

SHERIFF'S SALE - COSTS SHEET

First National Bank of Berwick

vs. Randy and Tracy Sink

NO. 64 of 1991 E.D. NO. 628 of 1991 J.D. DATE OF SALE N/A

DOCKET & LEVY	\$ 14.00
SERVICE	105.00
MAILING	21.07
ADVERTISING, SALE BILLS & NEWSPAPERS	9.00
POSTING HANDBILLS	14.00
MILEAGE	23.00
CRYING/ADJOURN OF SALE	7.00
SHERIFF'S DEED	
DISTRIBUTION	
OTHER COPIES 20 10-0-00	60.00

TOTAL \$ 253.07

PRESS-ENTERPRISE, INC.	\$ 267.32
HENRIE PRINTING	
SOLICITOR'S SERVICES	50.00

TOTAL \$ 317.32

PROTHONOTARY:	LIENS LIST	\$
	DEED NOTARIZATION	
	OTHER	

TOTAL \$

RECORDER OF DEEDS:	COPYWORK	\$ 20.00
	DEED	
	OTHER	

TOTAL \$ 20.00

REAL ESTATE TAXES:		\$
BOROUGH/TWP, & COUNTY TAXES, 19	19	
SCHOOL TAXES, DISTRICT		
DELINQUENT TAXES, 19	19, 19, 19, 19	

TOTAL \$

MUNICIPAL RENTS:		\$
SEWER - MUNICIPALITY	19	
WATER - MUNICIPALITY	19	

TOTAL \$

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 30.00

MISCELLANEOUS:	TAX CLAIM	\$ 5.00
----------------	-----------	---------

TOTAL \$ 625.39

TOTAL COSTS \$ 12.51

637.90

LAW OFFICES

BULL & BULL

106 MARKET STREET
BERWICK, PA 18603

ROBERT E. BULL
ROBERT A. BULL
RICHARD W. KNECHT
SYLVIA H. KAPUSHINSKI
JOHN W. McDANEL

AREA CODE 717
TELEPHONE 759-1231

FAX 717-759-3880

December 20, 1991

Columbia County Sheriff's Dept.
West Main Street
Bloomsburg, PA 17815

Attention: Jim Dent

RE: Sink Mortgage Foreclosure

Dear Jim,

I am writing to confirm that the Sink Mortgage Foreclosure sale scheduled for the end of January should be cancelled as the First National Bank of Berwick will not be proceeding further on this action.

Very Truly Yours,

Sylvia H. Kapushinski
Sylvia H. Kapushinski, Esq.

LAW OFFICES

BULL & BULL

106 MARKET STREET
BERWICK, PA 18603

ROBERT E. BULL
ROBERT A. BULL
RICHARD W. KNECHT
SYLVIA H. KAPUSHINSKI
JOHN W. McDANEL

AREA CODE 717
TELEPHONE 759-1231

FAX 717-759-3880

October 23, 1991

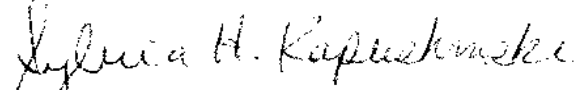
Columbia County Court House
W. Main Street
Bloomsburg, PA 17815

Attention: Jim Dent

Dear Jim,

I am writing to confirm that the Sink Foreclosure Sale originally scheduled for October 24, 1991, will be rescheduled for January 30 1992, pursuant to PRCP 1329.3. Also, please make that announcement at the sale scheduled for October 24, 1991.

Very Truly Yours,


Sylvia H. Kapushinski, Esq.

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

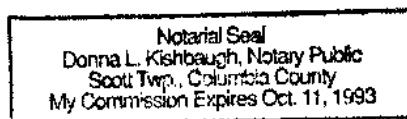
Larraine Kreischer, Publisher's Assistant . . . , being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily (except Sundays and Legal Holidays) continuously in said Town, County and State since the date of its establishment; that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on October 3, 10, 17, 19 91. . . exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press-Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Larraine Kreischer

Sworn and subscribed to before me this . . . *21st* . . . day of *October* . . 19 *91*

Donna L. Kishbaugh
(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.

.....

the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional service(s) requested.
1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery (Extra charge) 64

3. Article Addressed to: Press Enterprise P.O. Box 745 Bloomsburg, Pa. 17815		4. Article Number P 385 086 004	
5. Signature - Addressee X		Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise	
6. Signature - Agent X Henry F. Ryan		Always obtain signature of addressee or agent and DATE DELIVERED.	
7. Date of Delivery X AUG 29 1989		8. Addressee's Address (ONLY if requested and fee paid)	

PS Form 3811, Apr. 1989 * U.S.G.P.O. 1989-238-815

the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional service(s) requested.
1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery (Extra charge) 64

3. Article Addressed to: Mr. Curt Moorehead Water Authority Mifflinville, Pa. 18631		4. Article Number P 385 086 003	
5. Signature - Addressee X Curt Moorehead		Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise	
6. Signature - Agent X		Always obtain signature of addressee or agent and DATE DELIVERED.	
7. Date of Delivery X 8-28-89		8. Addressee's Address (ONLY if requested and fee paid)	

PS Form 3811, Apr. 1989 * U.S.G.P.O. 1989-238-815

PS Form 3811, Apr. 1989 * U.S.G.P.O. 1989-238-815

3. Article Addressed to: Small Business Administration 20 N. Pennsylvania Ave., Room 2327 Wilkes-Barre, Pa. 18701		4. Article Number P 385 086 001	
5. Signature - Addressee X		Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise	
6. Signature - Agent X Bill Moughlt		Always obtain signature of addressee or agent and DATE DELIVERED.	
7. Date of Delivery X AUG 28 1989		8. Addressee's Address (ONLY if requested and fee paid)	

PS Form 3811, Apr. 1989 * U.S.G.P.O. 1989-238-815

3. Article Addressed to: Farmer's Home Administration 1125 Old Berwick Rd., Bloomsburg, Pa. 17815		4. Article Number P 385 085 997	
5. Signature - Addressee X		Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise	
6. Signature - Agent X John K. Ryan		Always obtain signature of addressee or agent and DATE DELIVERED.	
7. Date of Delivery X 8/28/89		8. Addressee's Address (ONLY if requested and fee paid)	

PS Form 3811, Apr. 1989 * U.S.G.P.O. 1989-238-815

3. Article Addressed to: Thomas C. Zerbe Jr. Deputy Attorney General Collections Unit Fourth and Walnut St., Harrisburg, Pa. 17120		4. Article Number P 385 085 998	
5. Signature - Addressee X Thomas C. Zerbe Jr.		Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise	
6. Signature - Agent X William K. Ryan		Always obtain signature of addressee or agent and DATE DELIVERED.	
7. Date of Delivery X AUG 28 1991		8. Addressee's Address (ONLY if requested and fee paid)	

the date of delivery. For additional fees, the following services are available. Consult postmaster for fees and check boxes for additional services requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge)

