

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery. 72

3. Article Addressed to:  
Thomas C. Zerbe, Jr.  
Deputy Atty. General  
Collections Unit  
4th & Walnut Sts.  
Harrisburg, PA 17120

4. Article Number  
128272

Type of Service:  
☐ Registered  
☐ Certified  
☐ Express Mail  
☐ Insured  
☐ COD

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee  
X

6. Signature — Agent  
X

7. Date of Delivery  
DEC 9 - 1987

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

PS Form 3811, Feb. 1986

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do so 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 additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery. 72

3. Article Addressed to:  
BBCT  
11 W. Main St.  
Blbg.

4. Article Number  
P271826010

Type of Service:  
☐ Registered  
☐ Certified  
☐ Express Mail  
☐ Insured  
☐ COD

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee  
X

6. Signature — Agent  
X

7. Date of Delivery  
DEC 9 1987

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

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1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery. 72

3. Article Addressed to:  
Press Enterprise  
P.O. Box 745  
Blbg, Pa 17815

4. Article Number  
P271826008

Type of Service:  
☐ Registered  
☐ Certified  
☐ Express Mail  
☐ Insured  
☐ COD

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee  
X

6. Signature — Agent  
X

7. Date of Delivery  
DEC - 9 1987

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

PS Form 3811, Feb. 1986

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery. 72

3. Article Addressed to:  
Bibb, Walter Co.  
235 W. Mt. St.  
Blbg, Pa

4. Article Number  
P271826012

Type of Service:  
☐ Registered  
☐ Certified  
☐ Express Mail  
☐ Insured  
☐ COD

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee  
X

6. Signature — Agent  
X

7. Date of Delivery

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

PS Form 3811, Feb. 1986

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1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery. 72

3. Article Addressed to:  
Commonwealth of Penna.  
Department of Revenue  
Bureau of Accts. Settlement  
P.O. Box 2055  
Harrisburg, PA 17105

4. Article Number

Type of Service:  
☐ Registered  
☐ Certified  
☐ Express Mail  
☐ Insured  
☐ COD

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee  
X

6. Signature — Agent  
X

7. Date of Delivery  
DEC - 9 1987

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

PS Form 3811, Feb. 1986

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVE AND TIME STAMP WRIT 11/1/74

DOCKET AND INDEX 11/1/74

SET FILE FOLDER UP 11/1/74

CHECK FOR PROPER INFO

WRIT OF EXECUTION 11/1/74

COPY OF DESCRIPTION 11/1/74

WHEREABOUTS OF LAST KNOWN ADDRESS 11/1/74

NON-MILITARY AFFIDAVIT 11/1/74

NOTICES OF SHERIFF'S SALE 11/1/74

WATCHMAN RELEASE FORM 11/1/74

AFFIDAVIT OF LIENS LIST 11/1/74

CHECK FOR \$500.00 -- 11/1/74

- \* 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 11/1/74

POST ALL DATES ON CALANDER 11/1/74

- \* 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 11/1/74

- \* 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 11/1/74

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales) 11/1/74

SERVICE

TYPE CARDS FOR DEFENDANTS 11/1/74

PUT PAPERS TOGETHER FOR DEFENDANTS 11/1/74

- \* COPY OF WRIT FOR EACH DEFENDANT
- \* NOTICE OF SHERIFF SALE
- \* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS 11/1/74

- \* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT 11/1/74

- \* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO 11/1/74

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS 11/1/74

SHERIFF'S SALE OUTLINE CON'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 REAL ESTATE  
FINAL COST SHEET

BLOOMSBURG BANK COLUMBIA TRUST CO. VS JOHN J. & MILDRED L. MCNABOE

NO. 72 of 1987 E.D. NO. 881 of 1987 J.D.

DATE OF SALE: January 28, 1988 at 10:30 A.M.

BID PRICE ( INCLUDES COSTS )	\$ <u>11,500.00</u>
POUNDAGE 2% BID PRICE	\$ <u>230.00</u>
TRANSFER TAX 2% BID PRICE	\$ <u>230.00</u>
MISC. COSTS	\$ <u>—</u>

TOTAL NEEDED TO PURCHASE \$ 12,060.00

PURCHASER(S) : Vito J. Romano

ADDRESS : 1214 N. 1st St. Harrisburg, Pa.

NAME(S) ON DEED: Vito J. Romano

PURCHASER(S) SIGNATURE(S) : Vito J. Romano

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$ <u>12,060.00</u>
LESS DEPOSIT	\$ <u>—</u>
DOWN PAYMENT	\$ <u>10,000.00</u>
AMOUNT DUE IN EIGHT DAYS	\$ <u>2,060.00</u>

# LIEN CERTIFICATE

DATE 1/5/87

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 Bloomsburg, Town are as follows:

Owner or Reputed Owner: McNaboe, John J. & Mildred L.

Owner since 7/80

Former Owner: Former Owner Kile, Paul E. & Bonnie J.

Parcel No. 05E-07-28

Description 100'X100' Lot #24, Summit Ave.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1986	29.40	45.43	156.34	231.17
			TCB FEE	20.00
			TOTAL	251.17

The above figures represent the amounts due during the month of February 19 88

Requested by: John Adler, Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long  
Director

*3/10/88*

*Gave copy sheriff  
1-5-88*

*File Del.  
1-28-88*

SHERIFF'S SALE - COST SHEET

BLOOMSBURG BANK COLUMBIA TRUST CO.

VS. JOHN J. & MILDRED L. MCNABOE

NO. 72 of 1987 E.D.

DATE OF SALE: January 28, 1988 at 10:30 A.M.

