

# LIEN CERTIFICATE

DATE April 29, 1992

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, 1991,

in Berwick Boro are as follows:

Owner or Reputed Owner: Hook, Keith William III

Former Owner: Not In Our System

Parcel No. 04.4-9-19

Description 223 S. Warren St. Lot 5

<u>YEAR</u>	<u>TOTAL</u>
1991	\$457.35
TOTAL	\$457.35

The above figures represent the amount(s) due during the  
month of July 1992

Requested by: Columbia County Sheriff's Department

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long  
Dennis Long  
Director

Pd  
6/30/92

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

June 30, 1992

Mr. Bradford J. Harris, Esquire  
GOING & PLANK  
140 East King Street  
Lancaster, Pa. 17602

Dear Sir:

Enclosed is CK#4398 in the amount of \$18,498.24, which represents payment for the Sheriff's Sale No. 773 of 1991, Atlantic Financial Federal-WV Vs Keith William Hook, III.

If you have any questions, please contact us.

Sincerely,

J.H. Dent  
Deputy 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

June 30, 1992


Mrs. Connie K. Gingher  
Tax Collector  
120 R. E. Third St.,  
Berwick, Pa. 18603

Dear Sir:

Enclosed is CK#4394 in the amount of \$139.94, which represents payment for the un-paid Tax's on the Hook property sold at Sheriff's Sale.

If you have any questions, please contact us.

Sincerely,

  
J. H. Dent  
Deputy 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

June 30, 1992


Berwick Borough Sewer Authority  
344 Market St.,  
Berwick, Pa. 18603

Dear Sir:

Enclosed is CK#4397 in the amount of \$1,084.64, which represents payment for the un-paid sewer bill on the Hook property sold at Sheriff's Sale.

If you have any questions, please contact us.

Sincerely,

  
J.H. Dent  
Deputy 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

June 30, 1992


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

Dear Sir:

Enclosed is CK/#4390 in the amount of \$235.62, which represents payment for the advertising of the Sheriffs Sale No. 773 of 1991 against Keith William Hook III. The Sale was advertised May 14, 21 and 28.

If you have any questions please contact us.

Sincerely,

  
J.H. Dent  
Deputy 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

June 30, 1992


Mr. Michael Ireys, Solicitor  
38 W. 3rd St.,  
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#4391 in the amount of \$50.00, which represents payment for the expert legal work on the Hook Sheriff's Sale. As usual, your presents was appreciated and everything went smooth.

If you have any questions, please contact us.

Sincerely,

  
J.H. Dent  
Deputy Sheriff

Note: As the old saying goes, it's not the size of something, it's the quality.

# SHERIFF'S SALE

## Distribution Sheet

Atlantic Financial Federal-WV vs. Keith William Hook, III  
 NO. 773 of 1991 JD DATE OF SALE: June 18, 1992 11:00 A.M.  
 NO. \_\_\_\_\_ ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) June 18, 1992 and (time) 11:00 A.M., of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Robert E. Francis for the price or sum of Twenty Thousand and One Hundred (\$20,100.00) Dollars, being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ 20,100.00	
Poundage .....	402.00	
Transfer Taxes .....	402.00	
Total Needed to Purchase .....		\$ 20,904.00
Amount Paid Down .....		2,010.00
Balance Needed to Purchase .....		18,894.00

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ 307.71	
Poundage .....	402.00	
Newspaper .....		\$ 709.71
Printing .....		235.62
Solicitor .....		50.00
Columbia County Prothonotary .....		33.50
Columbia County Recorder of Deeds -	Deed copy work	402.00
	Realty transfer taxes	
	State stamps	139.94
Tax Collector ( Borough of Berwick )		462.35
Columbia County Tax Assessment Office	Delinquent Tax's	38.00
State Treasurer .....		1,084.64
Other: <u>Borough of Berwick Sewer Authority</u>		

TOTAL EXPENSES: \$ 3,155.76

Total Needed to Purchase	\$ 20,904.00	
Less Expenses	3,155.76	
Net to First Lien Holder	17,748.24	
Plus Deposit	750.00	
Total to First Lien Holder	\$ 18,498.24	

Sheriff's Office, Bloomsburg, Pa.  
 Columbia County

So answers

HARRY A. ROADARMEL

Sheriff

SHERIFF'S SALE

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 773 OF 1991 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 JUNE 18, 1992

11:00 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 or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of Lot No. 6 on the Westerly side of South Warren Street; thence along said Street North 9 degrees East 40 feet to the Southeast corner of Lot No. 4; thence along the same North 81 degrees West 145 feet 6 inches to Roosevelt Alley; thence along the same South 9 degrees West 40 feet to the Northwest corner of Lot No. 6 aforesaid; thence along the same South 81 degrees East 145 feet 6 inches to South Warren Street, the place of beginning. Containing 5820 square feet of land, and being Lot No. 5 in D.A. Michael's Susquehanna Addition to West Berwick, Now Berwick. See Map Book 1 at pages 70 and 71 in Recorder's Office at Bloomsburg, Columbia County, Pennsylvania.

IMPROVED with a single family dwelling.

BEING THE SAME PREMISES which Robert T. Steele and Ann L. Steele, his wife, by deed dated April 7, 1980 and recorded August 21, 1980 in the Recorder's Office in and for Columbia County, Pennsylvania in Deed Book Volume 299, Page 8, granted and conveyed unto Keith William Hook III.

Parcel ID No. 04D-9-19.

Seized in execution under Judgment No. 773 of 1991 in the Court of Common Pleas of Columbia County, Pennsylvania and sold as the property of Keith William Hook, III.

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

Said premises to be sold by the Sheriff of Columbia County.

HARRY A. ROADARMEL, Jr.  
Sheriff of Columbia County

Bradford J. Harris, Esquire  
for Plaintiff

ROBERT E. FRANCIS  
ESTHER FRANCIS  
BOX 195  
MIFFLINVILLE, PA 18631

1414

PAY TO THE  
ORDER OF

*Columbian College*

*6-24* 19 *92*

80-1  
313

\$ *18,894.99*

*Eighteen Thousand Eight Hundred Ninety Four*  
DOLLARS

**NORTHEASTERN BANK**  
Branch Office Berwick, Pennsylvania 18603

A **PNB** BANK

MEMO

*Payment in full*

*Robert Francis*

⑆03⑆3000⑆2⑆ 2730027⑆0⑆ 91414





**SENDER:**

- Complete items 1 and 2 for additional services.
- Complete items 3, a, +a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

3. Article Addressed to:

Department of Public Welfare  
c/o Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, Pa. 17815

4a. Article Number

P 373 528 976

4b. Service Type

☐ Registered ☐ Insured☒ Certified ☐ COD☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

*Edmund C. Reed*  
Signature (Agent)

PS Form 3811, October 1990

U.S. GPO: 1990-273-861

**DOMESTIC RETURN RECEIPT****SENDER:**

- Complete items 1 and 2 for additional services.
- Complete items 3, a, +a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

3. Article Addressed to:

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

4a. Article Number

P 373 528 984

4b. Service Type

☐ Registered ☐ Insured☒ Certified ☐ COD☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

*Harry K. Reed*  
Signature (Agent)

PS Form 3811, October 1990

U.S. GPO: 1990-273-861

**DOMESTIC RETURN RECEIPT**

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address2. ☐ Restricted Delivery 773

Consult postmaster for fee.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address 7732. ☐ Restricted Delivery

Consult postmaster for fee.