2. Restricted Delivery (Extra charge)

64

3. Article Addressed to: IRS P.O. Box 12050 Philadelphia, Pa. 19106 Attention: Special Procedures Function	4. Article Number P 385 086 000
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature — Addressee X	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature — Agent X	
7. Date of Delivery Aug 28 1991	

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

from being returned to you. The return receipt will inform you of the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional services requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge)

2. Restricted Delivery (Extra charge)

64

3. Article Addressed to: Commonwealth of Pennsylvania Department of Revenue Bureau of Accounts Settlement P.O. Box 2055 Harrisburg, Pa. 17105	4. Article Number P 385 085 999
Type of Service: <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature — Addressee X	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature — Agent X	
7. Date of Delivery Aug 29 1991	

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

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

1. Show to whom delivered, date, and addressee's address. (Extra charge)

2. Restricted Delivery (Extra charge)

64

3. Article Addressed to: Office of F.A.I.R. Department of Public Welfare P.O. Box 8016 Harrisburg, Pa. 17105	4. Article Number P 385 086 002
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature — Addressee X	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature — Agent X	
7. Date of Delivery Aug 28 1991	

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

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

1. Show to whom delivered, date, and addressee's address. (Extra charge)

2. Restricted Delivery (Extra charge)

64

3. Article Addressed to: IRS P.O. Box 12050 Philadelphia, Pa. 19106 Attention: Special Procedures Function	4. Article Number P 279 615 411
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature — Addressee X	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature — Agent X	
7. Date of Delivery Aug 28 1991	

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

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

1. Show to whom delivered, date, and addressee's address. (Extra charge)

2. Restricted Delivery (Extra charge)

64

3. Article Addressed to: Susan Hauck Nevel Tax Collector E. Fifth St. Mifflinville, Pa. 18631	4. Article Number P 385 086 005
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature — Addressee X	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature — Agent X	
7. Date of Delivery Aug 28 1991	

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
MECHANICSBURG, PA 17055

17055
17171 781 1991

28 HENRY STREET
17171 781 6100

September 16, 1991

Sylvia H. Kapushinski
BULL AND BULL
106 Market Street
Berwick, Pa. 18603

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

VS. 64 of 1991 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Monday September 16, 1991 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Randy L. Sink and Tracy A. Sink
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF J.H. Dent

Note: A copy of the Sale Bill was
also posted within the Sheriff's
Office and Lobby of the Court
House.

SO ANSWERS:

J.H. Dent
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME

THIS 16th

DAY OF Sept. 19 91

Tami B. Kline
TAMI B. KLINE, PROTHONOTARY OF
COLUMBIA COUNTY

PROTE. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1, 1993

LIEN CERTIFICATE

DATE 8/30/91

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, 1990, in Mifflin Township are as follows:

Owner or Reputed Owner: Sink, Randy L. & Tracy A. (12-84)

Former Owner: Delwood Devel of Pa. Inc.

Parcel No. 23-05E-3-5

Description 132X110

	TOTAL
1990	\$ 739.00
TOTAL	\$ 739.00

The above figures represent the amounts due during the month of November 1991

Requested by: Harry A. Roadarmel, Jr.

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Jennis Long
Director

Sale Date
Oct 24-91

HARRY A. ROADARMU, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 180
BLOOMSBURG, PA 17815

RECEIVED
DEC 24 1991

DEC 24 1991

December 24, 1991

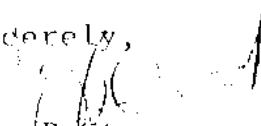
Mr. Michael Irey, Esquire
38 W. Third St.,
Bloomsburg, Pa. 17815

Dear Sir: (BIG GUY)

Enclosed is CR#3593 in the amount of \$50.00, which represents payment for the expert Legal advice for Sheriff's Sale No. 64 of 1991, The First National Bank of Berwick Vs Randy L and Tracy A Sink.

Thank you very much.

Sincerely,


J.H. Deft
Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

TELEPHONE (717) 339-3300
FAX (717) 339-3300

11/1/91
11/1/91 1991

December 24, 1991

Sylvia H. Kapushinski, Esquire
BULL and BULL
106 Market St.,
Berwick, Pa. 18603

Dear Sylvia:

Enclosed is CK#3588 in the amount of \$112.10, which represents a refund from the advanced cost for the Writ of Execution Mortgage Foreclosure, The First National Bank of Berwick Vs Randy L. and Tracy A. Sink. Also enclosed is a copy of the Sheriff's Cost Sheet.

If you have any questions, please contact us.

Sincerely,

A handwritten signature in dark ink, appearing to read "J.H. Dent", written over a horizontal line.

J.H. Dent
Deputy Sheriff

HARRY A. ROADARMU, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

BLOOMSBURG, PA 17815

RECEIVED
DEC 29 1991

STANDARD TIME
DEC 29 1991

December 24, 1991

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

Dear Sir:

Enclosed is CK#3592 in the amount of \$267.32, which represents payment for the advertising of the Sheriff's Sale No. 64 of 1991, The First National Bank of Berwick Vs Randy L and Tracy A Sink.

Thank you very much.

Sincerely,

J.H. Dent
Deputy Sheriff



United States
Department of
Agriculture

Farmers
Home
Administration

Washington, D.C.
20250
October 18, 1991
101-1944-11

October 18, 1991

Mr. Harry A. Roadarmel, Jr.
Sheriff of Columbia County
P.O. Box 380
Bloomburg, PA 17815

RE: Sheriff Sale
1st National Bank of Berwick vs. Randy & Tracy Sink
Thursday, October 24, 1991

Dear Mr. Roadarmel:

This letter is to advise you of our security interest in the above referenced property. Our security consists of a 1st Mortgage on the property. The current indebtedness is: \$38,241.08 of unpaid principal, \$585.01 of unpaid interest, and \$19,196.00 of interest credit subsidy granted, with a total indebtedness to Farmers Home Administration of \$58,022.09.

Our regulations disallow our placing a bid at a junior lien holders sale. To comply with our regulations, we respectfully request that you announce at the sale that, "the sale and transfer of the property is subject to the FmHA mortgage". It is our intention to attend the sale to answer any questions you or the public may have.

Sincerely,

John W. Nicoletto
County Supervisor

and



Farmers Home Administration is an Equal Opportunity Lender.
Complaints of discrimination should be sent to:
Secretary of Agriculture, Washington, D.C. 20250



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL

September 5, 1991

ERNEST D. PREATE, Jr.
ATTORNEY GENERAL

Reply To:

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

Harry A. Roadarmel, Jr., Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Randy L. And Tracy A. Sink

Dear Sheriff Roadarmel:

The records of the Financial Enforcement Section, Office of Attorney General reveal no claim against Randy L. or Tarcy A. Sink.

