~~ ~~5th~~ ~~6th~~ ~~7th~~ ~~8th~~ ~~9th~~ ~~10th~~ ~~11th~~ ~~12th~~ ~~13th~~ ~~14th~~ ~~15th~~ ~~16th~~ ~~17th~~ ~~18th~~ ~~19th~~ ~~20th~~ ~~21st~~ ~~22nd~~ ~~23rd~~ ~~24th~~ ~~25th~~ ~~26th~~ ~~27th~~ ~~28th~~ ~~29th~~ ~~30th~~ ~~31st~~ ~~1st~~ ~~2nd~~ ~~3rd~~ ~~4th~~ ~~5th~~ ~~6th~~ ~~7th~~ ~~8th~~ ~~9th~~ ~~10th~~ ~~11th~~ ~~12th~~ ~~13th~~ ~~14th~~ ~~15th~~ ~~16th~~ ~~17th~~ 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NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

ROSENN, JENKINS & GREENWALD

BY: *William L. Higgs*  
WILLIAM L. HIGGS, ESQUIRE  
15 South Franklin Street  
Wilkes-Barre, PA 18711

Attorneys for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 68-1986, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on ~~Tuesday~~ April 14, 1987, at ~~10:00~~ 9 o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

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

BEGINNING at the southeasterly corner of Green and Ida Streets; THENCE along Ida Street in a southerly direction 100 feet; THENCE in an easterly direction parallel with Green Street, 50 feet; THENCE in a northerly direction parallel with the first course herein, 100 feet to Green Street; THENCE along same in a westerly direction 50 feet to the place of beginning.

UNDER AND SUBJECT to the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

BEING the same premises conveyed to William J. Wolford and Beverly J. Milisavic, by Deed of Steven H. Sorce and Julia S. Sorce, his wife, dated the 30th day of June 1982, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 307 at page 210.

PREMISES improved with a Single family one and one-half story detached dwelling more commonly known as 622 Green Street, Borough of Berwick, County of Columbia and State of Pennsylvania.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office where the same will be avail-

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

SEIZED AND TAKEN into execution at the suit of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, against WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J. MILISAVIC, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

ROSENN, JENKINS & GREENWALD  
Attorneys

EXHIBIT "A"

SHERIFF'S SALE DESCRIPTION

( By virtue of a Writ of Execution No. 128 of 1986, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania,) at 10:00 o'clock a.m., in the forenoon of the said day, all the right, title and interest of the defendants in and to:

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

BEGINNING at the southeasterly corner of Green and Ida Streets; THENCE along Ida Street in a southerly direction 100 feet; THENCE in an easterly direction parallel with Green Street, 50 feet; THENCE in a northerly direction parallel with the first course herein, 100 feet to Green Street; THENCE along same in a westerly direction 50 feet to the place of beginning.

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EXHIBIT "A"

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SEIZED AND TAKEN into execution at the suit of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, against WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY MILISAVIC, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

ROSENN, JENKINS & GREENWALD  
Attorneys

EXHIBIT "A"



FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS  
LOAN ASSOCIATION OF WILKES-BARRE, :  
: OF COLUMBIA COUNTY  
PLAINTIFF :  
-VS. : CIVIL ACTION-LAW  
: WILLIAM J. WOLFORD a/k/a BILL :  
WOLFORD and BEVERLY J. MILISAVIC, : IN MORTGAGE FORECLOSURE  
: DEFENDANTS : NO. 294 OF 1985JD  
68 of 1986ED

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J.  
MILISAVIC, Defendants herein and owners of the Real Estate hereinafter  
described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ  
of Execution issued under the above-captioned Judgment, directed to  
the Sheriff of Columbia County, there will be exposed to public sale,  
by vendue or outcry to the highest and best bidders, for cash, in the  
Sheriff's Office, Courthouse, in the Town of Bloomsburg, County of  
Columbia, and State of Pennsylvania, on Thurs., April 30, 1986, at  
10:00 a.m., Eastern time, in the forenoon of the said day, all your  
right, title and interest in and to ALL that certain piece or parcel  
of land situate in 622 Green Street, Berwick, County of Columbia, and  
State of Pennsylvania, the same more particularly described in Exhibit  
"A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest,  
that the Sheriff will within thirty (30) days thereafter file a  
schedule of distribution in His Office, where the same will be avail-  
able for inspection and that distribution will be made in accordance

with this schedule unless exceptions are filed thereto within ten (10)  
days thereafter.

