

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~~ -- 257 ✓

* 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 2 MONTHS 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 previous 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 RECEIPT ✓
* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPT FOR LIEN HOLDERS

SHERIFF'S SALE OUTLINE J.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 _____

2017.03.29

2017.03.29

2017.03.29

2017.03.29

2017.03.29

2017.03.29

2017.03.29

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2017.03.29

2017.03.29

2017.03.29

2017.03.29

SECRET

[illegible]

自一九五〇年，在毛泽东同志的领导下，中国开始了社会主义革命和社会主义建设。在这一过程中，中国工人阶级和广大劳动人民，为了国家的独立和民族的解放，进行了英勇的斗争。在这一过程中，中国工人阶级和广大劳动人民，为了国家的独立和民族的解放，进行了英勇的斗争。

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

Trial	Control	MCI	AD
1	85	75	65
2	88	78	68
3	90	80	70
4	92	82	72
5	95	85	75

5.2.2.2. *Substrate*

[illegible]

THESE RESULTS ARE IN ACCORD WITH THE FINDINGS OF OTHER RESEARCHERS WHO HAVE SHOWN THAT THE EFFECTS OF A SINGLE EXPOSURE TO A NOISE SOURCE ARE NOT NEARLY AS LONG LASTING AS THE EFFECTS OF A REPEATED EXPOSURE TO THE SAME NOISE SOURCE.

54 1

... ..

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets.

... **שבת** ...

1932 43 477 2 12

$\frac{d}{dt} \left(\frac{1}{\rho} \right) = - \frac{1}{\rho^2} \frac{d\rho}{dt}$

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

1. *Journal of the American Medical Association*, 1997; 277: 1033-1038.

JOHN J. THOMAS
JOHN J. THOMAS, ESQUIRE
SUITE 1500
10 W. NORTHAMPTON ST.
WILKES-BARRE, PA 18701
(717) 825-5602
Attorney for Petitioners

UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF PENNSYLVANIA

In re
GARY L. SHEATLER

Case No.:

Debtor
Social Security No.: 187-46-7403
and Debtor's Employer's Tax
Identification No.:

Exhibit B
Chapter 7

CHRISTINE J. SHEATLER

f/k/a CHRISTINE J. BEHR
Debtor
Social Security No.: 181-54-6782
and Debtor's Employer's Tax
Identification No.:

FOR COURT USE ONLY

Date Petition Filed

Case Number

Bankruptcy Judge

I, JOHN J. THOMAS, the attorney for the petitioners named in the foregoing petition, declare that I have informed the petitioners that they may proceed under chapter 7, 11, 12, or 13, title 11, United States Code, and have explained the relief available under each such chapter.

Sept 5, 1989
Executed on

John J. Thomas
Signature

JOHN J. THOMAS
JOHN J. THOMAS, ESQUIRE
SUITE 1500
10 W. NORTHAMPTON ST.
WILKES-BARRE, PA 18701
(717) 825-5602
Attorney for Petitioners

Signed: _____

John J. Thomas
JOHN J. THOMAS
Attorney for Petitioners

Address: JOHN J. THOMAS, ESQUIRE
SUITE 1500
10 W. NORTHAMPTON ST.
WILKES-BARRE, PA 18701
(717) 825-5602

I, GARY L. SHEATLER, and I, CHRISTINE J. SHEATLER, the
petitioners named in the foregoing petition, declare under penalty of
perjury that the foregoing is true and correct.

Executed on: 9/5/89

Signature: *Gary L. Sheatler*

Executed on: 9-5-89

Signature: *Christine J. Sheatler*
Petitioners

JOHN J. THOMAS
JOHN J. THOMAS, ESQUIRE
SUITE 1500
10 W. NORTHAMPTON ST.
WILKES-BARRE, PA 18701
(717) 825-5602
Attorney for Petitioners

UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF PENNSYLVANIA

In re
GARY L. SHEATLER

Case No.: 5-89-00720

Debtor
Social Security No.: 187-46-7403
and Debtor's Employer's Tax
Identification No.:

Voluntary Petition

Chapter 7

CHRISTINE J. SHEATLER

f/k/a CHRISTINE J. BEHR
Debtor
Social Security No.: 181-54-6782
and Debtor's Employer's Tax
Identification No.:

RELIEF ORDERED

FILED
Wilkes-Barre, PA

SEP 05 1989

Margaret A. Smith
Clerk of the Bankruptcy Court

[Signature]
Deputy Clerk

1. Petitioners' mailing addresses, including county, are:

Husband
R. D. 9, BOX 85
BLOOMSBURG, PA 17815

Wife
R. D. 9, BOX 85
BLOOMSBURG, PA 17815

County: COLUMBIA

COLUMBIA

2. Petitioners have resided within this district for the preceding 180 days.

Petitioners' principal place of business has been within this district for the preceding 180 days.

3. Petitioners are qualified to file this petition and are entitled to the benefits of title 11, United States Code as voluntary debtors.

WHEREFORE, petitioners pray for relief in accordance with chapter 7 of title 11, United States Code.

JOHN J. THOMAS
ATTORNEY AT LAW
SUITE 1500
10 WEST NORTHAMPTON STREET
WILKES-BARRE, PENNSYLVANIA 18701
—
(717) 825-5602
FAX - (717) 825-5631

September 5, 1989

Sheriff of Columbia County
Columbia County Courthouse
Bloomsburg, Pennsylvania 17815

RE: GARY L. SHEATLER and CHRISTINE J. SHEATLER
BANKRUPTCY CASE NO.: 5-89-00720

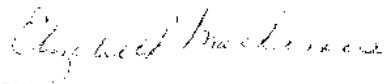
Dear Sheriff:

Please be advised that this office represents Gary L. Sheatler and Christine J. Sheatler who have filed for relief under chapter 7 of Title 11 of the United States Code. Their bankruptcy petition was filed on September 5, 1989 and docketed as case number 5-89-00720. A copy of the first pages of their bankruptcy petition is enclosed.

As you are aware, the filing of bankruptcy stays any attempt to collect on a debt outside of the Bankruptcy Court. This letter will serve as notice that the proceedings against our clients by William Groom Welding, TA 19-167-88, involving a sheriff sale scheduled for September 7, 1989 and the mortgage foreclosure proceedings of Guaranty Bank, EX-25-1989 and CV-103-1989 scheduled for September 19, 1989 should be stayed by reason of the bankruptcy.

Please contact this office with any questions.

Sincerely,


Elizabeth Malkemes
Secretary to John J. Thomas

eam

Enclosure

cc: Gary and Christine Sheatler
William Groom Welding
Guaranty Bank

JOHN J. THOMAS
ATTORNEY AT LAW
SUITE 1500
10 WEST NORTHAMPTON STREET
WILKES-BARRE, PENNSYLVANIA 18701

(717) 825-6602
FAX - (717) 825-5631

September 14, 1989

Via Facsimile Transmission
and U. S. Postal Service

Sheriff of Columbia County
Columbia County Courthouse
Bloomsburg, Pennsylvania 17815

RE: GARY L. SHEATLER and CHRISTINE J. SHEATLER
BANKRUPTCY CASE NO.: 5-89-00720

CLARK EQUIPMENT CREDIT CORPORATION vs.
GARY L. SHEATLER
CIVIL NO.: 807 OF 1989

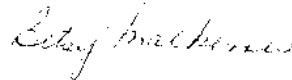
Dear Sheriff:

Please be advised that this office represents Gary L. Sheatler and Christine J. Sheatler who have filed for relief under chapter 7 of Title 11 of the United States Code. Their bankruptcy petition was filed on September 5, 1989 and docketed as case number 5-89-00720. A copy of the first page of their bankruptcy petition is enclosed.

As you are aware, the filing of bankruptcy stays any attempt to collect on a debt outside of the Bankruptcy Court. Please be advised that the hearing on the above-captioned matter scheduled for September 20, 1989 at 10:00 a.m. should be stayed due to the bankruptcy filing.

Please contact this office with any questions.