# SHERIFF'S SALE

## Distribution Sheet

Atlantic Financial Federal-WV      VS.      Keith William Hook, III  
 NO. 773 of 1991      JD      DATE OF SALE: June 18, 1992 11:00 A.M.  
 NO.      ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) June 18, 1992 and (time) 11:00 A.M., of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Robert E. Francis for the price or sum of Twenty Thousand and One Hundred (\$20,100.00) Dollars, being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ 20,100.00	
Poundage .....	402.00	
Transfer Taxes .....	402.00	
Total Needed to Purchase .....		\$ 20,904.00
Amount Paid Down .....		2,010.00
Balance Needed to Purchase .....		18,894.00

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ 307.71	
Poundage .....	402.00	
Newspaper .....		\$ 709.71
Printing .....		235.62
Solicitor .....		50.00
Columbia County Prothonotary .....		33.50
Columbia County Recorder of Deeds -	Deed copy work	402.00
	Realty transfer taxes	
	State stamps	139.94
Tax Collector ( Borough of Berwick )		462.35
Columbia County Tax Assessment Office Delinquent Tax's		38.00
State Treasurer .....		1,084.64
Other: Borough of Berwick Sewer Authority		

**TOTAL EXPENSES:**      \$ 3,155.76

Total Needed to Purchase	\$ 20,904.00	
Less Expenses	3,155.76	
Net to First Lien Holder	17,748.24	
Plus Deposit	750.00	
Total to First Lien Holder	\$ 18,498.24	

Sheriff's Office, Bloomsburg, Pa.  
 Columbia County

So answers

HARRY A. ROADARMEL

Sheriff

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

Atlantic Financial Federal-WV VS Keith William Hook, III

NO. 773 of 1991 E.D. NO. J.D.

DATE OF SALE: June 18, 1992 at 11:00 A.M.

BID PRICE ( INCLUDES COSTS )	\$ 20,100.00
POUNDAGE 2% BID PRICE	\$ 402.00
TRANSFER TAX 2% BID PRICE	\$ 402.00
MISC. COSTS	\$

TOTAL NEEDED TO PURCHASE

\$ 20,904.00

PURCHASER(S) : Robert E. Francis 759-3432  
ADDRESS : P.O. Box 195 MISSISSAUGA, ONT.  
NAME(S) ON DEED: Robert E. Francis  
PURCHASER(S) SIGNATURE(S) : Robert E. Francis

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$ 20,904.00
LESS DEPOSIT	\$
DOWN PAYMENT	\$ 2,010.00
AMOUNT DUE IN EIGHT DAYS	\$ 18,894.00

# SHERIFF'S SALE - COSTS SHEET

Atlantic Financial Federal-WV

vs. Keith William Hook, III

NO. 773 of 1991 E.D. NO. J.D. DATE OF SALE June 18, 1992

11:00 A.M.

DOCKET & LEVY	\$ 14.00
SERVICE	126.00
MAILING	39.71
ADVERTISING, SALE BILLS & NEWSPAPERS	7.00
POSTING HANDBILLS	14.00
MILEAGE	20.00
CRYING/ADJOURN OF SALE	17.00
SHERIFF'S DEED	10.00
DISTRIBUTION	7.00
OTHER COPIES 23 BL \$ 9.00	69.00

TOTAL . . . . . \$ 301.71

PRESS-ENTERPRISE, INC.	\$ 225.62
HENRIE PRINTING	
SOLICITOR'S SERVICES	50.00

TOTAL . . . . . \$ 285.62

PROTHONOTARY:	LIENS LIST	<del>\$</del>
	DEED NOTARIZATION	<del></del>
	OTHER	<del></del>

TOTAL . . . . . \$

RECORDER OF DEEDS:	COPYWORK	\$ 20.00
	DEED	
	OTHER	13.50

TOTAL . . . . . \$ 33.50

REAL ESTATE TAXES:		
BOROUGH/TWP. & COUNTY TAXES, 19	19	\$ 139.94
SCHOOL TAXES, DISTRICT		
DELINQUENT TAXES, 19	19	457.35

TOTAL . . . . . \$ 597.29

MUNICIPAL RENTS:		
SEWER - MUNICIPALITY	JUNE 1992	\$ 1,084.64
WATER - MUNICIPALITY	19	

TOTAL . . . . . \$ 1,084.64

SURCHARGE FEE: (STATE TREASURER) TOTAL . . . . . \$ 38.00

MISCELLANEOUS: TAX CLAIM	\$ 5.00
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TOTAL . . . . . \$

TOTAL COSTS . . . . . \$ 12,511.02

Northeastern Bank of Pennsylvania  
Berwick Office  
1502 West Front Street  
Berwick, PA 18603-4331  
717-257-2753

## **NORTHEASTERN BANK**

May 20, 1992

IN RE: ROBERT E. FRANCIS  
ESTHER FRANCIS

TO WHOM IT MAY CONCERN:

Northeastern Bank of Pa. will honor any checks  
written on the above mentioned in the amount up  
to and including Four Thousand Dollars. (\$4,000.00).

  
\_\_\_\_\_  
Jordan Shadocki Branch Mgr.  
Northeastern Bank of Pa.

ROBERT E. FRANCIS  
ESTHER FRANCIS  
BOX 186  
MIFFLINVILLE, PA 18531

1410

6-18 1992

60-1  
913

PAY TO THE  
ORDER OF

Columbia County Sheriff's Office

\$ 2010.00

Two Thousand and Ten Dollars

DOLLARS

**NORTHEASTERN BANK**  
Savings Office - Berwyn, Pennsylvania 18803

A **PNC BANK**

MEMO

*Robert Francis*

⑆03⑆3000⑆2⑆ 2730027⑆0⑆ 9⑆4⑆0

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 . . . May 14, 21, 28 . . . , 1992 . . . exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press-Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

*Larraine M. Kreischer*

Sworn and subscribed to before me this 2<sup>nd</sup> day of June 1992

*Dennis L. Ashenfelter*  
(Notary Public)

My Commission Expires

Notarial Seal  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 1995  
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.

.....

LAW OFFICES  
GOING AND PLANK  
140 EAST KING STREET  
LANCASTER, PA. 17602

BERNARD M. ZIMMERMAN  
1930-1975

ROBERT M. GOING  
DENNIS L. PLANK  
ROBERT M. GOING, JR.  
BRADFORD J. HARRIS

May 15, 1992

TELEPHONE  
(717) 392-4131  
TELEFAX  
(717) 392-1737

Prothonotary Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: ATLANTIC FINANCIAL FEDERAL-WV  
vs. KEITH WILLIAM HOOK, III  
No. 773 of 1991

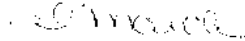
Gentlemen:

Please file and docket the enclosed Affidavit of Service for the above-captioned case, and return a time-stamped copy to our office in the enclosed self-addressed, stamped envelope.

Thank you for your time and cooperation. Please do not hesitate to telephone me (or Brad Harris in my absence) if you have any questions regarding this matter.

Very truly yours,

GOING & PLANK

By:   
Erika March  
Legal Assistant

Enclosures

cc: Columbia County Sheriff's Office

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION--MORTGAGE FORECLOSURE

ATLANTIC FINANCIAL FEDERAL-WV,	:	
Plaintiff,	:	
	:	
vs.	:	
	:	No. 773 of 1991
KEITH WILLIAM HOOK, III,	:	
Defendant.	:	

**AFFIDAVIT OF SERVICE OF NOTICES OF SHERIFF SALE OF REAL PROPERTY**

1. We, GOING & PLANK, are the attorneys for Plaintiff in the above-captioned case, and as such, are and were authorized to execute this Affidavit and effect the actions hereinafter described.

2. In accordance with Pa.R.C.P. 3129.1 et seq., we mailed by ordinary first class mail copies of the Notice of Sheriff Sale of Real Property in the above-captioned matter, which Notices (exclusive of the legal description of the real property attached to said Notices as an exhibit) are attached hereto as "EXHIBIT A" and incorporated herein by reference, to the persons and on the dates respectively enumerated in said Notices.

3. Said legal description of the real property attached to each of said Notices is attached hereto as "EXHIBIT B" and incorporated herein by reference.

4. The U.S. Postal Form 3817 Certificate of Mailing for each of said Notices is attached hereto as "EXHIBIT C" and incorporated herein by reference.