Very truly yours,

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

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

TCZ/kf

LIEN CERTIFICATE

DATE 8/30/91

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, 1990, in Mifflin Township are as follows:

Owner or Reputed Owner: Sink, Randy L. & Tracy A. (12-84)
 Former Owner: Delwood Devel of Pa. Inc.
 Parcel No. 23-05E-3-5
 Description 132X110

	TOTAL
1990	\$ 739.00
TOTAL	\$ 739.00

The above figures represent the amounts due during the month of November 1991

Requested by: Harry A. Roadarmel, Jr.

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long
 Director

REAL ESTATE MORTGAGE FOR PENNSYLVANIA

THIS MORTGAGE is made and entered into by RANDY L. SINK and TRACY A. SINK,
HUSBAND & WIFE, of R. D. #4, Lot No. 7, Berlin Trailer Court,
residing in Berwick, Columbia County, Pennsylvania, whose post office address is

R. D. #4, Lot No. 7, Berlin Trailer Court, Bwk, Pennsylvania 18603,
herein called "Borrower," and The United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, the Mortgagee, whose principal office is located in Washington, D.C., herein called the "Government," and:

WHEREAS Borrower is indebted to the Government, as evidenced by one or more promissory note(s) or assumption agreement(s), herein called "note," which has been executed by Borrower, is payable to the order of the Government, authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and is described as follows:

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
12/7/84	\$41,500.00	11 7/8	12/7/2017

(The interest rate for limited resource farm ownership or limited resource operating loan(s) secured by this instrument will be increased after 3 years, as provided in the Farmers Home Administration regulations and the note.)

And the note evidences a loan to Borrower, and the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1949, or any other statutes administered by the Farmers Home Administration.

And it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured holder, this instrument shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity mortgage to secure the Government against loss under its insurance contract by reason of any default by Borrower;

And this instrument also secures the recapture of any interest credit or subsidy which may be granted to the Borrower by the Government pursuant to 42 U.S.C. §1490a.

NOW, THEREFORE, in consideration of the loan(s) and (a) at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, including any provision for the payment of an insurance or other charge, (b) at all times when the note is held by an insured holder, to secure performance of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance contract by reason of any default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, Borrower does hereby grant, convey, mortgage, assign, and forever warrant unto the Government the following property situated in the State of

Pennsylvania, County(ies) of Columbia

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

DOOR 341 PAGE 150

BEGINNING at a steel pin located along the northern right-of-way line of Centre Drive and the southwest corner of Lot No. 3, thence along the southern right-of-way line of Centre Drive, South 66 degrees 15 minutes West, 132 feet to a steel pin; thence North 23 degrees 43 minutes 30 seconds West, 110 feet to a steel pin; thence along land now or late of J. L. Vandermark, Inc., North 66 degrees 15 minutes East, 132 feet to a steel pin; thence along the western line of Lot No. 3, South 23 degrees 43 minutes 30 seconds East, 110 feet to the place of beginning.

Said description being taken from a survey prepared by Charles B. Webb, dated June 10, 1978.

together with all rights, interests, easements, hereditaments and appurtenances thereto belonging, the rents, issues, and profits thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, including, but not limited to, ranges, refrigerators, clothes washers, clothes dryers, or carpeting purchased or financed in whole or in part with loan funds, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation of any part thereof or interest therein-all of which are herein called "the property":

TO HAVE AND TO HOLD the property unto the Government and its assigns forever in fee simple.

This is a purchase money mortgage under the lien priority laws of the Commonwealth of Pennsylvania, as amended. BORROWER for Borrower's self, Borrower's heirs, executors, administrators, successors and assigns WARRANTS THE TITLE to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

- (1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured holder, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.
- (2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration.
- (3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises.
- (4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts including advances for payment of prior and/or junior liens, required herein to be paid by Borrower and not paid by Borrower when due, as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for Borrower's account. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.
- (5) All advances by the Government including advances for payment of prior and/or junior liens, in addition to any advances required by the terms of the note, as described by this instrument, with interest shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.
- (6) To use the loan evidenced by the note solely for purposes authorized by the Government.
- (7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property, including all charges and assessments in connection with water, water rights, and water stock pertaining to or reasonably necessary to the use of the real property described above, and promptly deliver to the Government without demand receipts evidencing such payments.
- (8) To keep the property insured as required by and under insurance policies approved by the Government and, at its request, to deliver such policies to the Government.
- (9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.
- (10) To comply with all laws, ordinances, and regulations affecting the property.

(11) To pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supplementary agreement (whether before or after default), including but not limited to costs of evidence of title to and survey of the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of advertising, selling, and conveying the property.

(12) Neither the property nor any portion thereof or interest therein shall be leased, assigned, sold, transferred, or encumbered voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and exclusive rights as mortgagee hereunder, including but not limited to the power to grant consents, partial releases, subordinations, and satisfaction, and no insured holder shall have any right, title or interest in or to the lien or any benefits hereof.

(13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.

(14) The Government may (a) extend or defer the maturity of, and renew and reschedule the payments on, the debt evidenced by the note or any indebtedness to the Government secured by this instrument, (b) release any party who is liable under the note or for the debt from liability to the Government, (c) release portions of the property and subordinate its lien, and (d) waive any other of its rights under this instrument. Any and all this can and will be done without affecting the lien or the priority of this instrument or Borrower's or any other party's liability to the Government for payment of the note or debt secured by this instrument unless the Government says otherwise in writing. HOWEVER, any forbearance by the Government whether once or often in exercising any right or remedy under this instrument, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

(15) If at any time it shall appear to the Government that Borrower may be able to obtain a loan from a production credit association, a Federal land bank, or other responsible cooperative or private credit source, at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will upon the Government's request, apply for and accept such loan in sufficient amount to pay the note and any indebtedness secured hereby and to pay for any stock necessary to be purchased in a cooperative lending agency in connection with such loan.

(16) Default hereunder shall constitute default under any other real estate, or under any personal property, or other security instrument held or insured by the Government and executed or assumed by Borrower, and default under any such other security instrument shall constitute default hereunder.

(17) SHOULD DEFAULT occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should the parties named as Borrower die or be declared incompetent, or should any one of the parties named as Borrower be declared a bankrupt or an insolvent, or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, (c) upon application by it and production of this instrument, without other evidence and without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) foreclose this instrument as provided herein or by law, and (e) enforce any and all other rights and remedies provided herein or by present or future laws.