Sincerely,



Betsy Malkemes
Secretary to John J. Thomas

eam

Enclosure

cc: Gary and Christine Sheatler
Clark Equipment Credit Corporation
Elwood R. Harding, Jr., Esquire

JOHN J. THOMAS
JOHN J. THOMAS, ESQUIRE
SUITE 1500
10 W. NORTHAMPTON ST.
WILKES-BARRE, PA 18701
(717) 825-5602
Attorney for Petitioners

UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF PENNSYLVANIA

In re
GARY L. SHEATLER

Case No.: 5-89-00720

Debtor
Social Security No.: 187-46-7403
and Debtor's Employer's Tax
Identification No.:

Voluntary Petition

Chapter 7

CHRISTINE J. SHEATLER

f/k/a CHRISTINE J. BEHR
Debtor
Social Security No.: 181-54-6782
and Debtor's Employer's Tax
Identification No.:

RELIEF ORDERED

FILED
Wilkes-Barre, PA

SEP 05 1989

Margaret A. Smith
Clerk of the Bankruptcy Court

J. Sheatler 11:58 a.m.
Deputy Clerk

1. Petitioners' mailing addresses, including county, are:

Husband
R. D. 9, BOX 85
BLOOMSBURG, PA 17815

Wife
R. D. 9, BOX 85
BLOOMSBURG, PA 17815

County: COLUMBIA

COLUMBIA

2. Petitioners have resided within this district for the preceding 180 days.

Petitioners' principal place of business has been within this district for the preceding 180 days.

3. Petitioners are qualified to file this petition and are entitled to the benefits of title 11, United States Code as voluntary debtors.

WHEREFORE, petitioners pray for relief in accordance with chapter 7 of title 11, United States Code.

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

GUARANTY BANK, N.A. (formerly : NO. EX 25-1989
COMMUNITY NATIONAL BANK), :
Plaintiff : NO. CV 103-1989
:
v. :
: MORTGAGE FORECLOSURE
GARY SHEATLER and CHRISTINE :
J. SHEATLER, his wife, :
Defendants :

NOTICE OF SALE OF REAL ESTATE
PURSUANT TO Pa.R.C.P. 3129(b)(2)

TO: GARY SHEATLER
R.D. #9, Box 85
Bloomsburg, Pennsylvania 17815

CHRISTINE J. SHEATLER
R.D. #9, Box 85
Bloomsburg, Pennsylvania 17815

MYRON M. DIEHL, SR.
R.D. #9
Bloomsburg, Pennsylvania 17815

BETTY E. DIEHL
R.D. #9
Bloomsburg, Pennsylvania 17815

BENEFICIAL CONSUMER DISCOUNT
1125 North Fourth Street
Sunbury, Pennsylvania 17801

INTERNAL REVENUE SERVICE
Attn: Carlo Gonnella
Post Office Box 12051
Philadelphia, PA 19105

TAKE NOTICE that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, and directed to the Columbia County Sheriff, said Sheriff will expose to a public sale at the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on *Sept. 19, 1989, at 11:30* o'clock, *A*.M., local time, the real estate described in Exhibit "A" attached hereto and made a part hereof.

The Writ of Execution has issued on a judgment in the above action in the amount of \$47,355.45, plus interest and costs of suit.

Claims against property must be filed with the Sheriff before the above sale date.

Claims to proceed must be made with the Sheriff before distribution.

Schedule of Distribution will be filed by Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distribution of a Petition to Set Aside the Sale must be filed with the Sheriff no later than ten (10) days from the date the Schedule of Distribution is filed by the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

Susquehanna Legal Services
36 West Main Street
Bloomsburg, Pennsylvania 17815
(717) 784-8760

You have have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

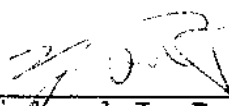
If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense 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 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 to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. 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. The Sheriff will deliver the deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed by the Sheriff.


Richard J. Roberts, Jr., Esquire
LEAVENS & ROBERTS
29 East Independence Street
Post Office Box 518
Shamokin, Pennsylvania 17872
Attorneys for Plaintiff

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the westerly right-of-way line of Pennsylvania State Highway Legislative Route No. 609, leading from Buckhorn to Jerseytown, said pin also being on the southerly right-of-way of Township Route No. 386; thence along the westerly right-of-way of Pennsylvania State Highway Legislative Route No. 609, South 7 degrees 55 minutes East 338.54 feet to an iron pin and lands of Elmira Zeisloft, Grantor herein; thence along lands of said Zeisloft North 51 degrees 44 minutes West 652.44 feet to an iron pin and lands of L. Lee and Ruth G. Whitenight; thence along lands of said Whitenight North 22 degrees 49 minutes East 182.00 feet to an iron pin on the southerly right-of-way of Township Route No. 386; thence along the southerly right-of-way of said Township Road North 63 degrees 30 minutes East 65.18 feet to an iron pin; thence along same South 51 degrees 44 minutes East 428.86 feet to the place of BEGINNING. CONTAINING 3.00 acres of land in all. Description prepared in accordance with draft of survey by T. Bryce James, R.S., dated June 10, 1968.

care 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 25 (Extra charge)

3. Article Addressed to:
Beneficial Consumer Discount
1125 North Fourth St.,
Sunbury, Pa. 17801

4. Article Number:
P 984 371 558

Type of Service:
☐ Registered
☒ Certified
☐ Express Mail
☐ Insured
☐ COD
☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Address
X

6. Signature - Agent
X *Glada Mayer*

7. Date of Delivery
JUL 31 1988

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

PS Form 3811, Mar. 1988 * U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT

● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in "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 additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery 25 (Extra charge)

3. Article Addressed to:
Myron M. Diehl, Sr. and
Betty Diehl
RD#9
Bloomsburg, Pa. 17815

4. Article Number:
P 984 371 553

Type of Service:
☐ Registered
☒ Certified
☐ Express Mail
☐ Insured
☐ COD
☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Address
X *Betty Diehl*

6. Signature - Agent
X *Norm Diehl*

7. Date of Delivery
7/29/89

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

PS Form 3811, Mar. 1988 * U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT

card from being returned to you, this return receipt is required. Consult postmaster for fees and check box(es) for additional services available. 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 additional services requested.

1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address.		2. <input type="checkbox"/> Restricted Delivery.	
3. Article Addressed to: Thomas C. Zerbe, Jr. Deputy Atty. General Collections Unit Fourth & Walnut Sts. Harrisburg, PA 17120		4. Article Number P 147 256 579	
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail		Type of Service: <input type="checkbox"/> Insured <input type="checkbox"/> COD	
Always obtain signature of addressee or agent and DATE DELIVERED .		8. Addressee's Address (ONLY if requested and fee paid)	
5. Signature - Addressee <i>William K. Hamel</i>		6. Signature - Agent <i>William K. Hamel</i>	
X		7. Date of Delivery JUL 31 1986	

PS Form 3811, Feb. 1986

DOMESTIC RETURN RECEIPT

1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address.		2. <input type="checkbox"/> Restricted Delivery.	
3. Article Addressed to: Internal Revenue Service P O Box 12050 Philadelphia, PA 19106 Attn: Special Procedures Function		4. Article Number P 147 256 576	
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail		Type of Service: <input type="checkbox"/> Insured <input type="checkbox"/> COD	
Always obtain signature of addressee or agent and DATE DELIVERED .		8. Addressee's Address (ONLY if requested and fee paid)	
5. Signature - Addressee X		6. Signature - Agent <i>J. C. Fontaine</i>	
X		7. Date of Delivery 7-31-89	

PS Form 3811, Feb. 1986

DOMESTIC RETURN RECEIPT

PS Form 3811, Mar. 1988 * U.S.G.P.O. 1988-212-885

1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address.		2. <input type="checkbox"/> Restricted Delivery (Extra charge)	
3. Article Addressed to: Internal Revenue Service Post Office Box 12051 Philadelphia, Pa. 19105 Attn: Carlo Gonnella		4. Article Number P 984 371 551	
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail		Type of Service: <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise	
Always obtain signature of addressee or agent and DATE DELIVERED .		8. Addressee's Address (ONLY if requested and fee paid)	
5. Signature - Address X		6. Signature - Agent <i>J. C. Fontaine</i>	
X		7. Date of Delivery 7-31-89	

PS Form 3811, Mar. 1988

* U.S.G.P.O. 1988-212-885

DOMESTIC RETURN RECEIPT

1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address.		2. <input type="checkbox"/> Restricted Delivery.	
3. Article Addressed to: Small Business Administration 20 N. Pennsylvania Ave. Room 2327 Wilkes-Barre, PA 18701		4. Article Number P 147 256 578	
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail		Type of Service: <input type="checkbox"/> Insured <input type="checkbox"/> COD	
Always obtain signature of addressee or agent and DATE DELIVERED .		8. Addressee's Address (ONLY if requested and fee paid)	
5. Signature - Addressee X		6. Signature - Agent <i>Bill Dougherty</i>	
X		7. Date of Delivery JUL 31 1986	

PS Form 3811, Feb. 1986

DOMESTIC RETURN RECEIPT

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

September 27, 1989

Mr. Richard J. Roberts, Jr.
29 East Independence St.,
P.O. Box 518
Shamokin, Pa. 17872-0518

Dear Sir:

Enclosed is CK#5855 in the amount of \$275.90, which represents a refund from the Sheriff's Sale of GUARANTY BANK, N.A. (formerly COMMUNITY NATIONAL BANK), Vs Gary Sheatler and Christine J. Sheatler No. 25 of 1989 E.D.