5. Our return address appeared on the envelopes for each of said Notices and as of the date of this Affidavit, the following checked paragraph is applicable:

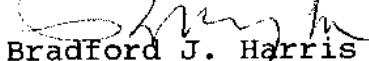
☒ None of said Notices were returned to us.

☐ None of said Notices were returned to us except those attached hereto as "EXHIBIT D" and incorporated herein by reference.

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

GOING & PLANK

DATED: May 15, 1992

By:   
Bradford J. Harris  
Attorneys for Plaintiff  
140 East King Street  
Lancaster, PA 17602  
(717-392-4131)  
Atty. Id. No. 34393

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION--MORTGAGE FORECLOSURE

ATLANTIC FINANCIAL FEDERAL-WV,  
Plaintiff,

vs.

KEITH WILLIAM HOOK, III,  
Defendant.

:  
:  
:  
:  
:  
:  
:  
:  
:  
:

No. 773 of 1991

**NOTICE OF SHERIFF SALE OF REAL PROPERTY**

TO: KEITH WILLIAM HOOK, III  
R.D. #8  
Bloomsburg, PA 17815

BOROUGH OF BERWICK  
244 Market Street  
Berwick, PA 18603

DEPARTMENT OF PUBLIC WELFARE  
c/o Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

ATLANTIC FINANCIAL FEDERAL-WV  
P.O. Box 2787  
Charleston, WV 25330

DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

ATLANTIC FINANCIAL SAVINGS, F.A.  
P.O. Box 2787  
Charleston, WV 25330

ATLANTIC FINANCIAL FEDERAL  
formerly SUSQUEHANNA SAVINGS ASSOCIATION  
P.O. Box 2787  
Charleston, WV 25330

**TAKE NOTICE** that on June 18, 1992 at 11:00 a.m. (prevailing local time), the Sheriff of Columbia County, Pennsylvania will sell the real property, together with any home and all other improvements thereon, that is located at 223 South Warren Street, Berwick, Columbia County, Pennsylvania 18603. The real property is more fully described in the attached legal description, which is incorporated herein by reference. This sale will take place at the Sheriff's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, Pennsylvania 17815. The owner(s) or reputed owner(s) of the real property are as follows: Keith William Hook, III.

This sale is being held pursuant to a writ of execution issued on the JUDGMENT entered in favor of the above Plaintiff and against the above Defendant(s), which judgment is indexed to the above docket number in the above Court of Common Pleas.

A SCHEDULE OF DISTRIBUTION showing who will receive the proceeds of the sale will be posted in the Sheriff's Office within thirty (30) days after the sale date, and distribution of the sale proceeds will be made in accordance with the Schedule unless you or someone else objects to the proposed distribution by filing exceptions to it within ten (10) days after the posting of the Schedule. Information about the Schedule of Distribution may be obtained from the Sheriff's Office.

EXHIBIT

A

**YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY.** Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not promptly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

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 FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Fred Trump, Court Administrator  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 784-1991, Ext. 267

**GOING & PLANK**

DATED: May 5, 1992

By: *Dennis L. Plank*  
for Bradford J. Harris  
Attorneys for Plaintiff  
140 East King Street  
Lancaster, PA 17602  
(717) 392-4131  
Attorney I.D. No. 34393

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

BEGINNING at the Northeast corner of Lot No. 6 on the Westerly side of South Warren Street; thence along said Street North 9 degrees East 40 feet to the Southeast corner of Lot No. 4; thence along the same North 81 degrees West 145 feet 6 inches to Roosevelt Alley; thence along the same South 9 degrees West 40 feet to the Northwest corner of Lot No. 6 aforesaid; thence along the same South 81 degrees East 145 feet 6 inches to South Warren Street, the place of beginning. Containing 5820 square feet of land, and being Lot No. 5 in D.A. Michael's Susquehanna Addition to West Berwick, Now Berwick. See Map Book 1 at pages 70 and 71 in Recorder's Office at Bloomsburg, Columbia County, Pennsylvania.

IMPROVED with a single family dwelling.

BEING THE SAME PREMISES which Robert T. Steele and Ann L. Steele, his wife, by deed dated April 7, 1980 and recorded August 21, 1980 in the Recorder's Office in and for Columbia County, Pennsylvania in Deed Book Volume 299, Page 8, granted and conveyed unto Keith William Hook, III.

Parcel ID No. 04D-9-19.

Seized in execution under Judgment No. 773 of 1991 in the Court of Common Pleas of Columbia County, Pennsylvania and sold as the property of Keith William Hook, III.

EXHIBIT

B

LAW OFFICES  
GOING AND PLANK  
140 EAST KING STREET  
LANCASTER, PA. 17602

BERNARD M. ZIMMERMAN  
1930-1975

ROBERT M. GOING  
DENNIS L. PLANK  
ROBERT M. GOING, JR.  
BRADFORD J. HARRIS

May 15, 1992

TELEPHONE  
(717) 392-4131  
TELEFAX  
(717) 392-1737

Prothonotary Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: ATLANTIC FINANCIAL FEDERAL-WV  
vs. KEITH WILLIAM HOOK, III  
No. 773 of 1991

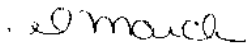
Gentlemen:

Please file and docket the enclosed Affidavit of Service for the above-captioned case, and return a time-stamped copy to our office in the enclosed self-addressed, stamped envelope.

Thank you for your time and cooperation. Please do not hesitate to telephone me (or Brad Harris in my absence) if you have any questions regarding this matter.

Very truly yours,

GOING & PLANK

By:   
Erika March  
Legal Assistant

Enclosures

cc: Columbia County Sheriff's Office

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION--MORTGAGE FORECLOSURE

ATLANTIC FINANCIAL FEDERAL-WV, :  
Plaintiff, :

vs. :

KEITH WILLIAM HOOK, III, :  
Defendant. :

No. 773 of 1991

**AFFIDAVIT OF SERVICE OF NOTICES OF SHERIFF SALE OF REAL PROPERTY**

1. We, GOING & PLANK, are the attorneys for Plaintiff in the above-captioned case, and as such, are and were authorized to execute this Affidavit and effect the actions hereinafter described.

2. In accordance with Pa.R.C.P. 3129.1 et seq., we mailed by ordinary first class mail copies of the Notice of Sheriff Sale of Real Property in the above-captioned matter, which Notices (exclusive of the legal description of the real property attached to said Notices as an exhibit) are attached hereto as "EXHIBIT A" and incorporated herein by reference, to the persons and on the dates respectively enumerated in said Notices.

3. Said legal description of the real property attached to each of said Notices is attached hereto as "EXHIBIT B" and incorporated herein by reference.

4. The U.S. Postal Form 3817 Certificate of Mailing for each of said Notices is attached hereto as "EXHIBIT C" and incorporated herein by reference.

5. Our return address appeared on the envelopes for each of said Notices and as of the date of this Affidavit, the following checked paragraph is applicable:


☒ None of said Notices were returned to us.

☐ None of said Notices were returned to us except those attached hereto as "EXHIBIT D" and incorporated herein by reference.