(18) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident to enforcing or complying with the provisions hereof, (b) any prior liens required by law or a competent court to be so paid, (c) the debt evidenced by the note and all indebtedness to the Government secured hereby, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other indebtedness of Borrower owing to or insured by the Government, and (f) any balance to Borrower. At foreclosure or other sale of all or any part of the property, the Government and its agents may bid and purchase as a stranger and may pay the Government's share of the purchase price by crediting such amount on any debts of Borrower owing to or insured by the Government, in the order prescribed above.

(19) Borrower agrees that the Government will not be bound by any present or future laws, (a) providing for valuation, appraisal, homestead or exemption of the property, (b) prohibiting maintenance of an action for a deficiency judgment or limiting the amount thereof or the time within which such action must be brought, (c) prescribing any other statute of limitations, or (d) limiting the conditions which the Government may by regulation impose, including the interest rate it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State laws. Borrower hereby relinquishes, waives, and conveys all rights, inchoate or consummate, of descent.

(20) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion, sex, or national origin, and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color, religion, sex or national origin.

(21) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provisions hereof.

(22) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, and addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, P. O. Box 905, Federal Building, Harrisburg, Pennsylvania 17108, and in the case of Borrower to the address shown in the Farmers Home Administration Finance Office records (which normally will be the same as the post office address shown above).

(23) Upon default by Borrower as aforesaid, the Government may foreclose this instrument as authorized or permitted by the laws then existing of the jurisdiction where the property is situated and of the United States of America, on terms and conditions satisfactory to the Government, including but not limited to foreclosure by (a) statutory power of sale, or (b) advertisement and sale of the property at public auction to the highest bidder in one or more parcels at the Government's option and at the time and place and in the manner and after such notice and on terms required by statute or determined by the Government if not contrary to statute, or (c) written agreement hereafter made between Borrower and the Government.

(24) THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE, OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN: AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL SUCH COAL, AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING, OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

(25) If any provision of this instrument or application thereof to any person or circumstances is held invalid, such invalidity will not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

IN WITNESS WHEREOF, Borrower has hereunto set Borrower's hand(s) and seal(s) this 7th day of December, 19 84.

Signed, sealed, and delivered in the presence of:

Randy L. Sink (SEAL)

Tracy A. Sink (SEAL)

ACKNOWLEDGMENT

Recorded in Columbia County
Record Bk 341 pg 180
December 7, 1984 2:00pm

STATE OF PENNSYLVANIA

COUNTY OF COLUMBIA }

On this 7th day of December, 19 84, before me, the undersigned, a Notary

Public in and for said State and County, personally appeared RANDY L. SINK & TRACY A. SINK,

known (or satisfactorily proved) to me to be the person(s) whose name(s) are subscribed to the within

instrument, and acknowledged to me that they executed the same for the purposes therein contained.

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

My commission expires Aug. 15, 1988

(NOTARIAL SEAL)

Lynn R. Sulick
Notary Public

RESIDENCE CERTIFICATE

I hereby certify that the precise residence of the within-named Mortgagee is Washington, D.C.

Chambers S. L.
For Mortgagee

RECORDS
COLUMBIA CO. PA.
TAX 50
FEE 1.00
DEC 12 1984

MORTGAGE

THIS MORTGAGE, dated June 22, 1987, is between you, Randy Lee Sink and Tracy A. Sink, residing at Center Drive, Mifflinville, Pa. 18631

the person or persons signing as "Mortgagor" below, and us, THE FIRST NATIONAL BANK OF BERWICK, 111 West Front St., Berwick, Pa. 18603, the "Mortgagee."

MORTGAGED PREMISES: You mortgage, grant and convey to us the premises located at: Center Drive Street
Mifflinville Mifflin Columbia Pennsylvania, Block No. Lot No. (the "Premises").
City/Municipality Township County

A legal description of the Premises is contained in the deed by which you acquired the Premises, which is recorded at the Columbia County Clerk's or Register's Office, in Deed Book 341, on Page(s) 176, or, ☐ if checked, on the reverse side. The Premises includes all buildings and other improvements now or later on the Premises and any rights or interests which derive from your ownership, use or possession of the Premises.
LOAN: The mortgage will secure our loan to Randy Lee Sink and Tracy A. Sink

(whether one or more persons called the "Borrower"), in the principal amount of \$ 6,000.00, plus interest and costs, all of which the Borrower must repay according to a note or agreement (the "Note") dated the same date as this mortgage. This mortgage will also secure the performance of all of Borrower's promises in the Note, all of your promises in this mortgage, and any extensions, renewals, amendments or other modifications of the Note.

OWNERSHIP: You are the sole owner(s) of the Premises. You have the legal right to mortgage it to us.

TAXES: You will pay all real estate taxes, assessments, water charges and sewer rents relating to the Premises when they become due. You will not claim any credit on, or make deduction from, the loan because you pay these taxes and charges. You will provide us with proof of payment upon request.

MAINTENANCE: You will maintain the building(s) on the Premises in good condition. You will not make major changes in the building(s) except for normal repairs. You will not tear the building(s) down without first getting our consent. You will not use the Premises illegally or for hire.

INSURANCE: You will keep the building(s) on the Premises insured at all times against loss by fire, flood and any other hazards we may specify. You may choose the insurance company, but your choice is subject to our reasonable approval. The policies must be for at least the amounts and the time periods that we specify. You will deliver to us upon our request the policies or other proof of the insurance. The policies must name us as loss-payee. This means that we will receive payment on all insurance claims, to the extent of our interest under this mortgage, before you. It must also provide that we be given not less than 10 days' prior written notice of any cancellation or reduction in coverage, for any reason. Upon request, you shall deliver the policies, certificates or other evidence of insurance to us. In the event of loss or damage to the Premises, you will immediately notify us in writing and file a proof of loss with the insurer. We may file a proof of loss on your behalf if you fail or refuse to do so. We may also sign your name to any check, draft or other order for the payment of insurance proceeds in the event of loss or damage to the Premises. If we receive payment of a claim, we will permit you to use the money to repair the damage, but only if we reasonably believe the insurance proceeds are adequate for this purpose. Otherwise, we will use the money to reduce what the Borrower owes on the Note.

SECURITY INTEREST: You will join with us in signing and filing documents and, at your expense, in doing whatever we believe is necessary to perfect and continue perfected our security interest in the Premises.

YOUR AUTHORITY TO US: If you fail to perform your obligations under this mortgage, we may, if we choose, perform your obligations and pay such costs and expenses. We will add the amounts we advance to the sums the Borrower owes on the Note, on which we impose interest as provided in the Note. If you fail to honor your promises to maintain insurance in effect, or to pay filing fees, taxes or the costs necessary to keep the Premises in good condition and repair, we may, if we choose, advance any sums you promise to pay and obtain replacement insurance. However, any replacement insurance we obtain to cover loss or damage to the Premises may be limited to an amount not greater than what the Borrower owes on the Note. Any amount we advance on your behalf will be added to the balance of the Note on which we impose Finance Charges at the Annual Percentage Rate of the Note. Our payments on your behalf will not cure your failure to perform your promises in this mortgage.