SHERIFF'S COST OF SALE:

Docket & Levy	\$ 21.00
Service	77.00
Mailing	16.70
Advertising, Sale Bills & Newspapers	18.00
Posting Handbills	14.00
Mileage	16.50
Crying/Adjourn of Sale	7.00
Sheriff's Deed	10.00
Distribution	9.00
Other	
TOTAL	\$ 189.20

Press-Enterprise, Inc.	\$ 245.00
Hannie Printing	37.25
Attorney's Services	30.00
TOTAL	\$ 312.25

PROTHONOTARY: Liens List	\$ 20.00
Deed Notarization	5.00
Other	
TOTAL	\$ 25.00

RECORDER OF DEEDS: Copywork	\$
Deed	14.00
Other SEARCH	5.00
TOTAL	\$ 19.00

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 19 87	\$ 74.58
School Taxes, District BLBG., 19 87	152.89
Delinquent Taxes, 19 86, 19 , 19 (Total Amts.)	251.17
TOTAL	\$ 478.64

MUNICIPAL RENTS:

Sewer - Municipality BLOOMSBURG, 19 87	\$ 487.27
Water - Municipality BLOOMSBURG, 19 87	19.02
TOTAL	\$ 506.29

SURCHARGE FEE: (State Treasurer)	\$ 26.00
----------------------------------	----------

MISCELLANEOUS: TAX CLAIM BUREAU (lien Certificate)	\$ 5.00
TAX CLAIM BUREAU (fee for 1987 taxes)	15.00
TOTAL	\$ 20.00

TOTAL COSTS	\$1,576.38
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# SHERIFF'S SALE

## Distribution Sheet

BLOOMSBURG BANK COLUMBIA TRUST COMPANY

VS. JOHN J. & MILDRED L. MCNABOE

NO. 881 of 1987 JD  
 NO. 72 of 1987 ED

DATE OF SALE: January 28, 1988 at 10:30 A.M.

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 (date) January 28, 1988 and (time) 10:30 A.M., of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Vito L. Nanni for the price or sum of Seventeen thousand three hundred dollars Dollars. Vito L. Nanni being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>17,300.00</u>	
Poundage .....	<u>346.00</u>	
Transfer Taxes .....	<u>346.00</u>	
Total Needed to Purchase .....		\$ <u>17992.00</u>
Amount Paid Down .....		<u>1799.20</u>
Balance Needed to Purchase .....		<u>16192.80</u>

**EXPENSES:**

Columbia County Sheriff - Costs .....	\$ <u>189.20</u>	
Poundage .....	<u>346.00</u>	
		\$ <u>535.20</u>
Newspaper .....		<u>245.00</u>
Printing .....		<u>37.25</u>
Solicitor .....		<u>30.00</u>
Columbia County Prothonotary .....		<u>25.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>19.00</u>
	Realty transfer taxes	
	State stamps	
Tax Collector ( BLOOMSBURG, GERALDINE KERN, DELINQUENT TAXES )		<u>478.64</u>
Columbia County Tax Assessment Office .....		<u>20.00</u>
State Treasurer .....		<u>26.00</u>
Other: <u>SEWER BLOOMSBURG MUNICIPALITY, 1987</u>		<u>487.27</u>
<u>WATER BLOOMSBURG MUNICIPALITY, 1987</u>		<u>19.02</u>

TOTAL EXPENSES: \$ 1922.38

Total Needed to Purchase	\$ <u>17,992.00</u>	
10% DOWN Less Expenses	<u>1,799.20</u>	
Net to First Lien Holder		
Plus Deposit		
BALANCE DUE IN <del>XXXXXXXXXXXXXXXXXXXX</del> Total to First Lien Holder		\$ <u>16,192.80</u>

Sheriff's Office, Bloomsburg, Pa.

}

8 DAYS  
So answers

\_\_\_\_\_  
Sheriff



OFFICE OF  
JOHN R. ADLER



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

PHONE  
717 - 784 - 1991

February 10, 1988

BLOOMSBURG BANK COLUMBIA TRUST COMPANY VS. JOHN J. & MILDRED MCNABOE

No. 881 of 1987 J.D.  
No. 72 of 1987 E.D.

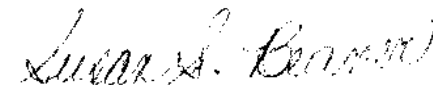
Susan T. James  
29 E. Main Street  
Bloomsburg, PA 17815

Dear Susan:

Please find enclosed a check in the amount of \$16,223.62. This check represents your \$500.00 deposit received from you for the sale and \$15,723.62 as proceeds from the sale.

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

Sincerely,

  
Susan S. Beaver  
Deputy Sheriff

SSB

Encl.

OFFICE OF  
**JOHN R. ADLER**



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

PHONE  
717 - 784 - 1991

February 10, 1988

BLOOMSBURG BANK COLUMBIA TRUST COMPANY VS. JOHN J. & MILDRED MCNABOE

No. 881 of 1987 J.D.  
No. 72 of 1987 E.D.

Barbara Hunsinger  
Bloomsburg Municipal Authority  
Town Hall Bldg.  
Bloomsburg, PA 17815

Dear Barbara:

In regards to the bill received from you for the above named sheriff sale held in our office January 28, 1988, please find enclosed a check in the amount of \$487.27 to cover the costs due.

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

Sincerely,

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

SSB

Encl.

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

February 10, 1988

BLOOMSBURG BANK COLUMBIA TRUST COMPANY VS. JOHN J. & MILDRED MCNABOE

No. 881 of 1987 J.D.  
No. 72 of 1987 E.D.