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

**GOING & PLANK**

DATED: May 15, 1992

By:   
Bradford J. Harris  
Attorneys for Plaintiff  
140 East King Street  
Lancaster, PA 17602  
(717-392-4131)  
Atty. Id. No. 34393

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION--MORTGAGE FORECLOSURE

ATLANTIC FINANCIAL FEDERAL-WV, :  
Plaintiff, :  
vs. :  
KEITH WILLIAM HOOK, III, : No. 773 of 1991  
Defendant. :

**NOTICE OF SHERIFF SALE OF REAL PROPERTY**

TO: KEITH WILLIAM HOOK, III  
R.D. #8  
Bloomsburg, PA 17815

BOROUGH OF BERWICK  
244 Market Street  
Berwick, PA 18603

DEPARTMENT OF PUBLIC WELFARE  
c/o Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

ATLANTIC FINANCIAL FEDERAL-WV  
P.O. Box 2787  
Charleston, WV 25330

DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

ATLANTIC FINANCIAL SAVINGS, F.A.  
P.O. Box 2787  
Charleston, WV 25330

ATLANTIC FINANCIAL FEDERAL  
formerly SUSQUEHANNA SAVINGS ASSOCIATION  
P.O. Box 2787  
Charleston, WV 25330

**TAKE NOTICE** that on June 18, 1992 at 11:00 a.m. (prevailing local time), the Sheriff of Columbia County, Pennsylvania will sell the real property, together with any home and all other improvements thereon, that is located at 223 South Warren Street, Berwick, Columbia County, Pennsylvania 18603. The real property is more fully described in the attached legal description, which is incorporated herein by reference. This sale will take place at the Sheriff's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, Pennsylvania 17815. The owner(s) or reputed owner(s) of the real property are as follows: Keith William Hook, III.

This sale is being held pursuant to a writ of execution issued on the JUDGMENT entered in favor of the above Plaintiff and against the above Defendant(s), which judgment is indexed to the above docket number in the above Court of Common Pleas.

A SCHEDULE OF DISTRIBUTION showing who will receive the proceeds of the sale will be posted in the Sheriff's Office within thirty (30) days after the sale date, and distribution of the sale proceeds will be made in accordance with the Schedule unless you or someone else objects to the proposed distribution by filing exceptions to it within ten (10) days after the posting of the Schedule. Information about the Schedule of Distribution may be obtained from the Sheriff's Office.

EXHIBIT

A

**YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY.** Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not promptly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

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 FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Fred Trump, Court Administrator  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 784-1991, Ext. 267

**GOING & PLANK**

DATED: May 5, 1992

By: *Dennis L. Hank*  
for Bradford J. Harris  
Attorneys for Plaintiff  
140 East King Street  
Lancaster, PA 17602  
(717) 392-4131  
Attorney I.D. No. 34393

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

BEGINNING at the Northeast corner of Lot No. 6 on the Westerly side of South Warren Street; thence along said Street North 9 degrees East 40 feet to the Southeast corner of Lot No. 4; thence along the same North 81 degrees West 145 feet 6 inches to Roosevelt Alley; thence along the same South 9 degrees West 40 feet to the Northwest corner of Lot No. 6 aforesaid; thence along the same South 81 degrees East 145 feet 6 inches to South Warren Street, the place of beginning. Containing 5820 square feet of land, and being Lot No. 5 in D.A. Michael's Susquehanna Addition to West Berwick, Now Berwick. See Map Book 1 at pages 70 and 71 in Recorder's Office at Bloomsburg, Columbia County, Pennsylvania.

IMPROVED with a single family dwelling.

BEING THE SAME PREMISES which Robert T. Steele and Ann L. Steele, his wife, by deed dated April 7, 1980 and recorded August 21, 1980 in the Recorder's Office in and for Columbia County, Pennsylvania in Deed Book Volume 299, Page 8, granted and conveyed unto Keith William Hook, III.

Parcel ID No. 04D-9-19.

Seized in execution under Judgment No. 773 of 1991 in the Court of Common Pleas of Columbia County, Pennsylvania and sold as the property of Keith William Hook, III.

EXHIBIT  
B

<b>U.S. POSTAL SERVICE</b> <b>CERTIFICATE OF MAILING</b> MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER
Received From:  <b>GOING &amp; PLANK</b> <b>140 EAST KING STREET</b> <b>LANCASTER, PA 17602</b>
One piece of ordinary mail addressed to:  <b>ATLANTIC FINANCIAL SAVINGS F A</b> <b>P O BOX 2787</b> <b>CHARLESTON WV 25330</b>  (HOOK)

PS Form 3817, Mar. 1989

★ U.S.GPO: 1991-0-282-404/25747

Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
fee.



Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
fee.



<b>U.S. POSTAL SERVICE</b> <b>CERTIFICATE OF MAILING</b> MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER
Received From:  <b>GOING &amp; PLANK</b> <b>140 EAST KING STREET</b> <b>LANCASTER, PA 17602</b>
One piece of ordinary mail addressed to:  <b>ATLANTIC FINANCIAL FEDERAL-WV</b> <b>P O BOX 2787</b> <b>CHARLESTON WV 25330</b>  (HOOK)

PS Form 3817, Mar. 1989

★ U.S.GPO: 1991-0-282-404/25747

Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
fee.



<b>U.S. POSTAL SERVICE</b> <b>CERTIFICATE OF MAILING</b> MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	Received From:  <b>GOING &amp; PLANK</b> <b>140 EAST KING STREET</b> <b>LANCASTER, PA 17602</b>	One piece of ordinary mail addressed to:  <b>DOMESTIC RELATIONS OFFICE</b> <b>COLUMBIA COUNTY COURTHOUSE</b> <b>P O BOX 380</b> <b>BLOOMSBURG PA 17815</b>  (HOOK)
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★ U.S.GPO: 1991-0-282-404/25747

PS Form 3817, Mar. 1989

<b>U.S. POSTAL SERVICE</b> <b>CERTIFICATE OF MAILING</b> MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER
Received From:  <b>GOING &amp; PLANK</b> <b>140 EAST KING STREET</b> <b>LANCASTER, PA 17602</b>
One piece of ordinary mail addressed to:  <b>ATLANTIC FINANCIAL FEDERAL</b> <b>—FORMERLY SUSQUEHANNA SAVINGS ASSOCIATION</b> <b>P O BOX 2787</b> <b>CHARLESTON WV 25330</b>  (HOOK)

PS Form 3817, Mar. 1989

★ U.S.GPO: 1991-0-282-404/25747

Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
fee.



EXHIBIT  
C

U.S. POSTAL SERVICE <b>CERTIFICATE OF MAILING</b>	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	GOING & PLANK 140 EAST KING STREET LANCASTER, PA 17602
One piece of ordinary mail addressed to:	KEITH WILLIAM HOOK III R D #8 BLOOMSBURG PA 17815 (HOOK)

PS Form 3817, Mar. 1989

★ U.S.GPO:1991-0-282-404/25747

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

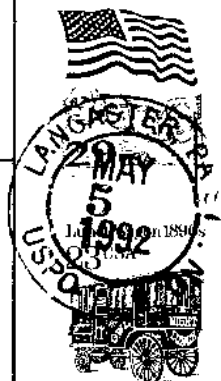


U.S. POSTAL SERVICE <b>CERTIFICATE OF MAILING</b>	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	GOING & PLANK 140 EAST KING STREET LANCASTER, PA 17602
One piece of ordinary mail addressed to:	DEPARTMENT OF PUBLIC WELFARE c/o COLUMBIA COUNTY COURTHOUSE P O BOX 380 BLOOMSBURG PA 17815 (HOOK)

PS Form 3817, Mar. 1989

★ U.S.GPO:1991-0-282-404/25747

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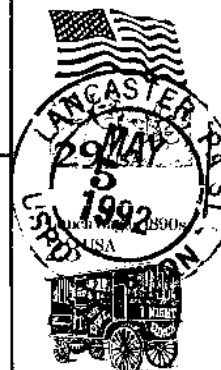


U.S. POSTAL SERVICE <b>CERTIFICATE OF MAILING</b>	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	GOING & PLANK 140 EAST KING STREET LANCASTER, PA 17602
One piece of ordinary mail addressed to:	BOROUGH OF BERWICK 244 MARKET STREET BERWICK PA 18603 (HOOK)

PS Form 3817, Mar. 1989

★ U.S.GPO:1991-0-282-404/25747

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 784 1991

TELETYPE  
(717) 784 6000

Mr. Bradford J. Harris, Esquire  
GOING & PLANK  
140 East King Street  
Lancaster, Pa. 17602

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

VS. 773 of 1991

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Tuesday May 12, 1992 POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Keith William Hook, III at 223 S. Warren St., Berwick, Pa. 18603  
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*  
J.H. Dent

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEI, JR.