SALE OF PREMISES: You will not sell, transfer ownership, mortgage or otherwise dispose of the Premises, in whole or in part, without our prior written consent.

INSPECTION: You will permit us to inspect the Premises at any reasonable time.

NO LOSS OF RIGHTS: The Note and this mortgage may be negotiated or assigned by us without releasing any of you or the Premises. We may add or release any person or property obligated under the Note and this mortgage without losing our rights in the Premises.

DEFAULT: A default under the Note is a default under this mortgage. In addition, your failure to perform your obligations in this mortgage or under any other mortgage on the Premises is a default under this mortgage. If any default occurs, we can foreclose upon this mortgage. This means that we can arrange for the Premises to be sold, as provided by law, in order to pay off what the Borrower owes on the Note. If the money we receive from the sale is not enough to pay off what the Borrower owes, you will not owe us the difference unless you also signed the Note as a Borrower. In addition, we may (i) enter on and take possession of the Premises; (ii) lease and collect the rental payments, including overdue rental payments, directly from tenants; (iii) manage the Premises; and (iv) sign, cancel and change leases. We may apply any part of the rental payments to pay taxes, the costs of collecting rental payments and of managing the Premises and to reduce any amounts owing under the Note and under this mortgage, in any order that we choose.

WAIVERS: If we declare a default under this mortgage, you waive your rights arising under all appraisal, stay and exemption laws. These rights may (i) be for your benefit or relief; (ii) limit the amount you owe us to the proceeds of the sale of the Premises; (iii) exempt the Premises, or part of the proceeds of its sale, from attachment, levy or sale under execution; or (iv) provide for a stay of execution or other process.

BINDING EFFECT: Until the Borrower has paid the Note in full, the provisions of this mortgage will be binding on you and all future owners and tenants of the Premises. This mortgage is for our benefit and for the benefit of anyone to whom we may assign it. Upon payment in full of all that the Borrower owes us, this mortgage and our rights in the Premises shall end.

GENERAL: We can waive or delay enforcing any of our rights under this mortgage without losing them. Any waiver by us of any provision of this mortgage will not be a waiver of that or any other provision on any other occasion.

Tracy Sink (Seal) Randy Lee Sink (Seal)

DESCRIPTION OF PREMISES
(Insert specific description of Premises, if necessary.)

ALL THAT CERTAIN

Recorded in Columbia County
Record Book 391 Page 590
June 29, 1987 10:44AM

Beverly J. Michael

THIS MORTGAGE shall be UNDER AND SUBJECT to the general provisions, covenants, conditions and obligations contained in a Stipulation of General Mortgage Provisions which are incorporated by reference herein and which are recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Mortgage Book 68, at Page 11.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Columbia

BE IT REMEMBERED, that on this 22 day of June, 1987, before me, a Notary Public of the

Commonwealth of Pennsylvania, personally appeared Randy Lee Sink and Tracy A. Sink who I am satisfied is/are the person(s) named in and who executed the within mortgage, and thereupon he/she/they acknowledged that he/she/they signed, sealed and delivered the same as a voluntary act and deed, for the uses and purposes expressed in the mortgage.

RICHARD LEE HOLLOWAY, NOTARY PUBLIC
SALEM TOWNSHIP, LUZERNE COUNTY
MY COMMISSION EXPIRES OCT. 31, 1988

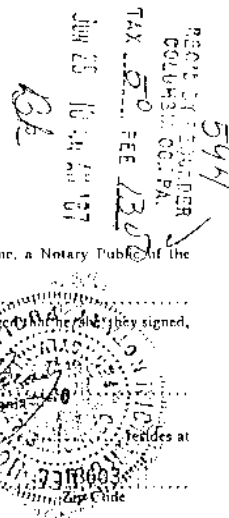
I certify that the within named MORTGAGEE, First National Bank of Berwick

111 W. Front Street
Street

Berwick
City/Municipality

Columbia
County

Signature *Lolly R. Rishofski*
Agent on behalf of Mortgagee



BANCORPFORM PA JK (REV. 10/86)

Recorder - Please return to:

The First National Bank of Berwick
Mortgage

Randy Lee Sink
Tracy A. Sink
Insert Name(s) of Mortgagee(s)
TO

MORTGAGE
FROM

COMMONWEALTH
OF
PENNSYLVANIA

BOOK 391 PAGE 591

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

TELETYPE
(717) 784-6100

August 27, 1991

Ms. Sylvia H. Kapushinski
Bull and Bull
106 Market Street
Berwick, Pa. 18603

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

NO. 64 of 1991 E.D.

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVICE ON Tracy A. Sink

ON Tuesday August 27, 1991 At 12:20 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 THE DESCRIPTION OF PROPERTY WAS SERVED ON

Tracy A. Sink, At Centre St., Mifflinville, Pa.

BY DEPUTY SHERIFF J.H. Dent

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO

Tracy A. Sink

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 27th

DAY OF August 1991

Tami B. Kline/emo
TAMI B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY

SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6100

August 27, 1991

Ms. Sylvia H. Kapushinski
Bull and Bull
106 Market Street
Berwick, Pa. 18603

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

NO. 64 of 1991 E.D.

WRIT OF EXECUTION-MORTGAGE FORECLOSURE

SERVICE ON Randy L. Sink

ON Tuesday August 27, 1991 AT 1:50 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 THE DESCRIPTION OF PROPERTY WAS SERVED ON

Randy L. Sink, AT Kiles Disposal Service on
Ridge St., Bloomsburg BY DEPUTY SHERIFF J.H. Dent
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO

Randy L. Sink.

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 27th

DAY OF August 1991

Tami B. Kline
TAMI B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY EAB

SHERIFF

THE FIRST NATIONAL BANK	)	IN THE COURT OF COMMON PLEAS
OF BERWICK, PA.,	)	OF THE 26TH JUDICIAL DISTRICT
	)	COLUMBIA COUNTY BRANCH, PA.
Plaintiff,)	
)	
vs.	)	CIVIL ACTION - LAW
	)	MORTGAGE FORECLOSURE ACTION
RANDY L. SINK AND)	
TRACY A. SINK, HIS WIFE,)	
)	
Defendants.	)	NO. 628 OF 1991

**WRIT OF EXECUTION
NOTICE**

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

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

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

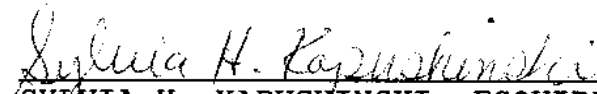
You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition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

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO
TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND
OUT WHERE YOU CAN GET LEGAL HELP.