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

Dear Sir:

In regards to the bill received from you for the above named sheriff sale held in our office January 28, 1988, please find enclosed a check in the amount of \$245.00 to cover the advertising costs.

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

Sincerely,

  
Susan S. Beaver  
Deputy Sheriff

SSB

Encl.

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

February 10, 1988

BLOOMSBURG BANK COLUMBIA TRUST COMPANY VS. JOHN J. & MILDRED MCNABOE

No. 881 of 1987 J.D.

No. 72 of 1987 E.D.

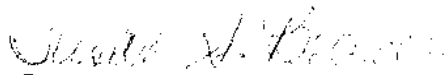
Bloomsburg Water Company  
235 Market Street  
Bloomsburg, PA 17815  
Attn: Ms. Houser

Dear Ms. Houser:

In regards to the bill received from you for the above named sheriff sale held in our office January 28, 1988, please find a check enclosed in the amount of \$19.02 for this bill.

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

Sincerely,

  
Susan S. Beaver  
Deputy Sheriff

SSB

OFFICE OF  
**JOHN R. ADLER**



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

PHONE  
717 - 784 - 1991

February 10, 1988

BLOOMSBURG BANK COLUMBIA TRUST COMPANY VS. JOHN J. & MILDRED MCNABOE

No. 881 of 1987 J.D.  
No. 72 of 1987 E.D.


Thomas James  
29 E. Main Street  
Bloomsburg, PA 17815

Dear Tom:

Please find enclosed a check in the amount of \$30.00 for solicitor services for the above named sheriff sale that was held in our office January 28, 1988.

Thank you for your cooperation in this matter.

Sincerely,

  
Susan S. Beaver  
Deputy Sheriff

SSB

Encl.

CROSSLAND SAVINGS FSB  
11 MONTAGUE STREET  
BROOKLYN, NY 11201

CrossLand  
Savings



50-1006/0214

OFFICIAL CHECK

08-002064

PAY TO THE  
ORDER OF \*\*\*\*\*

SHERIFF OF COLUMBIA COUNTY

\*\*\*\*\*

802-88 008 203

SEVENTEEN THOUSAND ONE HUNDRED NINETY TWO AND 50/100 \*\*\*\*\*

DOLLARS \$16,192.00

ISSUER:

*Vito L. Nenni*  
(WRITE YOUR NAME HERE)

*Mario Lopez*  
AUTHORIZED SIGNATURE

SAVINGS BANKS TRUST COMPANY  
NEW YORK, NY 10017

COUNTERSIGNATURE REQUIRED ON AMOUNTS OVER \$10,000.00

⑈08002064⑈ ⑆021410064⑆ 00212⑈0129⑈

# LIEN CERTIFICATE

DATE 1/5/87

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 Bloomsburg, Town are as follows:

Owner or Reputed Owner: McNaboe, John J. & Mildred L.

Owner since 7/80

Former Owner: Former Owner Kile, Paul E. & Bonnie J.

Parcel No. 05E-07-28

Description 100'X100' Lot #24, Summit Ave.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1986	29.40	45.43	156.34	231.17
TCB FEE				20.00
TOTAL				251.17

The above figures represent the amounts due during the month of February 19 88

Requested by: John Adler, Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

*Dennis Long*  
Director



**THE BLOOMSBURG WATER COMPANY**

235 MARKET STREET • P.O. BOX 364 • BLOOMSBURG, PA 17815

MAIN OFFICE 717-784-5466  
LABORATORY 717-784-4770

*December 08, 1987*

*John R. Adler  
Sheriff of Columbia County  
Court House - P. O. Box 360  
Bloomsburg, PA 17815*

*Re: John & Mildred McNaboe  
R. D. #4  
Bloomsburg, PA 17815  
Acct. #212 029 0280 09*

*Dear Sir:*

*In regards to your notice of Sheriff's Sale for the above  
mentioned property, there is an outstanding balance owing of \$19.02 as  
of November 19, 1987.*

*Yours truly,*

THE BLOOMSBURG WATER COMPANY

Nancy T. Houser  
Office Clerk

nh



# MUNICIPAL AUTHORITY

Chairman  
*Charles C. Housenick II*  
Vice Chairman  
*Charles E. Long*  
Treasurer  
*Samuel R. Evans*  
Secretary-Assl. Treasurer  
*Gerald Dapo*  
Solicitor  
*Charles B. Purcell*

Board of Directors  
*Charles C. Housenick II*  
*Charles E. Long*  
*Richard Conner*  
*Robert Linn*  
*Samuel R. Evans*

## Of The TOWN OF BLOOMSBURG

PENNSYLVANIA 17815

(717) 784-5422

December 8, 1987

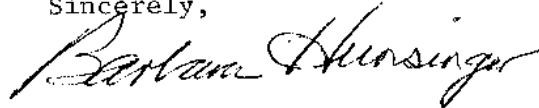
John R. Adler, Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

Dear Sheriff Adler:

This letter concerns the up coming sheriff sale January 28, 1988  
for John & Mildred McNaboe, 415 Summit Ave., Bloomsburg, PA.

The McNaboes owe the Bloomsburg Municipal Authority a total of  
\$487.27 for sewer rentals.