SWORN AND SUBSCRIBED BEFORE ME

THIS 13Th  
DAY OF May 1992

*Tami B. Kline /CMS*

TAMI B. KLINE, PROTHONOTARY OF  
COLUMBIA COUNTY

PROTH. & CLK. OF SEV. COURTS  
MY COMM. EX. 1st MON. JAN. 1990

SHERIFF'S SALE

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 773 OF 1991 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 JUNE 18, 1992

11:00 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 or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of Lot No. 6 on the Westerly side of South Warren Street; thence along said Street North 9 degrees East 40 feet to the Southeast corner of Lot No. 4; thence along the same North 81 degrees West 145 feet 6 inches to Roosevelt Alley; thence along the same South 9 degrees West 40 feet to the Northwest corner of Lot No. 6 aforesaid; thence along the same South 81 degrees East 145 feet 6 inches to South Warren Street, the place of beginning. Containing 5820 square feet of land, and being Lot No. 5 in D.A. Michael's Susquehanna Addition to West Berwick, Now Berwick. See Map Book 1 at pages 70 and 71 in Recorder's Office at Bloomsburg, Columbia County, Pennsylvania.

IMPROVED with a single family dwelling.

BEING THE SAME PREMISES which Robert T. Steele and Ann L. Steele, his wife, by deed dated April 7, 1980 and recorded August 21, 1980 in the Recorder's Office in and for Columbia County, Pennsylvania in Deed Book Volume 299, Page 8, granted and conveyed unto Keith William Hook III.

Parcel ID No. 04D-9-19.

Seized in execution under Judgement No. 773 of 1991 in the Court of Common Pleas of Columbia County, Pennsylvania and sold as the property of Keith William Hook, III.

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

Said premises to be sold by the Sheriff of Columbia County.

HARRY A. ROADARMEL, Jr.  
Sheriff of Columbia County

Bradford J. Harris, Esquire  
for Plaintiff

## MORTGAGE

THIS MORTGAGE is made this 20th day of AUGUST, 1980, between the Mortgagor, KEITH WILLIAM HOOK, III (herein "Borrower"), and the Mortgagee, SUSQUEHANNA SAVINGS ASSOCIATION, a corporation organized and existing under the laws of the State of Pennsylvania, whose address is 31 West Market Street, Wilkes-Barre, Pennsylvania 18701 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTEEN THOUSAND (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2000;

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

ALL that certain piece or parcel of land situate in the Borough of Berwick, formerly West Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of Lot No. 6 on the Westerly side of South Warren Street; thence along said Street North 9 degrees East 40 feet to the Southeast corner of Lot No. 4; thence along the same North 81 degrees West 145 feet 6 inches to Roosevelt Alley; thence along the same South 9 degrees West 40 feet to the Northwest corner of Lot No. 6 aforesaid; thence along the same South 81 degrees East 145 feet 6 inches to South Warren Street, the place of beginning. Containing 5820 square feet of land, and being Lot No. 5 in the D. A. Michael's Susquehanna Addition to West Berwick, now Berwick. See Map Book 1 at pages 70 and 71 in Recorder's Office at Bloomsburg, Columbia County, Pennsylvania.

BEING the same premises conveyed by Ann L. Steele and Robert T. Steele, her husband, to Keith William Hook, III, the Mortgagor herein, by deed dated       , 1980, and about to be recorded in the Office of the Recorder of Deeds in and for Columbia County simultaneously herewith.

THIS is a purchase money mortgage.

IMPROVED with a single family dwelling.

which has the address of 223 SOUTH WARREN STREET, BERWICK, COLUMBIA COUNTY, PENNSYLVANIA  
(Street) (City)  
..... (herein "Property Address");  
(State and 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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Witnesses:

*Lou B McClaffin*

*Keith William Hook III*  
KEITH WILLIAM HOOK, III

—Borrower

COMMONWEALTH OF PENNSYLVANIA, COLUMBIA County ss:

On this, the 20th day of AUGUST, 1980, before me, the undersigned officer, personally appeared KEITH WILLIAM HOOK, III known to me (or satisfactorily proven) to be the person, whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes herein contained.

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

My Commission expires:

*Joseph Serling*  
NOTARY PUBLIC  
WILKES-BARRE, LUZERNE COUNTY, PA.  
MY COMMISSION EXPIRES MAY 25, 1981

I HEREBY CERTIFY, that the precise residence of the Susquehanna Savings Association is 31 West Market Street, Wilkes-Barre, Pa.

JOSEPH SERLING, Columbia Attorney for Mortgagee

Recorded in the Office for Recording of Deeds in and for the County of COLUMBIA, Commonwealth of Pennsylvania in Mortgage Book No. 200, Page 811, etc. at 8:26 a.m.

WITNESS my hand and Seal of Office this 21st day of August, 1980.

*Beverly J. Michael*  
Acting Recorder

No. <u>221</u>	REC'D BY RECORDER COLUMBIA CO., PA. 250 FEB 26 1980
<b>Mortgage</b>	
KEITH WILLIAM HOOK, III	
TO	
Susquehanna Savings Association	
DATE: August 20, 1980	PREMISES: 223 South Warren Street Berwick, Columbia County Pennsylvania
REAL DEBT: \$15,000.00	MONTHLY PAYMENT: \$175.74
Record and Return to	
Joseph Serling Attorney for Association	
960 United Penn Bank Bldg. Wilkes-Barre, PA 18701	

ASSIGNMENT OF MORTGAGE

Loan # 377540303

KNOWN BY THESE PRESENTS:

THAT Atlantic Financial Savings, FA, under the conservatorship of the Resolution Trust Corporation as Successor in Interest to Atlantic Financial Federal located at 50 Monument Road, Bala Cynwyd, Pennsylvania, 19004, a corporation organized and existing under the laws of the United States of America, hereinafter referred to as Assignor, in consideration, of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, to it in hand paid by Atlantic Financial Federal - West Virginia, hereinafter referred to as ASSIGNEE, does by these presents grant, bargain, sell, assign, transfer and set over unto said ASSIGNEE that Mortgage given and executed by Keith William Hook III in the original amount of \$ 15,000.-, recorded in the County of Columbia, State of PA in Mortgage Book 200, at page 811, secured by premises known as 223 S. Warren St. Berwick PA Berwick Boro.

TOGETHER WITH the Note or other obligations, described in the Mortgage and the moneys due and to grow due thereon, with the interest.

TO HAVE AND TO HOLD the same unto said ASSIGNEE and to the successors, legal representatives and assigns of ASSIGNEE forever.

IN WITNESS WHEREOF, THE ASSIGNOR has caused this instrument to be executed by its Vice President hereunto duly authorized this 1st day of November, 1990.

WITNESS:

Atlantic Financial Savings, FA  
A Corporation

Sue Slater

By

Gregory D. Wray  
Vice President

STATE OF West Virginia

(Corporate Seal)

:ss:

COUNTY OF Kanawha

On this, 1st day of November, 1990, before me personally appeared Gregory D. Wray who acknowledged himself to be the Vice President of Atlantic Financial Savings, FA, a corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Vice President.

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



JOHANNA T. HALE  
Notary Public  
Alum Creek, WV 25003  
Commission Expires 11/15/93

Johnna T. Hale  
Notary Public

hereby certify that the precise address of the ASSIGNEE herein is One Piedmont Road, Charleston, West Virginia 25301.