Since Bankruptcy has been filed, this execution is being adjourned by this office.

Thank you for your assistance.

Sincerely,



J.H. Dent
Deputy Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

September 27, 1989

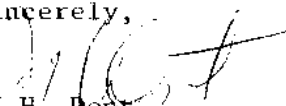
Press Enterprise
P.O. Box 745
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#5841 in the amount of \$138.80, which represents payment for the advertising of the Sheriff's Sale No. 25 of 1989, GUARANTY BANK, N. A. (formerly COMMUNITY NATIONAL BANK), Vs Gary Sheatler and Christine J. Sheatler.

Thank you for your assistance.

Sincerely,


J.H. Dent
Deputy Sheriff

SHERIFF'S SALE - COSTS SHEET

County Bank

vs. GARY CHRISTIAN J. SHEATLER

NO. 2011-01 E.D. NO. 103 OF 39 J.D. DATE OF SALE Bankrupt

DOCKET & LEVY	\$ <u>14.00</u>
SERVICE <u>14 at 5.00</u> <u>1.00</u> <u>40.00</u>	<u>107.00</u>
MAILING	<u>20.00</u>
ADVERTISING, SALE BILLS & NEWSPAPERS	<u>18.00</u>
POSTING HANDBILLS	<u>14.00</u>
MILEAGE	<u>10.00</u>
CRYING/ADJOURN OF SALE	<u>3.00</u>
SHERIFF'S DEED	<u>—</u>
DISTRIBUTION	<u>9.00</u>
OTHER <u>18 at 3.00</u>	<u>54.00</u>

TOTAL \$ 247.00

PRESS-ENTERPRISE, INC.	\$ <u>138.80</u>
HENRIE PRINTING	<u>—</u>
SOLICITOR'S SERVICES	<u>—</u>

TOTAL \$ 138.80

PROTHONOTARY:	LIENS LIST	\$ <u>20.00</u>
	DEED NOTARIZATION	<u>—</u>
	OTHER <u>—</u>	<u>—</u>

TOTAL \$ 20.00

RECORDER OF DEEDS:	COPYWORK	\$ <u>20.00</u>
	DEED	<u>—</u>
	OTHER <u>—</u>	<u>—</u>

TOTAL \$ 20.00

REAL ESTATE TAXES:		
BOROUGH/TWP. & COUNTY TAXES, 19 <u>—</u>	\$ <u>—</u>	
SCHOOL TAXES, DISTRICT <u>—</u> , 19 <u>—</u>	<u>—</u>	
DELINQUENT TAXES, 19 <u>—</u> , 19 <u>—</u> , 19 <u>—</u> , 19 <u>—</u>	<u>—</u>	

TOTAL \$ —

MUNICIPAL RENTS:		
SEWER - MUNICIPALITY <u>—</u> , 19 <u>—</u>	\$ <u>—</u>	
WATER - MUNICIPALITY <u>—</u> , 19 <u>—</u>	<u>—</u>	

TOTAL \$ —

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 32.00

MISCELLANEOUS: TAX CLAIM \$ 5.00

TOTAL \$ 454.80

Poundage
TOTAL COSTS \$ 920

~~464.80~~
474.80

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: July 28, 1989

To: Kathy Rishel
Madison Township Tax Collector
RD 1
Bloomsburg, PA 17815

RE: Guaranty Bank NA vs Gary & Christine J. Sheatler
No. 25 of 1989 ED No. 103 of 1989 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,

A handwritten signature in cursive script that reads "John R. Adler".

John R. Adler
Sheriff

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

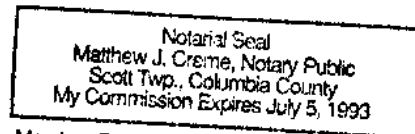
... Paul R. Eyerly, III, Publisher ..., being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 August 29th, September 5th, 1989, 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 14th day of Sept 1989

Matthew J. Creme
(Notary Public)

My Commission Expires



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.

.....

FACSIMILE INFORMATION PAGE

TO: [REDACTED]

FROM: [REDACTED] County Clerk

RE: [REDACTED]

TELEPHONE NUMBER: [REDACTED]

TELEPHONE NUMBER: [REDACTED]

NUMBER OF PAGES (INCLUDING COVER): 1

DATE: [REDACTED]

FROM: [REDACTED]

MESSAGE: [REDACTED]

[REDACTED]

IF FAX IS NOT RECEIVED AS A FAX DOCUMENT IN ITS ENTIRETY, PLEASE CALL THE OPERATOR AT 1-800-760-7602

ATTORNEY [REDACTED] CHARGE [REDACTED] NUMBER [REDACTED]

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

September 5, 1989

Press Enterprise
P.O. Box 745
Bloomsburg, Pa. 17815

Dear Sir:

Please cancel the advertising for the Sheriff's Sale on September 12, 1989 between Guaranty Bank N A Vs Gary & Christine J. Sheatler, No. 25 of 1989 E.D. and No. 103 of 1989 J.D.

Thank you for your assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "J.H. Dent", is written over the typed name.

J.H. Dent
Deputy Sheriff

884-89

Form 668 (Y)

0

Department of the Treasury - Internal Revenue Service

(Rev. 7-89)

Notice of Federal Tax Lien Under Internal Revenue Laws

District

Philadelphia, PA

Serial Number

238911913

For Optional Use by Recording Office

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer GARY SHEATLER

Residence

R D 9 BOX 85
BLOOMSBURG, PA 17815-9809

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/83	187-46-7403	10/31/89	11/30/95	5608.23

Place of Filing

Prothonotary
Columbia County
Bloomsburg, PA 17815

Total

\$

5608.23

This notice was prepared and signed at Philadelphia, PA, on this,

the 14th day of August, 19 89.

68. W. 55 1 22 NOV

Signature

for Patricia Betlejewski - ACS

Title

Manager
23-01-0000

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Form 668 (Y) (Rev. 7-89)

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

August 16, 1989

Mr. Richard J. Roberts, Jr.
LEAVENS & ROBERTS
29 East Independence St.,
P.O. Box 518
Shamokin, Pa. 17872-0518

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

NO. 25 of 1989 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Wednesday August 16, 1989 at 9:30 A.M. POSTED A COPY OF THE SHERIFF'S
SALE BILL ON THE PROPERTY OF Gary Sheatler and Christine J. Sheatler
at RD#9 Bloomsburg, Pa. 17815 (Taping a copy of the Sale Bill to the Garage Door)
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF J.H. Dent

SO ANSWERS:

J.H. Dent
Deputy Sheriff

FOR:

John R. Adler, Sheriff

Sworn and subscribed before me this
16th day of August, 1989

Tami B. Kline, Prothonotary
Columbia County, Pennsylvania

PROTH. & CLK. OF SEV. COURTS

MY COMM. EX. 1st MON. JAN. 1, 1991



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL

August 1, 1989

ERNEST D. PREATE, Jr.
ATTORNEY GENERAL

Reply To:

15th Floor
Strawberry Square
4th & Walnut Streets
Harrisburg, PA 17120
(717)787-3646

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

Re: Gary & Christine J. Sheatler

Dear Sheriff Adler:

A check of the records of the Financial Enforcement Section, Office of Attorney General, does not reveal any claims referred to this office against Gary & Christine J. Sheatler.