Sincerely,



Barbara Hunsinger  
Municipal Authority  
of the  
Town of Bloomsburg

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

Date: Dec. 7, 1987

To: Geraldine Kern  
Town Hall  
Bloomsburg, Pa. 17815

RE: BBCT vs. John + Mildred McNaboe

No. 72 of 1987 ED No. 881 of 1987 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

*John R. Adler, sb*  
John R. Adler  
Sheriff

*1/28/88 at 8:05 AM Mr. J. R. Adler  
I have checked with the court clerk  
and he has advised that there is an  
add'l name for the Tel. Co. Room*

**TAX NOTICE**

**BLOOMSBURG**

MAKE CHECKS PAYABLE TO:

GERALDINE S. KERN  
TOWN HALL 301 E MAIN ST  
BLOOMSBURG, PA. 17815

HOURS WEEKDAYS 9 TO 12, 1 TO 5  
CLOSED WED AT NOON, OPEN SAT  
9 TO 12 DURING DISCOUNT  
PHONE 784-1581CLOSED HOLIDAYS

TAKES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FOR COLUMBIA COUNTY

DATE 03/01/87 BILL NO 02003

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	DATE DUE	INCL. PENALTY
COUNTY R.E.	1130	23.00	25.47	25.99		28.59
TWP/BORO R.E.		30.00	33.22	33.90		37.29
FIRE		1.00	1.11	1.13		1.24
DEBT SERVICE		6.00	6.64	6.78		7.46

THE DISCOUNT & THE PENALTY  
HAVE BEEN COMPUTED  
FOR YOUR CONVENIENCE

**PAY THIS  
AMOUNT**

APR 30  
IF PAID ON  
OR BEFORE

JUN 30  
IF PAID ON  
OR BEFORE

JULY 1  
IF PAID  
AFTER

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

ACCT NO. 19130

PARCEL 05E-07-28  
SUMMIT AVE LOT 24

L-100X100  
BUILDINGS 140  
990

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 1,130

REC'D BY

**TAX NOTICE**

**BLOOMSBURG**

MAKE CHECKS PAYABLE TO:

GERALDINE S. KERN  
TOWN HALL 301 E MAIN ST  
BLOOMSBURG, PA. 17815

HOURS WEEKDAYS 9 TO 12, 1 TO 5  
CLOSED WED AT NOON, OPEN SAT  
9 TO 12 DURING DISCOUNT  
PHONE 784-1581CLOSED HOLIDAYS

TAKES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FOR BLOOMSBURG AREA SCHOOL DISTRICT

DATE

BILL NO

DESCRIPTION

ASSESSMENT

MILLS

LESS DISCOUNT

TAX

AMOUNT DUE

INCL. PENALTY

SCHOOL R.E.

1130123.00

136.21

138.99

152.89

THE DISCOUNT & THE PENALTY  
HAVE BEEN COMPUTED  
FOR YOUR CONVENIENCE

**PAY THIS  
AMOUNT**

AUG 31  
IF PAID ON  
OR BEFORE

OCT 31  
IF PAID ON  
OR BEFORE

NOV 1  
IF PAID  
AFTER

PENALTY AT PROPERTY DESCRIPTION  
SCHOOL 10%

ACCT NO. 19130

PARCEL 05E-07-28  
SUMMIT AVE LOT 24

L-100X100  
BUILDINGS 140  
990

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 1,130

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 22, 1988

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

M  
A  
A  
L  
T  
O  
MCNABOE, JOHN J & MILDRED L  
415 SUMMIT AVE  
BLOOMSBURG, PA 17815

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 72 OF 1987, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, 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, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

January 28, 1988

AT 10:30 O'CLOCK, A   .M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: ALL that certain piece, parcel and lot of ground situate in the Mifflin Addition to the Town of Bloomsburg, known as Fairview Terrace, BEGINNING at an iron pin in the eastern line of the Old Millville Road, in said Town of Bloomsburg on the northern line of northern half of Lot No. 12; thence by said eastern line of the Old Millville Road, North 26 degrees West, 50 feet to an iron pin in southern line of northern half of Lot No. 13; thence by said southern line of northern half of Lot No. 13, North 64 degrees East, 100 feet to an iron pin in line of other land of Ray S. Kressler; thence by said other land of Ray S. Kressler, South 26 degrees East, 50 feet to an iron pin in northern line of northern half of Lot No. 12; thence by said northern line of northern half of Lot No. 12, South 64 degrees West, 100 feet to an iron pin, the place of BEGINNING. Said lot hereby conveyed being the southern one-half of Lot No. 13 in said Mifflin Addition.

TRACT NO. 2: BEGINNING at an iron pin in the eastern line of the Old Millville Road in said Town of Bloomsburg on the northern line of southern half of Lot No. 12; thence by said eastern line of the Old Millville Road, North 26 degrees West, 50 feet to an iron pin in the southern line of the southern half of Lot No. 13; thence by the southern line of the southern half of Lot No. 13, North 64 degrees East, 100 feet to an iron pin in line of other land of Ray S. Kressler; thence by said other land of Ray S. Kressler, South 26

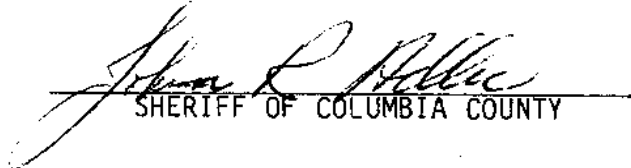
degrees East, 50 feet to an iron pin in northern line of southern half of Lot No. 12; thence by said northern line of southern half of Lot No. 12, South 64 degrees West, 100 feet to an iron pin, the place of BEGINNING. Said lot hereby conveyed being the Western portion of Lot No. 12 in said Mifflin Addition.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution at the suit of Bloomsburg Bank-Columbia Trust Company vs. John J. McNaboe and Mildred L. McNaboe, husband and wife.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

  
SHERIFF OF COLUMBIA COUNTY

SUSAN TETRICK JAMES, ESQUIRE  
HUMMEL, JAMES & MIHALIK  
29 East Main Street  
Bloomsburg, PA 17815  
(717) 784-7367  
Attorney I.D. #49003

STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBIA } SS:

Larraine Kreischer, Publisher Assistant . . . , 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 January 4th, January 11th, January 18th . . . , 19 88 . . . 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.