PREPARED BY

Johnna T. Hale  
Johnna T. Hale

BOOK 469 PAGE 564

PREPARED BY - RETURN TO:  
Atlantic Financial Federal - WV  
One Piedmont Road  
Charleston, WV 25301  
Attn: Reba C. Denzie  
Inventory Control

268  
RECEIVED BY  
COLUMBIA COUNTY, PA.  
TAX \$50.00 ✓

MAR 12 9 58 AM '91

Rec. in Columbia County  
Rec. bk 469 Page 564  
March 12, 1991 at 9:58 am

*Beverly J. Michael*  
Recorder of Deeds





ERNEST  
PREATE, JR.  
Attorney General

Commonwealth of Pennsylvania

*Office of Attorney General*  
*Financial Enforcement Section*

May 1, 1992

Financial Enforcement Section  
15th Floor, Strawberry Square  
Harrisburg, PA 17120  
(717) 787-3646

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House - P.O. Box 380  
Bloomsburg, PA 17815

Re: Atlantic Financial Federal - WV

Dear Sheriff Roadarmel:

A check of the records of the Financial Enforcement Section, Office of Attorney General, reveals no cases referred to this Office against Keith William Hook, III.

Very truly yours,

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

THOMAS C. ZERBE, JR.  
Deputy Attorney General  
Financial Enforcement Section

TCZ/smm

MU  
30344

SHERIFF'S SALE

David  
AV 15172

BY VIRTUE OF A WRIT OF EXECUTION NO. 773 OF 1991 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 JUNE 18, 1992  
11:00 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 or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of Lot No. 6 on the Westerly side of South Warren Street; thence along said Street North 9 degrees East 40 feet to the Southeast corner of Lot No. 4; thence along the same North 81 degrees West 145 feet 6 inches to Roosevelt Alley; thence along the same South 9 degrees West 40 feet to the Northwest corner of Lot No. 6 aforesaid; thence along the same South 81 degrees East 145 feet 6 inches to South Warren Street, the place of beginning. Containing 5820 square feet of land, and being Lot No. 5 in D.A. Michael's Susquehanna Addition to West Berwick, Now Berwick. See Map Book 1 at pages 70 and 71 in Recorder's Office at Bloomsburg, Columbia County, Pennsylvania.

IMPROVED with a single family dwelling.

BEING THE SAME PREMISES which Robert T. Steele and Ann L. Steele, his wife, by deed dated April 7, 1980 and recorded August 21, 1980 in the Recorder's Office in and for Columbia County, Pennsylvania in Deed Book Volume 299, Page 8, granted and conveyed unto Keith William Hook III.

Parcel ID No. 04D-9-19.

Seized in execution under Judgement No. 773 of 1991 in the Court of Common Pleas of Columbia County, Pennsylvania and sold as the property of Keith William Hook, III.

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

Said premises to be sold by the Sheriff of Columbia County.

HARRY A. ROADARMEL, Jr.  
Sheriff of Columbia County

Bradford J. Harris, Esquire  
for Plaintiff

# LIEN CERTIFICATE

DATE April 29, 1992

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, 1991,

in Berwick Boro are as follows:

Owner or Reputed Owner: Hook, Keith William III

Former Owner: Not In Our System

Parcel No. 04.4-9-19

Description 223 S. Warren St. Lot 5

<u>YEAR</u>	<u>TOTAL</u>
1991	\$457.35
TOTAL	\$457.35

The above figures represent the amount(s) due during the  
month of July 1992

Requested by: Columbia County Sheriff's Department

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long  
Dennis Long  
Director

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 384-1991

TELETYPE  
(717) 384-6100

Mr. Bradford J. Harris, Esquire  
GOING & PLANK  
140 East King Street  
Lancaster, Pa. 17602

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

NO. 773 of 1991

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVICE ON Keith William Hook III

ON Monday April 27, 1992 AT 2:30 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

Keith William Hook III, AT RD#8 Bloomsburg, Pa. 17815

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

Keith William Hook III

SO ANSWERS:

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 29th

DAY OF April 1992

Tami B. Kline / EAG

TAMI B. KLINE, PROTHONOTARY  
OF COLUMBIA COUNTY

SHERIFF

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
( CIVIL ACTION--MORTGAGE FORECLOSURE )

ATLANTIC FINANCIAL FEDERAL-WV, :  
Plaintiff, :  
vs. :  
No. 773 of 1991  
KEITH WILLIAM HOOK, III, :  
Defendant. :

**AFFIDAVIT PURSUANT TO RULE 3129.1 et seq.**

Plaintiff now sets forth as of the date the praecipe for the writ of execution was filed in the above-captioned action the following information concerning the real property located at 223 South Warren Street, Berwick, Columbia County, Pennsylvania 18603:

**1. Name and address of the owner(s) or reputed owner(s):**

KEITH WILLIAM HOOK, III, R.D. #8, Bloomsburg, PA 17815

**2. Name and address of the defendant(s) in the judgment:**

KEITH WILLIAM HOOK, III, R.D. #8, Bloomsburg, PA 17815

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

DEPARTMENT OF PUBLIC WELFARE, c/o Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815

BOROUGH OF BERWICK, 244 Market Street, Berwick, PA 18603

ATLANTIC FINANCIAL SAVINGS, F.A., P.O. Box 2787, Charleston, WV 25330

ATLANTIC FINANCIAL FEDERAL-WV, P.O. Box 2787, Charleston, WV 25330

ATLANTIC FINANCIAL FEDERAL, formerly SUSQUEHANNA SAVINGS ASSOCIATION, P.O. Box 2787, Charleston, WV 25330

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

ATLANTIC FINANCIAL FEDERAL-WV, P.O. Box 2787, Charleston, WV 25330

**5. Name and address of every other person who has any record lien on the property:**

NONE

**6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:**

NONE

APR 2 10 53 AM '92

**7. Name and address of every other person whom Plaintiff has knowledge who has any interest in the property that may be affected by the sale:**

KEITH WILLIAM HOOK, III, R.D. #8, Bloomsburg, PA 17815

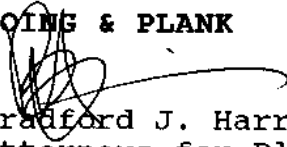
DOMESTIC RELATIONS OFFICE, Columbia County Courthouse, P.O. Box 380,  
Bloomsburg, PA 17815

We verify that the statements made in this affidavit are true and correct to the best of our knowledge, information, or belief. We understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities. We are the attorneys for Plaintiff, and as such, are authorized to execute this affidavit on its behalf.

**GOING & PLANK**

DATED: April 2, 1992

By:

  
Bradford J. Harris  
Attorneys for Plaintiff  
140 East King Street  
Lancaster, PA 17602  
(717) 392-4131  
Attorney I.D. No. 34393

# SHERIFF'S DEPARTMENT

COLUMBIA COUNTY

## SHERIFF SERVICE PROCESS RECEIPT, and AFFIDAVIT OF RETURN

INSTRUCTIONS FOR SERVICE OF PROCESS on the reverse of the last (No. 5) copy of this form. Please type or print legibly. Do not detach any copies.

PLAINTIFF/S/ ATLANTIC FINANCIAL FEDERAL-WV	2. COURT NUMBER 773 of 1991
DEFENDANT/S/ KEITH WILLIAM HOOK, III	4. TYPE OF WRIT OR COMPLAINT: WRIT OF MORTGAGE FORECLOSURE - EXECUTION
5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD. KEITH WILLIAM HOOK, III	
6. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and ZIP Code) R.D. #8, Bloomsburg, PA 17815	

INDICATE UNUSUAL SERVICE: ☐ COMMON, OF PA. ☐ DEPUTIZE ☐ OTHER

Now, \_\_\_\_\_ 19 \_\_\_\_\_, I, SHERIFF OF LANCASTER COUNTY, PA., do hereby deputize the Sheriff of \_\_\_\_\_ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff. \_\_\_\_\_  
SHERIFF OF LANCASTER COUNTY


SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

Personally serve the above Defendant with the Notice of Sheriff Sale and a copy of the Writ of Execution.

Sheriff Sale: \_\_\_\_\_ at \_\_\_\_\_

(PLEASE NOTIFY OUR OFFICE OF THE DATE OF SALE AS SOON AS IT IS SET.)