Very truly yours,

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

Thomas C. Zerbo, Jr.
Deputy Attorney General
Financial Enforcement Section

TCZ/kf

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Aug. 2, 1989

Mr. Richard J. Roberts, Jr.
29 East Independence St.,
P.O. Box 518
Shamokin, Pa. 17872-0518

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

No. 25 of 1989 E.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

SERVICE ON Gary and Christine J. Sheatler

ON Tuesday Aug. 1, 1989 AT 3:56 P.M., A TRUE AND ATTESTED
COPY OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON
Gary and Christine J. Sheatler AT
RD#9 Bloomsburg, Pa. 17815 BY DEPUTY SHERIFF
J.H. Dent and Louise Frantz

SERVICE WAS MADE BY PERSONALLY HANDING SAID WRIT OF EXECUTION AND NOTICE OF
SHERIFF'S SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO THE DEFENDANT,
Gary and Christine J. Sheatler

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 2nd DAY OF August, 1989

Lami B. Kline by: Carla Ness
LAMI B. KLINE, PROTHONOTARY,
COLUMBIA COUNTY, PENNSYLVANIA

PROTH. & CLK. OF SEV. COURTS

MY COMM. EX. 1st MON. JAN. 1, 1993

SHERIFF

LIEN CERTIFICATE

DATE 8/1/89

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, 1988, in Madison Twp. are as follows:

Owner or Reputed Owner: Sheatler, Gary & Christine (Owner since 2/87-9/83)

Former Owner: Diehl, Myron M. Sr. & Betty E.

Parcel No. 21-14-14-2

Description 2 Ac.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1988	141.56	27.10	922.98	1091.64
1987	140.27	29.28	853.85	1023.40
				90.00
				15.00
				2220.04
			TCB FEE	
			TOTAL	

The above figures represent the amounts due during the month of October 1989

Requested by: John Adler, Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

[Signature]
Director

*5 half sale
9-17-89*

Guaranty
Bank

13480

REMITTER

Sheatler Forclosure

July 21

89

19

60-263/313

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ 750.00

284750000000

DOLLARS

CASHIER'S CHECK

klr

⑈013480⑈ ⑆031302638⑆ 75 750 0⑈

Louie Henderson

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: July 28, 1989

To: Internal Revenue Service

Post Office Box 12051

Philadelphia, Pa. 19105

Attn: Carlo Gonnella

RE: Guaranty Bank vs Gary Sheatler & Christine J. Sheatler

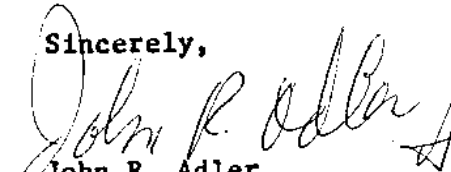
No. 25 of 1989 ED No. 103 of 1989 JD

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
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURTHOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1891

Date: July 28, 1989

To: Beneficial Consumer Discount
1125 North Fourth St.
Sunbury, Pa. 17801

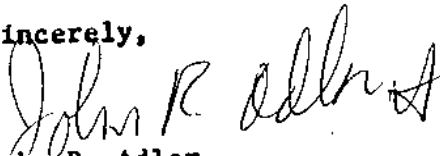
RE: Guaranty Bank vs Gary & Christine J. Sheatler
No. 25 of 1989 ED No. 103 of 1989 JD

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
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: July 28, 1989

To: Myron M. Diehl, Sr. and Betty Diehl

RD#9

Bloomsburg, Pa. 17815

RE: Guaranty Bank vs Gary & Christine J. Sheatler

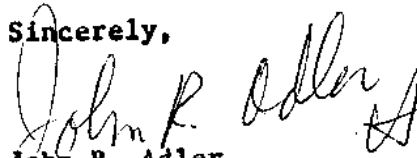
No. 25 of 1989 ED No. 103 of 1989 JD

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
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 360
BLOOMSBURG, PA. 17815

PHONE
717-784-1891

Date: July 28, 1989

To: Kathy Rishel
Madison Township Tax Collector
RD 1
Bloomsburg, PA 17815

RE: Guaranty Bank NA vs Gary & Christine J. Sheatler
No. 25 of 1989 ED No. 103 of 1989 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,

151 John R. Adler

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: July 28, 1989

RE: Sheriff's Sale Advertising Dates

Guaranty Bank N A vs Gary & Christine J. Sheatler

No. 25 of 1989 ED No. 103 of 1989 JD

Dear Sir:

Please advertise the enclosed Sheriff's Sale on the following dates:

1st week August 29, 1989

2nd week September 5, 1989

3rd week September 12, 1989

Feel free to contact me if you have any problems.

Sincerely,

John R. Adler
John R. Adler
Sheriff

enc.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1991

Date: July 28, 1989

To: Internal Revenue Service
P.O. Box 12050
Philadelphia, PA 19106

ATTN: SPECIAL PROCEDURES FUNCTION

RE: Guaranty Bank N A vs Gary & Christine J. Sheatler

No. 25 of 1989 ED No. 103 of 1989 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,

A handwritten signature in cursive script that reads "John R. Adler".

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: July 28, 1989

To: Small Business Administration

20 N. Penna. Avenue

Room 2327

Wilkes-Barre, PA 18701

RE: Guaranty Bank NA vs Gary & Christine J. Sheatler

No. 25 of 1989 ED No. 103 of 1989 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

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: July 28, 1989

To: Office of F.A.I.R.

Department of Public Welfare

P.O. Box 8016

Harrisburg, PA 17105

RE: Guaranty Bank NA vs Gary & Christine J. Sheatler

No. 25 of 1989 ED No. 103 of 1989 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,

1st John R Adler

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1991

Date: July 28, 1989

To: Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement
P.O. Box 2055

Harrisburg, PA 17105

RE: Guaranty Bank NA vs Gary & Christine J. Sheatler
No. 25 of 1989 ED No. 103 of 1989 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

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: July 28, 1989

To: Thomas C. Zerbe, Jr.
Deputy Attorney General
Collections Unit
Fourth & Walnut Streets
Harrisburg, PA 17120

RE: Guaranty Bank NA vs Gary & Christine J. Sheatler
No. 25 of 1989 ED No. 103 of 1989 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

John R. Adler
Sheriff

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

Gary Sheatler and Christine J. Sheatler, his wife

and find as follows:

See photostatic copies attached.

Fee \$20.00

In testimony whereof I have set my hand and seal
of office this 28th day of July
A.D., 19 89.

Beverly J. Michael RECORDER

MORTGAGE

THIS MORTGAGE, entered into this 27th day of March, 1987, between
Gary L and Christine Sheatler
 hereafter called "Mortgagors", and
XX BENEFICIAL CONSUMER DISCOUNT COMPANY, a Pennsylvania corporation,
II BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA, a Delaware corporation qualified to do
 business in Pennsylvania,
 having an office and place of business at 1125 N. 4th Street, Sunbury, PA 17801,
 Pennsylvania, hereafter called "Mortgagee".

WITNESSETH, that to secure payment by Mortgagors of a promissory Note or Loan Agreement (hereafter called "Note/Agreement")
 of even date herewith, in the

XX Total of Payments of \$ 7344.00

or

☐ Actual Amount of Loan of \$ _____, together with interest on unpaid balances of Actual Amount of Loan
 from time to time outstanding.

and any renewal, refinancing or extension of the Note/Agreement and any and all loans or advances that may be made by Mortgagee to
 Mortgagor thereafter from time to time and evidenced by the Note/Agreement and all other obligations of Mortgagors under the terms
 and provisions of this Mortgage, Mortgagors do by these presents sell, grant and convey to Mortgagee, all the following described real
 estate, hereafter referred to as the "Property", situated in the

(Township) Madison, County of Columbia, Commonwealth of Pennsylvania, described as follows:
 (Township)

(Insert legal description of mortgaged premises)

Municipal Tax Lot _____ Block _____

Beginning at an iron pin on the westerly right-of-way line of Pennsylvania
 State Highway Legislative Route No. 609, leading from Buckhorn to Jerseytown,
 said pin also being on the southerly right-of-way of Township Route No. 386;
 thence along the westerly right-of-way of Pennsylvania State Highway Legis-
 lative Route No. 609, South 7 degrees 55 minutes East 338.54 feet to an iron
 pin and lands of Elmira Zeisloft, Grantor herein; thence along lands of said
 Zeisloft North 51 degrees 44 minutes West 652.44 feet to an iron pin and lands
 of L. Lee and Ruth G. Whitenight; thence along lands of said Whitenight North
 22 degrees 49 minutes East 182.00 feet to an iron pin on the southerly right-
 of-way of Township Route No. 386; thence along the southerly right-of-way of
 said township Road North 63 degrees 30 minutes East 65.18 feet to an iron pin;
 thence along same South 51 degrees 44 minutes East 428.86 feet to the place
 of Beginning. Containing 3.00 acres of land in all. Description prepared
 in accordance with draft of survey by T. Bryce James, R.S., dated June 10, 1968

Being the premises conveyed to Mortgagors by a deed of conveyance duly recorded in the office for the recording of Deeds in this
 County in Deed Book No. _____, Page _____, as the Property described in that Deed.