ROSENN, JENKINS & GREENWALD

BY: Mark P. McNealis  
MARK P. McNEALIS, ESQUIRE  
15 South Franklin Street  
Wilkes-Barre, PA 18711

DERR, PURSEL & LUSCHAS

BY: \_\_\_\_\_  
DALE A. DERR, ESQUIRE  
238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815

Attorneys for Plaintiff

FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS  
 LOAN ASSOCIATION OF WILKES-BARRE, :  
 : OF COLUMBIA COUNTY  
 PLAINTIFF :  
 VS. : CIVIL ACTION-LAW  
 :  
 WILLIAM J. WOLFORD a/k/a BILL :  
 WOLFORD and BEVERLY J. MILISAVIC, : IN MORTGAGE FORECLOSURE  
 :  
 DEFENDANTS : NO. 294 OF 1985<sup>JD</sup>  
 68 of 1986 ED

NOTICE OF SHERIFF'S SALE  
 OF  
 REAL ESTATE

TO: WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J.  
 MILISAVIC, Defendants herein and owners of the Real Estate hereinafter  
 described:

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 of Execution issued under the above-captioned Judgment, directed to  
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ROSENN, JENKINS & GREENWALD

BY: Mark P. McNealis  
MARK P. McNEALIS, ESQUIRE  
15 South Franklin Street  
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DERR, PURSEL & LUSCHAS

BY: \_\_\_\_\_  
DALE A. DERR, ESQUIRE  
238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815

Attorneys for Plaintiff

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BEGINNING at the southeasterly corner of Green and Ida Streets; THENCE along Ida Street in a southerly direction 100 feet; THENCE in an easterly direction parallel with Green Street, 50 feet; THENCE in a northerly direction parallel with the first course herein, 100 feet to Green Street; THENCE along same in a westerly direction 50 feet to the place of beginning.

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TOGETHER with all buildings and improvements thereon.

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TOGETHER with all buildings and improvements thereon.

FRANKLIN FIRST FEDERAL SAVINGS AND  
LOAN ASSOCIATION OF WILKES-BARRE,

PLAINTIFF

VS.

WILLIAM J. WOLFORD a/k/a BILL WOLFORD  
and BEVERLY J. MILISAVIC,

DEFENDANTS

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION-LAW

IN MORTGAGE FORECLOSURE

NO. 294 OF 1985

WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

DERR, PURSEL & LUSCHAS

BY: [Signature]  
GARY E. NORTON, ESQUIRE  
Attorney for Plaintiff

ROSENN, JENKINS & GREENWALD

BY: [Signature]  
WILLIAM L. HIGGS, ESQUIRE  
Attorney for Plaintiff

SHERIFF OF  
COLUMBIA COUNTY, PENNSYLVANIA

Sir: There will be placed in your hands for service a Writ of Execution (Mortgage Foreclosure) styled as follows: FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, Plaintiff v. WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J. MILISAVIC, Defendant.

The Defendant, WILLIAM J. WOLFORD a/k/a BILL WOLFORD, will be found at 725 West Front Street, Berwick, Pennsylvania 18603, and the Defendant, BEVERLY J. MILISAVIC, will be found at 851 Poplar Street, Bloomsburg, Pennsylvania 17815.

DERR, PURSEL & LUSCHAS

BY: [Signature]  
GARY E. NORTON, ESQUIRE  
Attorney for Plaintiff

ROSENN, JENKINS & GREENWALD

BY: [Signature]  
WILLIAM L. HIGGS, ESQUIRE  
Attorney for Plaintiff

If Writ of Execution, state below where Defendant will be found, what goods and chattels shall be seized and be levied upon. If real estate, attach five (5) double spaced type written copies of description as it shall appear in the new deed together with Street and Number of the Premises. Please do not furnish us with the old deed or mortgage.

SEE ATTACHED DESCRIPTION