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN -- Any deputy sheriff levying upon or attaching any property under this writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

SIGNATURE of ATTORNEY or other ORIGINATOR 	10. TELEPHONE NUMBER (717) 392-4131	11. DATE April 2, 1992
--	--	---------------------------

SEND NOTICE OF SERVICE COPY TO NAME AND ADDRESS BELOW: (This area must be completed if notice is to be mailed)

BRADFORD J. HARRIS, ESQUIRE, COTING & PLANK, 140 EAST KING STREET, LANCASTER, PA 17602

### SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

I acknowledge receipt of the writ or complaint as indicated above.	SIGNATURE of Authorized LCSD Deputy or Clerk and Title	14. Date Received	15. Expiration/Hearing date
--	--	-------------------	-----------------------------

I hereby CERTIFY and RETURN that I have personally served, I have legal evidence of service as shown in "Remarks", I have executed as shown in "Remarks", the writ or complaint described on the individual, company, corporation, etc., at the address shown above or on the individual, company, corporation, etc., at the address inserted below by handling a TRUE and ATTESTED COPY thereof.

I hereby certify and return a NOT FOUND because I am unable to locate the individual, company, corporation, etc., named above. (See remarks below)

Name and title of individual served (if not shown above)	19. A person of suitable age and discretion then residing in the defendant's usual place of abode. (1)
--	--

Address of where served (complete only if different than shown above) (Street or RFD, Apartment No., City, Boro, Twp. State and Zip Code)	21. Date of Service	22. Time AM PM EST LOST
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ATTEMPTS	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.
Advance Costs	25. Service Costs		26. Notary Cert.		27. Mileage or Postage				28. Total Costs		29. COST DUE OR REFUND				

REMARKS:

AFFIRMED and subscribed to before me this _____ day of _____ 19 _____	SO ANSWER.	
_____ Prisoner/Deputy/Notary Public	32. Signature of Dep. Sheriff	33. Date
COMMISSION EXPIRES _____	35. Signature of Sheriff	36. Date
I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED ISSUING AUTHORITY AND TITLE.	SHERIFF OF LANCASTER COUNTY	
	39. Date Received	

# SHERIFF S DEPARTMENT

COLUMBIA COUNTY

## SHERIFF SERVICE PROCESS RECEIPT, and AFFIDAVIT OF RETURN

INSTRUCTIONS FOR SERVICE OF PROCESS on the reverse of the last (No. 5) copy of this form. Please type or print legibly. Do not detach any copies.

PLAINTIFF/S/ ATLANTIC FINANCIAL FEDERAL-WV	2. COURT NUMBER 773 of 1991
DEFENDANT/S/ KEITH WILLIAM HOOK, III	4. TYPE OF WRIT OR COMPLAINT: MORTGAGE FORECLOSURE -
5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD. SEE INSTRUCTIONS BELOW	
6. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and ZIP Code)	

→  
AT

INDICATE UNUSUAL SERVICE: ☐ COMMON OF PA. ☐ DEPUTIZE ☐ OTHER

Now, \_\_\_\_\_ 19 \_\_\_\_\_, I, SHERIFF OF LANCASTER COUNTY, PA., do hereby deputize the Sheriff of \_\_\_\_\_ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

SHERIFF OF LANCASTER COUNTY

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

Post the Mortgaged Premises at 223 South Warren Street, Berwick, Columbia County, Pennsylvania with the Sheriff's Handbill of Sale, copy of Notice of Sheriff Sale and copy of the Writ of Execution.

Sheriff Sale: \_\_\_\_\_ at \_\_\_\_\_

(PLEASE NOTIFY OUR OFFICE OF THE DATE OF SALE AS SOON AS IT IS SCHEDULED.)

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under this writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

SIGNATURE of ATTORNEY or other ORIGINATOR 	10. TELEPHONE NUMBER (717) 392-4131	11. DATE April 2, 1992
---	--	---------------------------

SEND NOTICE OF SERVICE COPY TO NAME AND ADDRESS BELOW: (This area must be completed if notice is to be mailed)

BRADFORD J. HARRIS, ESQUIRE, COITING & PLANK, 140 EAST KING STREET, LANCASTER, PA 17602

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

I acknowledge receipt of the writ or complaint as indicated above.	SIGNATURE of Authorized LCSD Deputy or Clerk and Title	14. Date Received	15. Expiration/Hearing date
--	--	-------------------	-----------------------------

I hereby CERTIFY and RETURN that I have personally served, I have legal evidence of service as shown in "Remarks", I have executed as shown in "Remarks", the writ or complaint described on the individual, company, corporation, etc., at the address shown above or on the individual, company, corporation, etc., at the address inserted below by handling a TRUE and ATTESTED COPY thereof.

I hereby certify and return a NOT FOUND because I am unable to locate the individual, company, corporation, etc., named above. (See remarks below)

Name and title of individual served (if not shown above)	19. A person of suitable age and discretion then residing in the defendant's usual place of abode. <input type="checkbox"/>
--	---

Address of where served (complete only if different than shown above) (Street or RFD, Apartment No., City, Boro, Twp. State and Zip Code)	21. Date of Service	22. Time AM PM EST EDST
---	---------------------	-------------------------------------

ATTEMPTS	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.
Advance Costs	25. Service Costs		26. Notary Cert.		27. Mileage or Postage		28. Total Costs		29. COST DUE OR REFUND						

REMARKS:

AFFIRMED and subscribed to before me this _____ day of _____ 19 _____	SO ANSWER.	
Prothonotary/Deputy/Notary Public	32. Signature of Dep. Sheriff	33. Date
COMMISSION EXPIRES _____	35. Signature of Sheriff	36. Date
ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED ISSUING AUTHORITY AND TITLE.	SHERIFF OF LANCASTER COUNTY	
	39. Date Received	

HARRY

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE BOX 300  
BLOOMSBURG, PA 17815

24 HOUR PHONE  
(717) 784-6100

PHONE  
(717) 784-1491

Date: April 28, 1992

To: Keith William Hook III  
2248  
Bloomsburg, Pa. 17815

Re: Atlantic Financial Federal-WV VS. William Hook III

No. 173 of 1991 ED No. of 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. ROADARMEI, JR.  
SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE, BOX 200  
BLOOMING, PA 17815

24 HOUR PHONE  
(717) 704-6100

Date: April 28, 1992

To: Department of Public Welfare  
Columbia County Court House  
P.O. Box 580  
Blooming, Pa. 17815

Re: Public Financial Federal-WV VS William Hook, III  
No. 1 of 1991 ED 1 of 1 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 questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.  
SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE, BOX 300  
BLOOMSBURG, PA 17003

24 HOUR PHONE  
(717) 784-6300

Date: April 28, 1992

To: Borough of Berwick  
304 Market St.,  
Berwick, Pa. 18603

Re: Atlantic Electrical Federal-WV VS. William Hook, III

Noted of 1991 ED Noted of 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

SHERIFF OF COLUMBIA COUNTY

COURT HOUSE, BOX 300  
BLOOMSBURG, PA 17815

24 HOUR PHONE  
(717) 784-6100

Date: Apr 11 08 1992

To: Domestic Relations Office  
Columbia County Courthouse  
P.O. Box 300  
Bloomsburg, Pa. 17815

Re: Bank of America National Association Federal-WV vs. William Hook III

No. 91-1 of 1991 ED No. 1 of JD

Dear Sirs:

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  
SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE, BOX 300  
BLOOMSBURG, PA. 17015

24 HOUR PHONE  
(717) 784-6100

FROM  
7/17/84-1991  
Date: April 28, 1992

for Thomas C. Zerbe Jr.  
Deputy Attorney General  
Collections Unit  
South and Walnut Sts.  
Harrisburg, Pa. 17120

Re: Republic Financial Federal-WV VS. William Hook III

No. 773 of 1991 ED No. of JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any  
claim 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

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE BOX 500  
BLOOMSBURG, PA 17003

24 HOUR PHONE  
(717) 784-6100

Date: April 28, 1992

To: Commonwealth of Pennsylvania  
Department of Revenue  
Division of Taxants Settlement  
PO Box 2855  
Harrisburg, Pa. 17105

Re: Public Financial Federal-WV VS William Hook III

No. of 1991 ED of 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 questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.