TOGETHER with all the buildings and improvements thereon and additions and alterations thereto, including all alleys, passageways,
 rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or appertaining to the Property.

☐ If this box is checked, this Mortgage is subject to a prior mortgage dated _____, 19_____, executed by Mortgagors
 to _____
 as mortgagee, which prior mortgage secures payment of a promissory note in the principal amount of \$_____. That
 prior mortgage was recorded on _____, 19_____ with the Recorder of the County of _____,
 Pennsylvania, in Book _____, Page _____.

TO HAVE AND TO HOLD the Property hereby granted and conveyed unto Mortgagee, to and for the use and behoof of Mortgagee, its
 successors and assigns, forever.

THIS MORTGAGE IS MADE subject to the following conditions, and Mortgagors agree:

1. Mortgagors will make all payments on the due date thereof and perform all other obligations as required or provided herein and
 in the Note/Agreement.
2. Mortgagors will pay when due all taxes and assessments levied or assessed against the Property or any part thereof and will
 deliver receipts for those payments to Mortgagee upon request and if Mortgagee pays any taxes or assessments plus penalties
 and costs, the amounts so paid may be added to the unpaid balance of the Actual Amount of Loan or Total of Payments secured
 by this Mortgage.
3. Mortgagors will keep the improvements on the Property constantly insured against fire and such other hazards, in such amount
 and with such carriers as Mortgagee shall approve, with loss, if any, payable to Mortgagee as its interest may appear.
4. Mortgagors will neither commit nor suffer any strip, waste, impairment or deterioration of the Property, and will maintain the
 same in good order and repair.
5. In the event of the death of one of the Mortgagors, Mortgagee, at its option, may declare the unpaid balance of the Actual
 Amount of Loan or Total of Payments, together with accrued interest, immediately due and payable.
6. In the event that Mortgagors default in the making of any payment due and payable under the Note/Agreement, or in the
 keeping and performance by Mortgagors of any of the conditions or covenants of this Mortgage or the Note/Agreement, subject
 to compliance with Act No. 6 of 1974 and Act No. 91 of 1983, Mortgagee may forthwith bring an Action of Mortgage
 Foreclosure upon this Mortgage, and may proceed to judgment and execution to recover the unpaid balance of the Actual
 Amount of Loan plus accrued but unpaid interest or the unpaid balance of the Total of Payments less the refund of discounted
 Interest, including attorney fees of 15% of that balance, costs of suit and costs of sale.
7. Upon commencement of a suit in foreclosure of this Mortgage or suit to which Mortgagee may be made a party by reason of this
 Mortgage, or at any time during the pendency of any such suit, Mortgagee, upon application to the appropriate court, at once,
 without notice to Mortgagor or any person claiming under Mortgagor, and without consideration of the adequacy of the
 security or the solvency of Mortgagor, shall appoint a receiver for the Property. The receiver shall (1) take possession of the
 Property; (2) collect the rents, issues and profits of the Property; (3) out of those monies, make repairs and keep the Property in
 proper condition and repair; and (4) pay (a) all taxes and assessments accruing during the receivership, (b) all unpaid taxes and
 assessments and tax sales remaining unredeemed, at or prior to the foreclosure sale, (c) all insurance premiums necessary to
 keep the Property insured in accordance with the provisions of this Mortgage, and (d) the expense of the receivership, and apply
 the balance, if any, against the indebtedness secured by this Mortgage.

8. If Mortgagors voluntarily shall sell or convey the Property, in whole or in part, or any interest in that Property or by some act or means divest themselves of title to the Property without obtaining the written consent of Mortgagee, then Mortgagee, at its option, may declare the entire balance of the Actual Amount of Loan plus interest or the Total of Payments minus unearned discounted interest immediately due and payable. This option shall not apply if (1) the sale of the Property is permitted because the purchaser's creditworthiness is satisfactory to Mortgagee and (2) that purchaser, prior to the sale, has executed a written assumption agreement containing terms prescribed by Mortgagee, including, if required, an increase in the rate of interest payable under the Note/Agreement.
9. Mortgagors, and each of them in this Mortgage, hereby waive and release all benefit and relief from any and all appraisal, stay and exemption laws, now in force or hereafter passed, either for the benefit or relief of Mortgagors, which (1) limit the unpaid principal balance due under the Note/Agreement to a sum not in excess of the amount actually paid by the purchaser of the Property at a sale of the Property in any judicial proceedings upon the Note/Agreement or upon this Mortgage; (2) exempt the Property or any other premises or property, real or personal, or any part of the proceeds of sale thereof, from attachment, levy or sale under execution; or (3) provide for any stay of execution or other process.

BUT PROVIDED ALWAYS, that if Mortgagors do pay or cause this Mortgage and the debt hereby secured to be paid in full, on the day and in the manner provided in the Note/Agreement, then this Mortgage and the estate hereby granted shall cease and determine and become void, anything herein to the contrary notwithstanding.

The covenants 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.

Payment of this Mortgage is subject to the terms and conditions of the Note/Agreement of even date between Mortgagors and Mortgagee.

IN WITNESS WHEREOF, Mortgagors have signed this Mortgage, with seals affixed, on the date first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature: Gary L. Sheatler] (SEAL)
(Gary L. Sheatler)
[Signature: Christine Sheatler] (SEAL)
(Christine Sheatler)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Northumberland) ss. :

On this 27th day of March, 19 87, before me, a Notary Public, came the above named Gary L. Sheatler and Christine Sheatler Mortgagor(s), and acknowledged the within indenture of Mortgage to be their act and deed, and desired the same to be recorded as such.

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

(SEAL)

My commission expires:

[Notary Seal]
Notary Public for the State of Pennsylvania

[Signature: Notary Public]
Notary Public of Pennsylvania

CERTIFICATE OF RESIDENCE

I, Brenda Drumm of Beneficial Consumer Discount Company

Mortgagee named in the foregoing Mortgage, hereby certify that the correct residence address of the Mortgagee is 1125 N. 4th Street, Sunbury, PA, Pennsylvania.

Witness my hand, this 27th day of March, 19 87.

Rec in Columbia Co
Rec Bk 386 pg 131
April 8, 1987 10:43am

[Signature: Brenda Drumm]
Agent of Mortgagee

[Signature: Beverly J. Michael]

COMMONWEALTH OF PENNSYLVANIA

MORTGAGE

Gary L. Sheatler

Christine Sheatler

Name of Mortgagor(s)

- to -

BENEFICIAL CONSUMER DISCOUNT COMPANY
BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA

Mortgagee

1125 N. 4th Street

Sunbury, PA 17801

Address

COMMONWEALTH OF

PENNSYLVANIA

COUNTY OF

ss.:

CORDED on this

day

19

be office for Recording of Deeds of this County, in

Mortgage Book No. Page

RECORDED

APR 8 10 43 AM '87

TAX FEE 12.00

REC'D BY RECORDER

COLUMBIA CO. PA.