SUSQUEHANNA VALLEY LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(717) 784-8760

LAW OFFICES OF BULL & BULL


SYLVIA H. KAPUSHINSKI, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, Pennsylvania 18603
(717) 759-1231
I.D. #59507

THE FIRST NATIONAL BANK	)	IN THE COURT OF COMMON PLEAS
OF BERWICK, PA.,	)	OF THE 26TH JUDICIAL DISTRICT
	)	COLUMBIA COUNTY BRANCH, PA.
Plaintiff,)	
	)	CIVIL ACTION - LAW
vs.	)	MORTGAGE FORECLOSURE ACTION
)	
RANDY L. SINK AND)	
TRACY A. SINK, HIS WIFE,)	
)	
Defendants.	)	NO. 628 OF 1991

NOTICE PURSUANT TO RULE 3129

THE FIRST NATIONAL BANK OF BERWICK, PA., 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 411 South Arch Street, Berwick, Columbia County, Pennsylvania, 18603, as more specifically described in attached Exhibit "A".

1. Name and address of owners:

RANDY L. SINK	TRACY A. SINK
CENTER DRIVE	CENTER DRIVE
MIFFLINVILLE, PA 18631	MIFFLINVILLE, PA 18631

2. Name and address of Defendants:

RANDY L. SINK	TRACY A. SINK
CENTER DRIVE	CENTER DRIVE
MIFFLINVILLE, PA 18631	MIFFLINVILLE, PA 18631

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

UNPAID REAL ESTATE TAXES (1990) \$723.24

4. Name and address of the last recorded holder of every mortgage of record:

FARMER'S HOME ADMINISTRATION
1125 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

THE FIRST NATIONAL BANK OF BERWICK, PA.
111 WEST FRONT STREET
BERWICK, PA 18603

5. Name and address of every other person who has any record interest in or recorded lien on the property and whose interest may be affected by the sale:

FARMER'S HOME ADMINISTRATION
1125 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

THE FIRST NATIONAL BANK OF BERWICK, PA.
111 WEST FRONT STREET
BERWICK, PA 18603

UNPAID REAL ESTATE TAXES (1990) \$ 723.24

6. Name and address of every other person who has any record interest or record lien on the property and which may be affected by the sale.

FARMER'S HOME ADMINISTRATION
1125 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

THE FIRST NATIONAL BANK OF BERWICK, PA.
111 WEST FRONT STREET
BERWICK, PA 18603

UNPAID REAL ESTATE TAXES (1990) \$ 723.24

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa C.S. Sec. 4904 relating to unsworn falsification to authorities.

LAW OFFICES OF BULL & BULL

Sylvia H. Kapushinski
SYLVIA H. KAPUSHINSKI, ESQUIRE

Attorney for Plaintiff

106 Market Street

Berwick, Pennsylvania 18603

(717) 759-1231

I.D. #59507

DATED:

PROPERTY DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin located along the northern right-of-way line of Centre Drive and the southwest corner of Lot No. 3;; thence along the southern right-of-way line of Centre Drive, south 66 degrees 15 minutes west, 132 feet to a steel pin; thence north 23 degrees 43 minutes 30 seconds west, 110 feet to a steel pin; thence along land now or late of J.L. Vandermark, Inc., north 66 degrees 15 minutes east, 132 feet to a steel pin; thence along the western line of Lot No. 3, south 23 degrees 43 minutes 30 seconds east, 110 feet to the place of beginning.

Said description being taken from a survey prepared by Charles B. Webb, dated June 10, 1978.

BEING the same premises conveyed to Randy L. Sink and Tracy A. Sink, his wife, by deed of Delwood Development of Pennsylvania, Inc., dated December 6, 1984 and recorded in the Columbia County Recorder of Deeds Office in Deed Book 341 at Page 176.

UNDER AND SUBJECT to the express covenants and conditions following, and which shall be covenants and conditions running with the land:

1. That no large animals shall be kept or maintained on said premises.
2. That no business of any nature shall be carried on in this plot of lots or on this lot.
3. That no trailers to be used for living purposes or otherwise shall be parked or kept on said premises.
4. That no building shall be erected for a dwelling on said premises which contains less than 1,000 square feet of floor space on the main or first floor.

THE FIRST NATIONAL BANK
OF BERWICK, PA.,

Plaintiff,

vs.

RANDY L. SINK AND
TRACY A. SINK, HIS WIFE,

Defendants.

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

) CIVIL ACTION - LAW
) MORTGAGE FORECLOSURE ACTION

) NO. 628 OF 1991

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will
be held:

DATE: *OCT. 24, 1991 Thursday*

TIME: *10:00 A.M.*

LOCATION: *SHERIFF'S OFFICE*

THE PROPERTY TO BE SOLD is delineated in detail in a legal
description mainly consisting of a statement of the measured
boundaries of the property, together with a brief mention of the
buildings and any other major improvements erected on the land.
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

Center Drive
Mifflinville
Columbia County
Pennsylvania 18631

THE JUDGMENT under or pursuant to which your property is
being sold is docketed in the within Commonwealth and County to:

No. 628 of 1991 (Count I)

THE NAME(S) OF THE OWNERS(S) OR REPUTED OWNERS of this property is:

RANDY L. SINK AND TRACY A. SINK

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

SUSQUEHANNA VALLEY LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(717) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a Petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a Petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a Petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This Petition MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.

3. A Petition or Petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The Petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the Petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the Petition to the Court.

SHERIFF

PROPERTY DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin located along the northern right-of-way line of Centre Drive and the southwest corner of Lot No. 3,; thence along the southern right-of-way line of Centre Drive, south 66 degrees 15 minutes west, 132 feet to a steel pin; thence north 23 degrees 43 minutes 30 seconds west, 110 feet to a steel pin; thence along land now or late of J.L. Vandermark, Inc., north 66 degrees 15 minutes east, 132 feet to a steel pin; thence along the western line of Lot No. 3, south 23 degrees 43 minutes 30 seconds east, 110 feet to the place of beginning.

Said description being taken from a survey prepared by Charles B. Webb, dated June 10, 1978.

BEING the same premises conveyed to Randy L. Sink and Tracy A. Sink, his wife, by deed of Delwood Development of Pennsylvania, Inc., dated December 6, 1984 and recorded in the Columbia County Recorder of Deeds Office in Deed Book 341 at Page 176.