*Larraine M. Kreischer* . . .

Sworn and subscribed to before me this . . . 18th . . . day of . . . Jan . . . 19 . . . 88 . . .

*Matthew J. Creme* . . .  
(Notary Public)

My Commission Expires  
MATTHEW J. CREME, NOTARY PUBLIC  
Bloomsburg, PA Columbia County  
My Commission Expires JULY 5, 1989

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

John J. McNaboe and Mildred L. McNaboe

and find as follows:

See photostatic copies attached.

Fee \$5.00

In testimony whereof I have set my hand and seal  
of office this 15th day of January  
A.D., 19<sup>88</sup>.

Beverly J. Michael RECORDER

# This Indenture,

MADE the 3<sup>rd</sup> day of July  
in the year nineteen hundred and eighty (1980).

BETWEEN JOHN J. McNABOE and MILDRED L. McNABOE, his wife, both of R. D. #7,  
Summit Avenue, Bloomsburg, Columbia County, Pennsylvania-----MORTGAGORS,

-----Party-- of the first part,  
and BLOOMSBURG BANK COLUMBIA TRUST COMPANY, a corporation existing and incorporated  
under the laws of the United States of America, with its principal place of business  
situate at 11 West Main Street, Bloomsburg, Columbia County, Pennsylvania-----  
-----MORTGAGEE.

-----Party-- of the second part:  
WHEREAS, the said JOHN J. McNABOE and MILDRED L. McNABOE, his wife-----

in and by their-----certain obligation, or writing obligatory, under their---hands and seals,  
duly executed and bearing even date herewith, stands---bound unto the said party of the second part in  
the sum of TWENTY-ONE THOUSAND (\$21,000.00)-----Dollars,  
conditioned for the payment of the just and full sum of TEN THOUSAND FIVE HUNDRED (\$10,500.00)---  
-----Dollars,

Payable In The Following Manner:

"With interest at the rate of Fourteen (14%) Per Cent Per Annum on  
the unpaid balance until paid, said principal and interest to be paid in monthly  
installments of One Hundred Thirty-Nine Dollars and Eighty-Four Cents (\$139.84)  
each, commencing on the 3<sup>rd</sup> day of August, 1980, and thereafter on the  
3<sup>rd</sup> day of each month until the principal and interest are fully paid, said payment  
to be applied first to payment of interest and balance to principal, except that  
any remaining balance of principal and interest shall become due and payable at  
the end of Fifteen (15) years from the date hereof, with the privilege to the  
Mortgagors to repay at any time without premium or fee the entire balance of principal  
or any part thereof. The Mortgagors shall pay to the holder hereof a late charge  
of Five (5%) percent of any monthly installment not received by the holder within  
Fifteen (15) days after the installment is due."

together with the premiums of insurance, taxes, municipal assessments and charges from time to time assessed  
against or upon the hereinafter described mortgaged premises, without any fraud or further delay, as in and  
by the said recited obligation and the conditions thereof, relation to the same being had, more fully and at  
large appears.

NOW THIS INDENTURE WITNESSETH, that the said party-----of the first part, as well for and  
in consideration of the aforesaid debt or sum of TEN THOUSAND FIVE HUNDRED (\$10,500.00)-----  
-----Dollars,

and for the better securing the payment thereof unto the said party of the second part, its successors and  
assigns, in discharge of the said obligation above recited, as for and in consideration of the further sum of  
one dollar in specie, well and truly paid to the said party-----of the first part, by the said party of the  
second part, at and before the ensembling and delivery hereof, the receipt of which one dollar is hereby ac-  
knowledged, is-----granted, bargained, sold, released and confirmed, and by these presents do---  
grant, bargain, sell, release and confirm unto the said party of the second part, its successors and assigns,

ALL THOSE CERTAIN LOTS of land situate in the Town of Bloomsburg, Columbia County,  
Pennsylvania, bounded and described as follows, to-wit:



TRACT NO. 1 - ALL that certain piece, parcel and lot of ground situate in the Mifflin Addition to the Town of Bloomsburg, known as Fairview Terrace, BEGINNING at an iron pin in the Eastern line of the Old Millville Road, in said Town of Bloomsburg on the Northern line of Northern half of Lot No. 12; THENCE by said Eastern line of the Old Millville Road, North 26 degrees West, 50 feet to an iron pin in Southern line of Northern half of Lot No. 13; THENCE by said Southern line of Northern half of Lot No. 13, North 64 degrees East, 100 feet to an iron pin in line of other land of Ray S. Kressler; THENCE by said other land of Ray S. Kressler, South 26 degrees East, 50 feet to an iron pin in Northern line of Northern half of Lot No. 12; THENCE by said Northern line of Northern half of Lot No. 12, South 64 degrees West, 100 feet to an iron pin, the place of BEGINNING. Said lot hereby conveyed being the Southern one-half of Lot No. 13 in said Mifflin Addition.