200

[Space Above This Line For Recording Date]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on FEBRUARY 5, 1987. The mortgagor is GARY SHEATLER and CHRISTINE J. SHEATLER, his wife ("Borrower"). This Security Instrument is given to COMMUNITY NATIONAL BANK, which is organized and existing under the laws of Pennsylvania, and whose address is 10 South Market Street, Shamokin, Northumberland County, Pennsylvania ("Lender"). Borrower owes Lender the principal sum of Forty-four Thousand Dollars (U.S. \$ 44,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on FEBRUARY 5, 2002. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Columbia County, Pennsylvania:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the westerly right-of-way line of Pennsylvania State Highway Legislative Route No. 609, leading from Buckhorn to Jerseytown, said pin also being on the southerly right-of-way of Township Route No. 386; thence along the westerly right-of-way of Pennsylvania State Highway Legislative Route No. 609, South 7 degrees 55 minutes East 338.54 feet to an iron pin and lands of Elmira Zeisloft, Grantor herein; thence along lands of said Zeisloft North 51 degrees 44 minutes West 652.44 feet to an iron pin and lands of L. Lee and Ruth G. Whitenight; thence along lands of said Whitenight North 22 degrees 49 minutes East 182.00 feet to an iron pin on the southerly right-of-way of Township Route No. 386; thence along the southerly right-of-way of said Township Road North 63 degrees 30 minutes East 65.18 feet to an iron pin; thence along same South 51 degrees 44 minutes East 428.86 feet to the place of BEGINNING. CONTAINING 3.00 acres of land in all. Description prepared in accordance with draft of survey by T. Bryce James, R.S., dated June 10, 1968.

See Schedule "A"

which has the address of R.D. #9, Box 85, Bloomsburg,
[Street] [City]
Pennsylvania 17815 ("Property Address");
[Zip Code]

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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

SCHEDULE "A"

IT BEING THE SAME PREMISES which Gary Sheatler and Christine J. Sheatler, his wife, by their Deed dated even date herewith but executed and delivered prior hereto and intending to be forthwith recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, granted and conveyed unto Gary Sheatler and Christine J. Sheatler, his wife, Mortgagors herein.

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 5th day of February, 1987, 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

Community National Bank, 10 South Market Street, Shamokin, Penna.

(the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at R.D. #9, Box 85, Bloomsburg, 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 9.25%. The Note interest rate may be increased or decreased on the 5th day of the month beginning on February 24, 1987, 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 .1 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 exceed 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.

 (Seal)
Gary Sheatler
—Borrower

 (Seal)
Christine J. Sheatler
—Borrower

0001 382 PAGE 999

* 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.
NEW JERSEY AND PENNSYLVANIA — B-61 — FILMC UNIFORM INSTRUMENT

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

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

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 payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

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 the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, 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 that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires 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 Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or 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 Security Instrument.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2, fourth, to interest due; and last, to principal due.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

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 any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. 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, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. **Preservation and Maintenance of Property; Leaseholds.** Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. **Protection of Lender's Rights in the Property; Mortgage Insurance.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as a requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. **Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, 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 Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be 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 the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

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

10. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. **Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. **Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, 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. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. **Legislation Affecting Lender's Rights.** If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. **Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. **Governing Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. **Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. **Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. **Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). Lender shall notify Borrower of, among other things: (a) the default; (b) the action required to cure the default; (c) when the default must be cured; and (d) that failure to cure the default as specified may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. Lender 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 default is not cured as specified, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, attorneys' fees and costs of title evidence to the extent permitted by applicable law.

20. Lender in Possession. Upon acceleration under paragraph 19 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. Any 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 attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall discharge this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

22. Reinstatement Period. Borrower's time to reinstate provided in paragraph 18 shall extend to one hour prior to the commencement of bidding at a sheriff's sale or other sale pursuant to this Security Instrument.

23. Purchase Money Mortgage. If any of the debt secured by this Security Instrument is lent to Borrower to acquire title to the Property, this Security Instrument shall be a purchase money mortgage.

24. Interest Rate After Judgment. Borrower agrees that the interest rate payable after a judgment is entered on the Note or in an action of mortgage foreclosure shall be the rate payable from time to time under the Note.

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es).]

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> 2-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | |
| <input type="checkbox"/> Other(s) [specify] | | |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

WITNESSES:

[Signature]
.....
[Signature]
.....

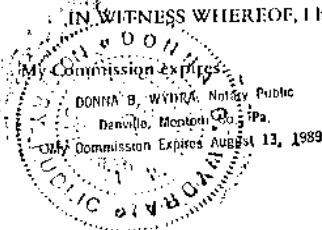
[Signature] (Seal)
Gary Sheatler - Borrower
[Signature] (Seal)
Christine J. Sheatler - Borrower

[Space Below This Line For Acknowledgment]

COMMONWEALTH OF PENNSYLVANIA, MONTOUR County ss:

On this, the ..5th... day of February....., 19 87..., before me, ...A. Notary Public, the undersigned officer, personally appeared ..Gary. Sheatler, and..... Christine. J. Sheatler, his wife, known to me (or satisfactorily proven) to be the person s... whose name s..... 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.



[Signature]
Notary Public
Title of Officer

142-
REC'D BY RECORDER
COLUMBIA CO., PA.
TAX 50 FEE 12.00
FEB 10 10 22 AM '87
Wydra

This Indenture,

MADE THE -----5th----- day of -----February----- in the year
of our Lord one thousand nine hundred eighty-seven (1987).-----

BETWEEN GARY SHEATLER and CHRISTINE J. SHEATLER, his wife, both
of the Township of Madison, County of Columbia and Commonwealth of
Pennsylvania, Mortgagors, Parties of the First Part,-----

- AND -

MYRON M. DIEHL, SR. and BETTY E. DIEHL, his wife, both of the
Township of Madison, County of Columbia and Commonwealth of
Pennsylvania, Mortgagees, Parties-----

----- of the second part:
WHEREAS, the said Parties of the First Part,-----

in and by ~~their~~ certain obligation, or writing obligatory, under ~~their~~ hands
and seal s, duly executed and bearing even date herewith, stand bound unto the said parties of the
second part in the penal sum of Twenty-three Thousand Two Hundred
(\$23,200.00)-----Dollars,
conditioned for the payment of the just and full sum of Eleven Thousand Six Hundred
(\$11,600.00) Dollars payable as follows: The sum of Eleven Thousand
Six Hundred (\$11,600.00) Dollars payable at any time within five
(5) years of the date hereof with interest only payments to be made
from February 5, 1987; said interest thereon at the rate of Ten
(10%) per cent per annum payable monthly as aforesaid; provided,
nevertheless, the Mortgagors retains the privilege of paying a larger
amount on any of the stated principal payment dates.

THIS LOAN IS PAYABLE IN FULL AT THE END OF FIVE (5) YEARS OR ON
DEMAND (AT MATURITY OR IF THE MORTGAGEES DEMAND PAYMENT). YOU MUST
REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST
THEN DUE. THE MORTGAGEES ARE UNDER NO OBLIGATION TO REFINANCE THE
LOAN AT THAT TIME. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT
OUT OF OTHER ASSETS YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER
WILLING TO LEND YOU THE MONEY AT PREVAILING MARKET RATES, WHICH
MAY BE CONSIDERABLY HIGHER THAN THE INTEREST RATE ON THIS LOAN.

It is expressly agreed between the parties that if title to the
premises be transferred by Deed or the premises be sold under an
Article of Agreement, whether, the Article of Agreement be recorded
in such county office for said purpose or not without the prior
written consent of the Mortgagees, then and in such case the whole
See Schedule "A"

together with the premiums of insurance, taxes, ground rents, water rents, 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 condition thereof relation to the same being had,
may more fully and at large appear, and in case of default in payment, as aforesaid, shall also pay all costs, fees
and expenses of collecting the same including an attorney's commission of five per centum.

NOW THIS INDENTURE WITNESSETH, that the said parties of the first part, as well for and
in consideration of the aforesaid debt or sum of Eleven Thousand Six Hundred (\$11,600.00)
-----Dollars, and for the better securing the payment
thereof unto the said parties of the second part, ~~their~~ executor's administrators 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 parties of the first part, by the said parties of the second part, at and before the sealing and delivery hereof, the receipt of which one dollar is hereby acknowledged, have-----granted, bargained, sold, released and confirmed, and by these presents --do----- grant, bargain, sell, release and confirm unto the said parties of the second part, -----their----- heirs and assigns.

ALL.

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the westerly right-of-way line of Pennsylvania State Highway Legislative Route No. 609, leading from Buckhorn to Jerseytown, said pin also being on the southerly right-of-way of Township Route No. 386; thence along the westerly right-of-way of Pennsylvania State Highway Legislative Route No. 609, South 7 degrees 55 minutes East 338.54 feet to an iron pin and lands of Elmira Zeisloft, Grantor herein; thence along lands of said Zeisloft North 51 degrees 44 minutes West 652.44 feet to an iron pin and lands of L. Lee and Ruth G. Whitenight; thence along lands of said Whitenight North 22 degrees 49 minutes East 182.00 feet to an iron pin on the southerly right-of-way of Township Route No. 386; thence along the southerly right-of-way of said Township Road North 63 degrees 30 minutes East 65.18 feet to an iron pin; thence along same South 51 degrees 44 minutes East 428.86 feet to the place of BEGINNING. CONTAINING 3.00 acres of land in all. Description prepared in accordance with draft of survey by T. Bryce James, R.S., dated June 10, 1968.