UNDER AND SUBJECT to the express covenants and conditions following, and which shall be covenants and conditions running with the land:

1. That no large animals shall be kept or maintained on said premises.
2. That no business of any nature shall be carried on in this plot of lots or on this lot.
3. That no trailers to be used for living purposes or otherwise shall be parked or kept on said premises.
4. That no building shall be erected for a dwelling on said premises which contains less than 1,000 square feet of floor space on the main or first floor.

PROPERTY DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin located along the northern right-of-way line of Centre Drive and the southwest corner of Lot No. 3,; thence along the southern right-of-way line of Centre Drive, south 66 degrees 15 minutes west, 132 feet to a steel pin; thence north 23 degrees 43 minutes 30 seconds west, 110 feet to a steel pin; thence along land now or late of J.L. Vandermark, Inc., north 66 degrees 15 minutes east, 132 feet to a steel pin; thence along the western line of Lot No. 3, south 23 degrees 43 minutes 30 seconds east, 110 feet to the place of beginning.

Said description being taken from a survey prepared by Charles B. Webb, dated June 10, 1978.

BEING the same premises conveyed to Randy L. Sink and Tracy A. Sink, his wife, by deed of Delwood Development of Pennsylvania, Inc., dated December 6, 1984 and recorded in the Columbia County Recorder of Deeds Office in Deed Book 341 at Page 176.

UNDER AND SUBJECT to the express covenants and conditions following, and which shall be covenants and conditions running with the land:

1. That no large animals shall be kept or maintained on said premises.
2. That no business of any nature shall be carried on in this plot of lots or on this lot.
3. That no trailers to be used for living purposes or otherwise shall be parked or kept on said premises.
4. That no building shall be erected for a dwelling on said premises which contains less than 1,000 square feet of floor space on the main or first floor.

PROPERTY DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin located along the northern right-of-way line of Centre Drive and the southwest corner of Lot No. 3;; thence along the southern right-of-way line of Centre Drive, south 66 degrees 15 minutes west, 132 feet to a steel pin; thence north 23 degrees 43 minutes 30 seconds west, 110 feet to a steel pin; thence along land now or late of J.L. Vandermark, Inc., north 66 degrees 15 minutes east, 132 feet to a steel pin; thence along the western line of Lot No. 3, south 23 degrees 43 minutes 30 seconds east, 110 feet to the place of beginning.

Said description being taken from a survey prepared by Charles B. Webb, dated June 10, 1978.

BEING the same premises conveyed to Randy L. Sink and Tracy A. Sink, his wife, by deed of Delwood Development of Pennsylvania, Inc., dated December 6, 1984 and recorded in the Columbia County Recorder of Deeds Office in Deed Book 341 at Page 176.

UNDER AND SUBJECT to the express covenants and conditions following, and which shall be covenants and conditions running with the land:

1. That no large animals shall be kept or maintained on said premises.

2. That no business of any nature shall be carried on in this plot of lots or on this lot.

3. That no trailers to be used for living purposes or otherwise shall be parked or kept on said premises.

4. That no building shall be erected for a dwelling on said premises which contains less than 1,000 square feet of floor space on the main or first floor.

THE FIRST NATIONAL BANK
OF BERWICK, PA.,

Plaintiff,

vs.

RANDY L. SINK AND
TRACY A. SINK, HIS WIFE,

Defendants.

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

) CIVIL ACTION - LAW
) MORTGAGE FORECLOSURE ACTION

) NO. 628 OF 1991

JUN 11 1 35 PM '91

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF COLUMBIA)

SS:

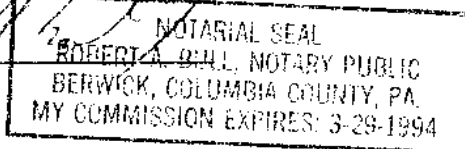
SYLVIA H. KAPUSHINSKI, ESQUIRE, being duly sworn according to law, does depose and says that she is the Attorney for the Plaintiff, that she makes this Affidavit on the Plaintiff's behalf and that she is authorized to do so on behalf of the Plaintiff; and that to the best of her knowledge, information and belief, the name and last known address of the Defendants in the above-captioned judgment are:

RANDY L. SINK and TRACY SINK
CENTER DRIVE
MIFFLINVILLE, PA 18631

Sylvia H. Kapushinski
SYLVIA H. KAPUSHINSKI, ESQUIRE

Sworn to and subscribed before me
this 11 day of June, 1991.

Notary Public



THE FIRST NATIONAL BANK
OF BERWICK, PA.,

Plaintiff,

vs.

RANDY L. SINK AND
TRACY A. SINK, HIS WIFE,

Defendants.

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

) CIVIL ACTION - LAW
) MORTGAGE FORECLOSURE ACTION

) NO. 628 OF 1991

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF COLUMBIA)

ss:

J. GERALD BAZEWICZ, being duly sworn according to law,
deposes and says that he makes this Affidavit on behalf of the
within Plaintiff, The First National Bank of Berwick, Pa., and
being authorized so to do and that he knows of his own personal
knowledge, and therefore avers that Randy L. Sink and Tracy A.
Sink ARE NOT in the Military or Naval Services of the United
States or it's allies, or otherwise within the provisions of the
Soldiers and Sailors Civil Relief Act of Congress of 1940 and it's
Amendments.

J. Gerald Baze

J. GERALD BAZEWICZ - PRESIDENT
THE FIRST NATIONAL BANK
OF BERWICK, PA.

Sworn to and subscribed before me
this 11 day of June, 1991.

Sylvia H. Kapushinski

Notary Public

NOTARIAL SEAL
SYLVIA H. KAPUSHINSKI, NOTARY PUBLIC
BERWICK, COLUMBIA COUNTY, PA.
MY COMMISSION EXPIRES: 4-10-1995

JUN 11 1 35 PM '91

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: August 27, 1991

Re: Sheriff's Sale Advertising Dates

The First National vs. Randy L. and Tracy A. Sink
Bank of Berwick, Pa.
No. 64 of 1991 ED No. 628 of 1991 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week October 3, 1991
2nd week October 10, 1991
3rd week October 17, 1991

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: August 27, 1991

To: Farmer's Home Admin.
1125 Old Berwick Road
Bloomsburg, Pa. 17815

Re: The First National Bank VS. Randy L. and Tracy A. Sink
of Berwick, Pa.
No: 64 of 1991 FD No: 628 of 1991 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
HARRISBURG, PA 17103

PHONE
(717) 784-1991

TELETYPE
(717) 784-6100

Date: August 27, 1991

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

Re: The First National Bank VS. Randy L. and Tracy A. Sink
of Berwick
No: 64 of 1991 ID No: 628 of 1991 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: August 27, 1991

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

Re: The First National Bank VS. Randy L. and Tracy A. Sink
of Berwick, Pa.
No: 64 of 1991 ID No: 628 of 1991 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: August 27, 1991

To: IRS
P.O. Box 12050
Philadelphia, Pa. 19106
Attention: Special Procedures Function

Re: The First National Bank VS. Randy L. and Tracy A. Sink
of Berwick, Pa.
No: 64 of 1991 ID No: 628 of 1991 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.