TRACT NO. 2 - BEGINNING at an iron pin in the Eastern line of the Old Millville Road in said Town of Bloomsburg on the Northern line of Southern half of Lot No. 12; THENCE by said Eastern line of the Old Millville Road, North 26 degrees West, 50 feet to an iron pin in the Southern line of the Southern half of Lot No. 13; THENCE by the Southern line of the Southern half of Lot No. 13, North 64 degrees East, 100 feet to an iron pin in line of other land of Ray S. Kressler; THENCE by said other land of Ray S. Kressler, South 26 degrees East, 50 feet to an iron pin in Northern line of Southern half of Lot No. 12; THENCE by said Northern line of Southern half of Lot No. 12, South 64 degrees West, 100 feet to an iron pin, the place of BEGINNING. Said lot hereby conveyed being the Western portion of Lot No. 12 in said Mifflin Addition.

BEING the same premises which Raymond J. Sobolesky and Cynthia J. Sobolesky, his wife, by Deed dated August 25, 1977 recorded at Bloomsburg, Pennsylvania, in Deed Book 283, page 150, granted and conveyed to Paul E. Kile and Bonnie J. Kile, his wife, Grantors herein.

TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. TO HAVE AND TO HOLD the said hereditaments and premises above granted, or intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns forever.

And it is further understood and agreed, that the said party-----of the first part, their-----heirs and assigns, will pay all taxes, municipal assessments and charges from time to time assessed against or upon said mortgaged premises forthwith when the same become due and payable, and will keep the buildings erected upon the said premises insured in some good and reliable incorporated stock insurance company or companies to the amount of at least TEN THOUSAND FIVE HUNDRED (\$10,500.00)-----

-----Dollars, and the policy or policies shall be assigned to and held by the said party of the second part, its successors or assigns, as collateral security for the payment of moneys secured hereby; and, in case said party y-----of the first part, their-----heirs or assigns, shall neglect to procure such insurance, or shall neglect to pay said taxes, municipal assessments and charges forthwith when the same become due and payable, the said party of the second part, its successors or assigns, may take out such policy or policies in its own name, and may pay such taxes, municipal assessments and charges, and the premium or premiums paid therefor, and the sum or sums paid for such taxes, municipal assessments and charges as aforesaid, shall bear interest from the time of payment, and be added to and collected as part of the said principal sum and in the same manner.

And it is further agreed and understood, that in case default be made at any time in the payment of any one of said installments of debt or interest, or any part thereof, or of any taxes, municipal assessments, charges or premiums of insurance aforesaid, for Fifteen (15)-----days after the same falls due as aforesaid, the whole of the said debt and interest shall, at the option of the said party of the second part, its successors or assigns, thereupon become due and payable, and an action of Mortgage Foreclosure may be properly commenced upon this Indenture of Mortgage, and prosecuted to judgment, execution, and sale, for the collection of the whole amount of the said debt and interest remaining unpaid, together with all premiums of insurance, and all taxes, municipal assessments and charges, and all fees, costs and expenses of such proceedings, including attorney's commission of 15% per cent. And all errors in said proceedings, together with all stay of or exemption from execution, or extension of time of payment which may be given by any Act or Acts of Assembly now in force, or which may be enacted hereafter, are hereby forever waived and released.

PROVIDED ALWAYS, NEVERTHELESS, that if the said Party of 1st Part, their heirs, executors, administrators or assigns, do and shall well and truly pay, or cause to be paid, unto the said party of the second part, its successors or assigns, the aforesaid debt or sum of \$10,500.00-----on the day and time hereinbefore mentioned and appointed for the payment thereof, together with lawful interest for the same and the premiums of insurance aforesaid, taxes, municipal assessments and charges, in like money, in the way and manner hereinbefore specified therefor, without any fraud or further delay and without any deduction, defalcation or abatement to be made, for or in respect of any taxes, charges or assessments whatsoever, that then and from thenceforth, as well this present Indenture and the estate hereby granted, as the said obligation above recited, shall cease, determine and become absolutely null and void to all intents and purposes, anything hereinbefore contained to the contrary thereof in anywise notwithstanding.

IN WITNESS WHEREOF the said party of the first part have-----hereunto set their-----hand and seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

*Angela P. Schenck*

*John J. McNaboe* (SEAL)  
*William L. McNaboe* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

I hereby certify that the precise address of the above named mortgagee Bloomsburg Bank Col-Trust Co.  
is 11 West Main Street, Bloomsburg, PA. 17815

COMMONWEALTH OF PENNSYLVANIA }  
County of COLUMBIA } SS:

On this, the 3rd day of July 1980, before me a Notary Public-----  
the undersigned officer, personally appeared John J. McNaboe and Mildred L. McNaboe, 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 purpose therein contained.  
IN WITNESS WHEREOF, I have hereunto set my hand and notarial-----seal.

*Betty L. Sneyd*  
July 30, 1981  
My Commission Expires  
BETTY L. SNEYD  
Notary Public  
Bloomington, Pa.  
My Commission Expires July 30, 1981

COMMONWEALTH OF PENNSYLVANIA }  
County of ----- } SS:

On this, the ----- day of ----- 19 --, before me  
the undersigned officer, personally appeared -----  
known to me (or satisfactorily proven) to be the person ----- whose name ----- subscribed to the within  
instrument, and acknowledged that ----- executed the same for the purpose therein contained.  
IN WITNESS WHEREOF, I have hereunto set my hand and ----- seal.

My Commission Expires -----

REC'D BY RECORDER  
COLUMBIA CO., PA.

TAX: 20.00 FEE: 7.00

JUL 3 11 20 AM '80

Mortgage

To a Corporation  
REVISED 1983

John J. McNaboe and Mildred L.  
McNaboe, his wife

TO

Bloomsburg Bank Columbia Trust  
Company

Dated -----

Premises premises situate in -----

the Town of Bloomsburg, Columbia

County, Pennsylvania.