IT BEING THE SAME PREMISES which Gary Sheatler and Christine J. Sheatler, his wife, by their Deed dated even date herewith but executed and delivered prior hereto and intending to be forthwith recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, granted and conveyed unto Gary Sheatler and Christine J. Sheatler, his wife, Mortgagors herein.

Schedule "A"

unpaid principal debt plus interest and accumulated charges, if any, shall at the option of the Mortgagees become due and payable.

Provided further, however, if all or any part of the real estate covered by this Mortgage, or any interest therein is sold or transferred by the Mortgagors without the prior written consent of the Mortgagees, excluding the creation of a lien subordinate by this Mortgage, a transfer by devise, descent or by operation of law upon the death of a joint owner, or a leasehold of three years or less not containing an option to purchase, Mortgagees may at its option, declare all sums secured by this Mortgage to be immediately due and payable. Mortgagees may agree in writing with a transferee that its credit is satisfactory and establish an agreed rate of interest in which even an assumption agreement shall be executed and recorded. In the event that Mortgagees elects to accelerate, it shall give thirty (30) days written notice of such acceleration to Mortgagors and if payment in full is not then made, they shall be entitled to proceed with the enforcement of any and all rights granted to it in the event of a default.

Mortgagees or their assignee may collect a late charge of five (5%) per cent of every payment of principal and interest more than fifteen (15) days in arrears. The minimum late charge will be one (\$1.00) Dollar to cover the expenses involved in handling such delinquent payments. Said late charge will be added to and become part of the unpaid principal amount of this obligation and shall be collectible in the same manner.

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 parties---of the second part ----their---heirs and assigns forever. -----

AND it is further understood and agreed that the said parties---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 fire insurance company or companies licensed to transact business in the Commonwealth of Pennsylvania, in the amount of at least Eleven Thousand Six Hundred (\$11,600.00)-----Dollars, and shall take no insurance upon said buildings not marked for the benefit of the Mortgagee, and the policy or policies, with a proper mortgagee or loss payable clause attached, shall be delivered to and held by the said partiesof the second part, their---executor's administrators or assigns, as collateral security for the payment of moneys secured hereby, and in case said parties---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 part ies-- of the second part, their executor's administrators or assigns, may take out such policy or policies in their own name s, 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 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 the principal debt or any installment of principal debt or interest, or any part thereof, or of any taxes, municipal assessments, charges or premiums of insurance aforesaid, for forty-five---days after the same falls due as aforesaid, the whole of the said debt and interest and additions thereto as aforesaid shall, at the option of the said partiesof the second part, their executors, administrators or assigns, become due and payable forthwith; and thereupon an action of mortgage foreclosure as now provided by Pennsylvania Procedural Rules 1141 to 1148, both inclusive, or other appropriate proceedings, now or hereafter prescribed by law, may forthwith be commenced 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 five per cent. of the principal sum. 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.

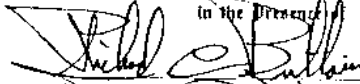

PROVIDED ALWAYS, NEVERTHELESS that if the said Parties of the First Part, their-----

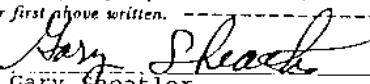
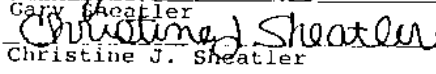
heirs, executor's, administrators or assigns, do and shall well and truly pay, or cause to be paid unto the said part ies-- of the second part, --their----- executor's, administrators or assigns, the aforesaid debt or sum of

on the day s---and time s---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 therefore, 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 in all intents and purposes, anything hereinbefore contained to the contrary thereof in anywise notwithstanding.

IN WITNESS WHEREOF, the said part ies---of the first part ----have----- hereunto set their--hands and seals, the day and year first above written. -----

Signed, Sealed and Delivered
in the Presence of


Gary Sheatler

Christine J. Sheatler

SEAL

SEAL


SEAL

SEAL

-----I----- do hereby certify that the precise residence and complete post office address of the within named Mortgagee is R.D. #9, Bloomsburg, PA 17815.

February 5,

19 87


Attorney for Mortgagees

State of PENNSYLVANIA

County of MONTGOMERY

On this, the 5th day of February, 1987, before me, a Notary Public, the undersigned officer, personally appeared Gary Sheatler & Christine J. Sheatler, 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 same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Donna B. Wydra
Notary Public

DONNA B. WYDRA, Notary Public
Danville, Montgomer Co., Pa.
My Commission Expires August 13, 1989



State of

County of

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 same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

RECORDED BY RECORDER
COLUMBIA CO. PA.

TAX FEE 13

FEB 10 10 23 AM '87

Mortgage

GARY SHEATLER and
CHRISTINE J. SHEATLER,
his wife,

- TO -

MYRON M. DIEHL, SR. and
BETTY E. DIEHL, his wife,

RICHARD C. BRITTAIN
Attorney at Law
319 Mill Street
Danville, Penna.

COMMONWEALTH OF PENNSYLVANIA,

County of Columbia 19:23am

RECORDED on this 10th day of Feb.

A. D. 1987, in the Recorder's office of said County, in Mortgage Book

Vol. 382, Page 1003.

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

Bernard J. Michael, Recorder.

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)

P.R.C.P. 3180 to 3183 and Rule 3257

GUARANTY BANK, N.A. (formerly

COMMUNITY NATIONAL BANK),
Plaintiff

vs

GARY SHEATLER and CHRISTINE

J. SHEATLER, his wife,
Defendants

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF NORTHUMBERLAND:

COLUMBIA
TO THE SHERIFF OF ~~NORTHUMBERLAND~~ 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 describe property below):

See Exhibit "A" Attached.

IN THE COURT OF COMMON PLEAS OF
~~NORTHUMBERLAND COUNTY, PENNSYLVANIA~~
THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
No. EX.— 25-1989

No. CV.—103-1989

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

THE WITHIN WRIT IS HEREBY
REISSUED THIS 25th DAY OF July
A. D. 1989
TAMI B. KLINE, PROTHONOTARY
Per Dorothy Long, Deputy

Amount Due \$ 47,355.45

Interest from March 31, 1989

Atty's commission 47,355.45

Total \$ _____; Plus costs as endorsed hereon.

Dated July 25, 1989

(SEAL)

Tami B. Kline

Prothonotary

By: Dorothy Long

Deputy

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the westerly right-of-way line of Pennsylvania State Highway Legislative Route No. 609, leading from Buckhorn to Jerseytown, said pin also being on the southerly right-of-way of Township Route No. 386; thence along the westerly right-of-way of Pennsylvania State Highway Legislative Route No. 609, South 7 degrees 55 minutes East 338.54 feet to an iron pin and lands of Elmira Zeisloft, Grantor herein; thence along lands of said Zeisloft North 51 degrees 44 minutes West 652.44 feet to an iron pin and lands of L. Lee and Ruth G. Whitenight; thence along lands of said Whitenight North 22 degrees 49 minutes East 182.00 feet to an iron pin on the southerly right-of-way of Township Route No. 386; thence along the southerly right-of-way of said Township Road North 63 degrees 30 minutes East 65.18 feet to an iron pin; thence along same South 51 degrees 44 minutes East 428.86 feet to the place of BEGINNING. CONTAINING 3.00 acres of land in all. Description prepared in accordance with draft of survey by T. Bryce James, R.S., dated June 10, 1968.