Please feel free to contact me with any questions you may have.

Note: Also enclosed is a copy of the Writ of Execution, Notice of Sheriff's Sale and copy of the Recorded lien holders

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE • P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6100

Date: August 27, 1991

To: Small Business Administration
20 N. Pennsylvania Ave.,
Room 2327
Wilkes-Barre, Pa. 18701

Re: The First National Bank VS. Randy L. Sink and Tracy A. Sink
of Berwick, Pa.
No: 64 of 1991 ID No: 628 of 1991 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
HARRISBURG, PA 17105

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6100

Date: August 27, 1991

To: Office of F.A.I.R.
Department of Public Welfare
P.O. Box 8016
Harrisburg, Pa. 17105

Re: The First National Bank VS. Randy L. and Tracy A. Sink
of Berwick
No: 64 of 1991 ID No: 628 of 1991 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BEDFORDSBURG, PA 17015

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6100

Date: August 27, 1991

To: Mr. Curt Moorehead
Water Authority
Mifflinville, Pa. 18631

Re: The First National Bank vs. Randy L. and Tracy A. Sink
of Berwick
No: 64 of 1991 ID No: 628 of 1991 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1491

24 HOUR PHONE
(717) 784-6100

Date: August 27, 1991

To: Susan Hauck Nevel
Tax Collector
E. Fifth St.,
Mifflinville, Pa. 18631

Re: The First National Bank VS. Randy L. and Tracy A. Sink
of Berwick, Pa.
No: 64 of 1991 ID No: 628 of 1991 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.

Please feel free to contact me with any questions you may have.

Note: Please send all un-paid tax's to the Sheriff's Office and we will attempt to collect them if this property is sold.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 64 OF 1991 E.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

THURSDAY OCTOBER 24, 1991

10:00 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

ALL that certain piece, parcel and tract of land situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin located along the northern right-of-way line of Centre Drive and the southwest corner of lot No. 3,; thence along the southern right-of-way line of Centre Drive, south 66 degrees 15 minutes west, 132 feet to a steel pin; thence north 23 degrees 43 minutes 30 seconds west, 110 feet to a steel pin; thence along land now or late of J.L. Vandermark, Inc., north 66 degrees 15 minutes east, 132 feet to a steel pin; thence along the western line of Lot No. 3, south 23 degrees 43 minutes 30 seconds east, 110 feet to the place of beginning.

Said description being taken from a survey prepared by Charles B. Webb, dated June 10, 1978.

BEING the same premises conveyed to Randy L. Sink and Tracy A. Sink, his wife, by deed of Delwood Development of Pennsylvania, Inc., dated December 6, 1984 and recorded in the Columbia County Recorder of Deeds Office in Deed Book 341 at Page 176.

UNDER AND SUBJECT to the express covenants and conditions following, and which shall be covenants and conditions running with the land:

1. That no large animals shall be kept or maintained on said Premises.

2. That no business of any nature shall be carried on in this plot of lots or on this lot.

3. That no trailers to be used for living purposes or otherwise shall be parked or kept on said premises.

4. That no building shall be erected for a dwelling on said premises which contains less than 1,000 square feet of floor space on the main or first floor.

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.

Seized and taken in execution at the suit of THE FIRST NATIONAL BANK OF BERWICK, PA. Vs Randy L. Sink and Tracy A. Sink, his wife.

TERMS OF SALE: Ten (10%) percent cash or certified check TIME OF SALE, Balance cash or certified check within eight (8) days after Sale.

Said premises to be sold by the Sheriff of Columbia County

HARRY A. ROADARMEL, Jr.
Sheriff of Columbia County

Sylvia H. Kapushinski, Esquire
Attorney for Plaintiff

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

THE FIRST NATIONAL BANK OF
BERWICK, PA.,

Plaintiff,

vs

RANDY L. SINK AND
TRACY A. SINK, HIS WIFE,

Defendants.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 64 Term 19 91 E.D.

No. Term 19 A.D.

No. 628 (Count I) Term 19 91 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

SEE ATTACHED SHEET FOR DESCRIPTION OF PROPERTIES

Amount Due	\$ <u>5,862.05</u>
(Atty.'s commission 10%)	<u>586.20</u>
Interest from 8/22/89 to 4/29/91	\$ <u>301.50</u>

and interest at a ^{Total} daily rate of \$2.01 ^{\$ 6,749.75} Plus costs
from 4/29/91 until said obligation is
as endorsed. paid in full.

Jami B. Blinn
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: Shorothy Long

Deputy

AUG 16 1991

Dated _____
(SEAL)

1 **FIRST NATIONAL BANK**
BERWICK, PENNSYLVANIA 18803
A First Keystone Community Bank

57961

FOR ACCOUNT OF FORECLOSURE COSTS RANDY SINK

AUG. 6 1991

60-712/313

PAY
TO THE ORDER
OF

1ST NAT'L BK. BERWICK **750 DOLS 00 CTS**

DOLLARS \$ 750.00

COLUMBIA COUNTY SHERIFF

CASHIER'S CHECK

AUTHORIZED SIGNATURE

Robert D. McWilliam

⑈00057961⑈ ⑆031307125⑆ 01 20631 3⑈01

THE FIRST NATIONAL BANK
OF BERWICK, PA.,

Plaintiff,

vs.

RANDY L. SINK AND
TRACY A. SINK, HIS WIFE,

Defendants.

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

) CIVIL ACTION - LAW
) MORTGAGE FORECLOSURE ACTION

) NO. 628 OF 1991

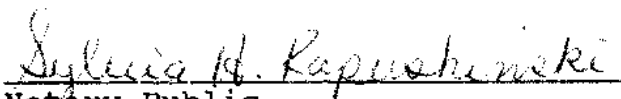
WATCHMAN RELEASE FORM

I, J. GERALD BAZEWICZ, make this wavier on behalf of the within Plaintiff, The First National Bank of Berwick, Pa., and being authorized so to do, waives the right to the placing of a Watchman and/or insurance on the property located at Center Drive, Mifflinville, Columbia County, Pennsylvania, in the above mortgage foreclosure action.



J. GERALD BAZEWICZ - PRESIDENT
The First National Bank of Berwick, Pa.

Sworn and subscribed before me
this 16th day of August, 1991.



Notary Public

NOTARIAL SEAL
SYLVIA H. KAPUSHINSKI, NOTARY PUBLIC
BERWICK, COLUMBIA COUNTY, PA.
MY COMMISSION EXPIRES: 4-10-1995