To Secure ----- \$ 10,500.00

Payable monthly (\$132.84)

LAW OFFICES  
KREISHER AND RICHIE  
401 MARKET STREET  
BLOOMSBURG, PA

COMMONWEALTH OF PENNSYLVANIA }  
County of Columbia 11:20 A.M. } SS:

RECORDED in the Office for Recording of Deeds, Etc., in and for said County, in Mortgage  
Book No. ----- Vol. 200 , Page 309.  
WITNESS my Hand and Official Seal this 3rd day of July , 1980.

*Marvin G. Bower*

Recorder of Mortgages

BOOK 200 PAGE 312

# MORTGAGE

THIS MORTGAGE is made this 10th day of May 19 83 between John J McNaboe and

Hildred L McNaboe

whose address is R D 4 Summit Ave., Bloomsburg, Pa. 17815

(hereinafter, whether one or more, called "Borrower") and BLOOMSBURG BANK - COLUMBIA TRUST CO (whose address is Bloomsburg, Pennsylvania 17815, hereinafter called "Lender") in

consideration for and to secure payment to Lender by Borrower of a loan and any interest and costs due thereon evidenced by a note dated May 10, 19 83

with (Applicable box checked) ☒ a total of payments of 11,039.16 ☐ an amount financed of \$ 9900.00 (land for any modification,

refinancing, or extension thereof and any other loan note or other agreement which may be substituted hereafter, any or all of which are hereinafter called "Note"; and the payment of all other sums, with the interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and performance of all conditions, covenants and obligations contained herein and in the Note and any other loans or other obligations of Borrower to Lender now existing or hereafter incurred, Borrower does by these presents grant, bargain, sell, convey and mortgage unto Lender, ALL the following

described real estate situate in the (County) Columbia of Bloomsburg, Commonwealth of Pennsylvania (hereinafter called "Property") known and designated as

R.D. 4 Bloomsburg Columbia Pennsylvania, more

particularly described in the Deed recorded in the Office for the Recording of Deeds in said County in Deed Book No. 298 Page 433 and, if necessary, as more particularly described on the reverse side hereof

TOGETHER with all the buildings and improvements thereon and additions and alterations thereto, including all alleys, passageways, rights, liberties, hereditaments and appurtenances, easements, rights of way, profits, fixtures, rents, royalties and any other income derived from the Property, together with any of the abovesaid acquired after the date this Agreement is executed, all the above together referred to as the "Property"

TO HAVE AND TO HOLD the Property hereby granted and conveyed unto Lender, to and for the use and behoof of Lender forever.

THIS MORTGAGE IS MADE subject to the following conditions, covenants and obligations:

- Borrower will make all payments on the due dates in the Note, including payments due by acceleration of maturity, and perform all other conditions, covenants and obligations as required or provided herein or in the Note, and further will make all payments of interest and principal on any further advance made to Borrower by Lender under the terms of this Mortgage; and
- Borrower covenants and warrants that Borrower has less simple title to the Property and the right to mortgage the Property, and grants to Lender a general warranty of title excepting those items noted on Lender's title insurance policy, if any; and
- Borrower will pay when due all taxes and assessments against the Property or any part thereof, and will deliver receipts therefor to the Lender upon request and shall pay when due all amounts secured by any prior lien on the Property. Borrower and Lender hereby agree that, at its option, may collect an amount equal to 1/12 the estimated total of the above each month as further security and such amounts shall not be considered trust funds and they shall not bear interest; and
- Borrower will keep the Property insured as may be required by Lender and the policies and renewals evidencing such insurance shall have attached thereto a standard mortgage loss payable clause(s) in the form acceptable to Lender. Such insurance shall include, but shall not be limited to, "extended coverage" hazard insurance. In the event of cancellation of such insurance, Borrower hereby assigns to Lender any unearned insurance premiums pertaining to such insurance. In the event of loss, Mortgagee shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. 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; and
- Borrower will neither commit nor suffer any ship, waste, impairment or deterioration of the Property and will maintain the Property in good order and repair, and
- Borrower will not sell, convey, transfer, assign or encumber the Property or any interest therein without the prior written consent of Lender; and
- If Borrower fails to perform the covenants and agreements contained in this Mortgage, or the Note, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to the Borrower, may make such appearances, disburse such sums, including reasonable attorney's fees, and take such action as is necessary to protect Lender's interest. Any amounts disbursed by Lender pursuant to this paragraph, with interest thereon, at the Note rate, 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. Nothing in this paragraph shall require Lender to incur any expenses to take any action hereunder; and
- Unless otherwise agreed to by Lender and Borrower, in the event the Property is wholly or partially condemned by any governmental authority by eminent domain or otherwise, Lender is entitled to receive the proceeds of all awards or claims for damages resulting from the condemnation, such funds to be used to reduce indebtedness of Borrower hereunder, whether or not then due; and
- In the event that Borrower defaults in the making of any payment due and payable under the Note, or in the keeping and performance of any of the conditions, covenants and obligations contained herein or in the Note, or in the event of any transfer, sale or other disposition of the Property, whether voluntary or by court order, Lender may, to the extent permitted by applicable law, (i) forthwith bring an action of mortgage foreclosure herein or institute either foreclosure proceedings upon this Mortgage or on the Note, and may proceed to judgment and execution to recover the balance due on the Note and any other sums that may be due thereunder, including reasonable attorney's fees, costs of suit, and costs of sale and any such judgment shall bear interest at the Annual Percentage Rate of the Note until the full amount due Lender is actually paid by the sheriff or otherwise; or (ii) enter into possession of the Property, with or without legal action, lease the Property, correct all rents and profits therefrom and, after deducting all costs of collection and administration expenses, apply the net rents and profits to the payment of taxes, and other necessary maintenance and operation costs (including agents' fees and attorney's fees) or on account of Borrower's obligation on the Note, in such order and amount as Lender in its sole discretion may elect and Lender shall be liable to account only for rents and profits it actually receives, or (iii) appropriate the balance due or take any one or more of the foregoing actions; and
- To the extent permitted by law, Borrower hereby waives and releases all benefit and relief from any and all abatement, stay and exemption laws now in force or hereafter passed, either for the benefit or relief of Borrower, or limiting the balance due under the Note to a sum not in excess of the amount actually paid by the purchase of the Property at a sale thereof, from attachment, levy, or sale under execution, or providing for any stay of execution or other process; and
- Lender's rights under this Mortgage are cumulative. Lender's failure to exercise any or all of the above remedies shall not be construed as a waiver thereof; and
- Any notices that are required pursuant to this Mortgage or by law shall be sent to the addresses listed in the caption of this Mortgage, unless notice of change of address is sent to the party entitled to send the notice; and
- This Mortgage is governed by the law of Pennsylvania. In the event that any law hereof conflicts with the law and is ineffective by reason thereof, the remaining portion of the Mortgage shall remain in full force and effect.