EXHIBIT "A"

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

GUARANTY BANK, N.A. (formerly : NO. EX 25-1989
COMMUNITY NATIONAL BANK), :
Plaintiff : NO. CV 103-1989
:
v. :
:
GARY SHEATLER and CHRISTINE : MORTGAGE FORECLOSURE
J. SHEATLER, his wife, :
Defendants :

NOTICE OF SALE OF REAL ESTATE
PURSUANT TO Pa.R.C.P. 3129(b)(2)

TO: GARY SHEATLER
R.D. #9, Box 85
Bloomsburg, Pennsylvania 17815

CHRISTINE J. SHEATLER
R.D. #9, Box 85
Bloomsburg, Pennsylvania 17815

MYRON M. DIEHL, SR.
R.D. #9
Bloomsburg, Pennsylvania 17815

BETTY E. DIEHL
R.D. #9
Bloomsburg, Pennsylvania 17815

BENEFICIAL CONSUMER DISCOUNT
1125 North Fourth Street
Sunbury, Pennsylvania 17801

INTERNAL REVENUE SERVICE
Attn: Carlo Gonnella
Post Office Box 12051
Philadelphia, PA 19105

TAKE NOTICE that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, and directed to the Columbia County Sheriff, said Sheriff will expose to a public sale at the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on *Sept. 19*, 1989, at *11:30* o'clock, *A*.M., local time, the real estate described in Exhibit "A" attached hereto and made a part hereof.

The Writ of Execution has issued on a judgment in the above action in the amount of \$47,355.45, plus interest and costs of suit.

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

GUARANTY BANK, N.A. (formerly	:	NO. EX 25-1989
COMMUNITY NATIONAL BANK),	:	
Plaintiff	:	NO. CV 103-1989
	:	
v.	:	
	:	MORTGAGE FORECLOSURE
GARY SHEATLER and CHRISTINE	:	
J. SHEATLER, his wife,	:	
Defendants	:	

AFFIDAVIT FILED PURSUANT TO RULE 3129

Guaranty Bank, N.A., Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at R.D. #9, Box 85, Bloomsburg (Madison Township), Columbia County, Pennsylvania, which real property is described on Exhibit "A" attached hereto and made a part hereof:

1. Name and address of Owners or Reputed Owners:

<u>Name:</u>	<u>Address:</u>
Gary Sheatler and	R.D. #9, Box 85
Christine J. Sheatler	Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

<u>Name:</u>	<u>Address:</u>
Gary Sheatler and	R.D. #9, Box 85
Christine J. Sheatler	Bloomsburg, PA 17815

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

<u>Name:</u>	<u>Address:</u>
Internal Revenue Service	Post Office Box 12051
Attn: Carlo Gonnella	Philadelphia, PA 19105

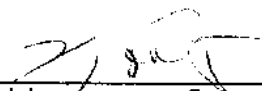
IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A. (formerly	:	NO. EX 25-1989
COMMUNITY NATIONAL BANK),	:	
Plaintiff	:	NO. CV 103-1989
	:	
v.	:	
	:	MORTGAGE FORECLOSURE
GARY SHEATLER and CHRISTINE	:	
J. SHEATLER, his wife,	:	
Defendants	:	

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise and sell all real property of the Defendants located at R.D. #9, Box 85, Bloomsburg (Madison Township), Columbia County, Pennsylvania. You are hereby released from all responsibility in not placing watch men or insurance on the real property levied upon by virtue of the writ.

LEAVENS & ROBERTS

By: 
Attorneys for Plaintiff

LIEN CERTIFICATE

DATE 8/1/89

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, 1988, in Madison Twp. are as follows:

Owner or Reputed Owner: Sheatler, Gary & Christine (Owner since 2/87-9/83)

Former Owner: Diehl, Myron M. Sr. & Betty E.

Parcel No. 21-14-14-2

Description 2 Ac.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1988	141.56	27.10	922.98	1091.64
1987	140.27	29.28	853.85	1023.40
			TCB FEE	90.00
				15.00
			TOTAL	2220.04

The above figures represent the amounts due during the month of October 1989

Requested by: John Adler, Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long
Director

5 half sale.
9-19-89

LIST OF LIENS

VERSUS

GARY & CHRISTINE J. SHEATLER

Court of Common Pleas of Columbia County, Pennsylvania.

U.S.A.

versus

Gary & Christine Sheatler

No. 684 of Term, 19 89.
Real Debt ||\$ 975.45
Interest from ||
Commission ||
Costs ||
Judgment entered July 10, 1989
Date of Lien
Nature of Lien Federal Tax Lien

Guaranty Bank, N.A.

versus

Gary & Christine Sheatler

No. 103 of Term, 19 89.
Real Debt ||\$ 47,355.45
Interest from ||
Commission ||
Costs ||
Judgment entered March 31, 1989
Date of Lien
Nature of Lien Default Judgment

versus

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

versus

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

versus

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

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 25 OF 1989, NO. 103 OF 1989 J.D., 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, COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY ON:

Tuesday, September 19, 1989
at 11:30 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOT, PIECE, OR PARCEL OF LAND:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the westerly right-of-way line of Pennsylvania State Highway Legislative Route No. 609, leading from Buckhorn to Jerseytown, said pin also being on the southerly right-of-way of Township Route No. 386; thence along the westerly right-of-way of Pennsylvania State Highway Legislative Route No. 609, South 7 degrees 55 minutes East 338.54 feet to an iron pin and lands of Elmira Zeisloft, Grantor herein; thence along lands of said Zeisloft North 51 degrees 44 minutes West 652.44 feet to an iron pin and lands of L. Lee and Ruth G. Whitenight; thence along lands of said Whitenight North 22 degrees 49 minutes East 182.00 feet to an iron pin on the southerly right-of-way of Township Route No. 386, thence along the southerly right-of-way of said Township Road North 63 degrees 30 minutes East 65.18 feet to an iron pin; thence along same South 51 degrees 44 minutes East 428.86 feet to the place of BEGINNING. CONTAINING 3.00 acres of land in all. Description prepared in accordance with draft of survey by T. Bryce James, R.S., dated June 10, 1968.

No. 103 of 1989 J.D..

SEIZED AND TAKEN into execution and to be sold as the property of GARY SHEATLER AND CHRISTINE J. SHEATLER, his wife, under a judgment entered against him in the Court of Common Pleas of Columbia County.

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

TERMS OF SALE: Ten (10%) percent Cash or Certified Check TIME OF SALE. Balance Cash or Certified Check within eight (8) days after sale.

Leavens & Roberts,
Attorney for Plaintiff

TO BE SOLD BY:

JOHN R. ADLER, Sheriff

Market Value
14530

SHERIFF'S SALE

Assessed
Value 4850

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Leavens & Roberts,
Attorney for Plaintiff

TO BE SOLD BY:

JOHN R. ADLER, Sheriff

SHERIFF'S SALE

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No. 103 of 1989 J.D..

SEIZED AND TAKEN into execution and to be sold as the property of GARY SHEATLER AND CHRISTINE J. SHEATLER, his wife, under a judgment entered against him in the Court of Common Pleas of Columbia County.

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

TERMS OF SALE: Ten (10%) percent Cash or Certified Check TIME OF SALE. Balance Cash or Certified Check within eight (8) days after sale.

Leavens & Roberts,
Attorney for Plaintiff

TO BE SOLD BY:

JOHN R. ADLER, Sheriff

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 25 OF 1989, NO. 103 OF 1989 J.D., 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, COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY ON:

Tuesday, September 19, 1989
at 11:30 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOT, PIECE, OR PARCEL OF LAND:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the westerly right-of-way line of Pennsylvania State Highway Legislative Route No. 609, leading from Buckhorn to Jerseytown, said pin also being on the southerly right-of-way of Township Route No. 386; thence along the westerly right-of-way of Pennsylvania State Highway Legislative Route No. 609, South 7 degrees 55 minutes East 338.54 feet to an iron pin and lands of Elmira Zeisloft, Grantor herein; thence along lands of said Zeisloft North 51 degrees 44 minutes West 652.44 feet to an iron pin and lands of L. Lee and Ruth G. Whitenight; thence along lands of said Whitenight North 22 degrees 49 minutes East 182.00 feet to an iron pin on the southerly right-of-way of Township Route No. 386, thence along the southerly right-of-way of said Township Road North 63 degrees 30 minutes East 65.18 feet to an iron pin; thence along same South 51 degrees 44 minutes East 428.86 feet to the place of BEGINNING. CONTAINING 3.00 acres of land in all. Description prepared in accordance with draft of survey by T. Bryce James, R.S., dated June 10, 1968.

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Leavens & Roberts,
Attorney for Plaintiff

TO BE SOLD BY:

JOHN R. ADLER, Sheriff