BUT ALWAYS PROVIDED, nevertheless, that if Borrower pays or causes this Mortgage and the debt hereby secured to be paid in full in the manner provided in the Note and this Mortgage, then this Mortgage and the estate hereby granted shall cease and determine and become void, anything herein to the contrary notwithstanding.

The covenants and conditions herein contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto, Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. All covenants and agreements of Borrower shall be joint and several.

Payment of this Mortgage is subject to the terms and conditions of the Note of even date between Borrower and Lender.

IN WITNESS WHEREOF, the Borrower has hereunto set his (their) hand and seal the day and year first above written. Signed, sealed and delivered in the presence of

*Michael J. Coleman*  
Witness

*Hildred L. McNaboe* (SEAL)  
*John J. McNaboe* (SEAL)  
Lender

NON-CONVEYER OWNER OF INTEREST IN THE PROPERTY. In consideration for credit extended to Borrower, I (we) hereby mortgage, grant and convey my (our) interest in the Property to Lender under the terms of this Mortgage except that I (we) shall not be personally liable on the Note or under this Mortgage or any future notes secured by this Mortgage, unless executed by me (us). I (we) agree that Lender may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note or any future notes secured by this Mortgage without my (our) consent and without releasing me (us) or modifying this Mortgage as to my (our) interest in the Property.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) the day and year first above written. Signed, sealed and delivered in the presence of:

Witness \_\_\_\_\_ (SEAL)  
Witness \_\_\_\_\_ (SEAL)

NON-CONVEYER NON-OWNER JOINDER OF SPouse IN MORTGAGE. In consideration for credit extended to Borrower, I, as the spouse of Borrower, hereby mortgage, grant and convey my interest in the Property to Lender under the terms of this Mortgage, except that I shall not be personally liable on the Note or under this Mortgage or any future notes secured by this Mortgage, unless executed by me. I agree that Lender may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note or any future notes secured by this Mortgage without releasing me or modifying this Mortgage as to my interest in the Property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day first above written. Signed, sealed and delivered in the presence of:

Witness \_\_\_\_\_ (SEAL)  
Witness \_\_\_\_\_ (SEAL)

BOOK 317 PAGE 1035

# DESCRIPTION OF PREMISES

INSERT SPECIFIC DESCRIPTION OF PREMISES, IF NECESSARY

ALL THAT CERTAIN

31.000, 11

11.000, 11

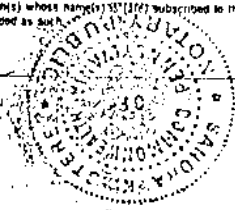
COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Columbia

On this 10th day of May 1983, before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared John J & Mildred L McNaboe known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the Mortgage which appears on the reverse hereof and acknowledged execution thereof for the purposes therein contained and desired that it be recorded as such. WITNESS my hand and notarial seal the day and year aforesaid.

Sandra K. Stere  
Notary Public

SANDRA K. STERE, Notary Public  
Bloomsburg, Columbia Co., Pa.  
My Commission Expires July 25, 1985



## CERTIFICATE OF RESIDENCE

The Address of the within named Lender is:  
11 West Main, Box 240  
Bloomsburg, Pennsylvania 17815  
On Behalf of the Lender:

Michael Coleman, and wife

#1174  
REC'D BY RECORDER  
COLUMBIA CO., PA.  
TAX \$50 FEE \$13.00  
MAY 16 10 04 AM '83

Barney J. Michael  
RECORDER

RECORDED on this 16th day of May 1983, in the Office for the Recording of Deeds of said County, in Book No. 317, Page 1035

COMMONWEALTH OF PA.  
COUNTY OF Columbia  
MORTGAGE

BLOOMSBURG BANK -  
COLUMBIA TRUST COMPANY  
MORTGAGE  
11 West Main Street  
Bloomsburg, Pennsylvania 17815

317 1035

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

January 4, 1988

BLOOMSBURG BANK COLUMBIA TRUST VS. JOHN J. & MILDRED L. MCNABOE

No. 881 of 1987 J.D.  
No. 72 of 1987 E.D.

Susan T. James  
29 E. Main Street  
Bloomsburg, PA 17815

Dear Susan:

Please find enclosed the certified service returns on John and Mildred McNaboe. Also enclosed is the certified posting of property return. The sale date is scheduled for January 28, 1988 at 10:30 A.M.

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

Sincerely,

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

SSB

Encl. (4)