**SHERIFF OF COLUMBIA COUNTY**  
**COURT HOUSE BOX 380**  
**BLOOMSBURG, PA. 17015**

24 HOUR PHONE  
(717) 784-6100

Date: April 28, 1992

To: CRS

P.O. Box 12050

Philadelphia, Pa. 19106

Attention: Special Procedures Bureau

Re: Scientific Financial Federal-WV William Hook III

NO.        of 1991 ED        of        JD

Dear Sir:

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

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

Respectfully,

Note: Also enclosed is a copy of the Sheriff's  
Execution; list of recorded  
interest.

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

TELETYPE  
(717) 784-6100

Date: April 28, 1992

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

Re: Atlantic Financial Federal-WV VS. Keith William Hook III

No: 773 of 1991 ED No: \_\_\_\_\_ of \_\_\_\_\_ 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

TELETYPE  
(717) 784-6300

Date: April 28, 1992

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

Re: Atlantic Financail Federal-WV VS. Keith William Hook III

No: 773 of 1991 ED No: \_\_\_\_\_ of \_\_\_\_\_ 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 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

TELETYPE  
(717) 784-6100

Date: April 28, 1992

To: Connie K. Ginger  
Tax Collector  
120 R.E. Third St.,  
Berwick, Pa. 18603

Re: Atlantic Financial Federal-WV VS. Keith William Hook III

No: 773 of 1991 ED No: \_\_\_\_\_ of \_\_\_\_\_ 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

PRESS/ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: April 28, 1992

Re: Sheriff's Sale Advertising Dates

Atlantic Financial Federal vs. Keith William Hook III  
WV  
No. 773 of 1991 ED No.                      of                      JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week May 14, 1992  
2nd week May 21, 1992  
3rd week May 28, 1992

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 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

TELETYPE  
(717) 784 6100

Date: April 28, 1992

To: Berwick Borough Sewer Authority  
Chris Klinger  
344 Market St.,  
Berwick, Pa. 18603

Re: Atlantic Financial Federal-WV vs. Keith William Hook, III

No: 773 of 1991 ED No:                      of                      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

**GOING & PLANK**  
**IOLTA FORECLOSURE ACCOUNT**  
 140 EAST KING STREET  
 LANCASTER, PA 17602

DATE	INVOICE	AMOUNT

60-82/313

**7655**

PAY *elm* Seven hundred & <sup>30</sup>fifty & 00/100 DOLLARS

CHECK NO.	FUND	TO THE ORDER OF	DATE	DESCRIPTION	CHECK AMOUNT
7655		Sheriff of Columbia	4/7/92	Hack, Keith	750.00

MELLON BANK  
 COMMONWEALTH REGION  
 LANCASTER, PA

cel March

⑈007655⑈ ⑆031300821⑆ 512 991648 1⑈

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION--MORTGAGE FORECLOSURE

ATLANTIC FINANCIAL FEDERAL-WV, :  
Plaintiff, :  
 :  
vs. : No. 773 of 1991  
 :  
KEITH WILLIAM HOOK, III, :  
Defendant. :

**PRAECIPE FOR WRIT OF EXECUTION**  
(Mortgage Foreclosure)

**TO THE PROTHONOTARY:**

Please issue a writ of execution in favor of Plaintiff and against Defendant KEITH WILLIAM HOOK, III in the above-captioned matter directing the Sheriff of Columbia County, Pennsylvania to levy upon and sell the real property of Defendant located at 223 South Warren Street, Berwick, Columbia County, Pennsylvania 18603, which property is more fully described in the legal description attached hereto and incorporated herein by reference, for the following:

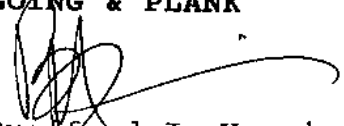
Amount Due . . . . . \$28,325.00  
  
Interest at 13% per annum (\$5.56 per diem)  
from 4/2/92 to date of sale. . . . . \$  
  
\_\_\_% collection fee (not included  
in judgment and above "amount due" . . . . . \$  
  
Other ( ) . . \$

TOTAL . . . . . \$28,325.00,  
plus interest at 13%  
per annum (\$5.56 per diem)  
from 4/2/92 to date of  
settlement, plus costs

GOING & PLANK

DATED: April 2, 1992

By:

  
Bradford J. Harris  
Attorneys for Plaintiff

140 East King Street  
Lancaster, PA 17602  
(717) 392-4131  
Attorney I.D. No. 34393

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

ATLANTIC FINANCIAL FEDERAL-WV,  
Plaintiff,

vs.

KEITH WILLIAM HOOK, III,  
Defendant.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 773 of 1991

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE ATTACHED LEGAL DESCRIPTION

Amount Due \$ 28,325.00

Interest from 4/2/92 to date of  
Sale or Settlement \$

TOTAL \$ Plus costs \$

as endorsed.

Dated 4/10/92  
(SEAL)

Tami B. King  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

By: Cathy Messer

Deputy

Proth. \$50.50 Pd. 6/7/91  
Sheriff 79.50 Pd.  
Judge 9.00 Pd. 4/10/92  
Writ 15.00 Pd. 4/10/92  
Sgt. 5.00

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION--MORTGAGE FORECLOSURE

ATLANTIC FINANCIAL FEDERAL-WV, :  
Plaintiff, :  
 :  
vs. :  
 : No. 773 of 1991  
KEITH WILLIAM HOOK, III, :  
Defendant. :

**AFFIDAVIT PURSUANT TO RULE 3129.1 et seq.**

Plaintiff now sets forth as of the date the praecipe for the writ of execution was filed in the above-captioned action the following information concerning the real property located at 223 South Warren Street, Berwick, Columbia County, Pennsylvania 18603:

**1. Name and address of the owner(s) or reputed owner(s):**

KEITH WILLIAM HOOK, III, R.D. #8, Bloomsburg, PA 17815

**2. Name and address of the defendant(s) in the judgment:**

KEITH WILLIAM HOOK, III, R.D. #8, Bloomsburg, PA 17815

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

DEPARTMENT OF PUBLIC WELFARE, c/o Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815

BOROUGH OF BERWICK, 244 Market Street, Berwick, PA 18603

ATLANTIC FINANCIAL SAVINGS, F.A., P.O. Box 2787, Charleston, WV 25330

ATLANTIC FINANCIAL FEDERAL-WV, P.O. Box 2787, Charleston, WV 25330

ATLANTIC FINANCIAL FEDERAL, formerly SUSQUEHANNA SAVINGS ASSOCIATION, P.O. Box 2787, Charleston, WV 25330

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

ATLANTIC FINANCIAL FEDERAL-WV, P.O. Box 2787, Charleston, WV 25330

**5. Name and address of every other person who has any record lien on the property:**

NONE

**6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:**

NONE

**7. Name and address of every other person whom Plaintiff has knowledge who has any interest in the property that may be affected by the sale:**

KEITH WILLIAM HOOK, III, R.D. #8, Bloomsburg, PA 17815

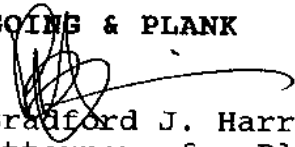
DOMESTIC RELATIONS OFFICE, Columbia County Courthouse, P.O. Box 380,  
Bloomsburg, PA 17815

We verify that the statements made in this affidavit are true and correct to the best of our knowledge, information, or belief. We understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities. We are the attorneys for Plaintiff, and as such, are authorized to execute this affidavit on it's behalf.

**GOING & PLANK**

DATED: April 2, 1992

By:

  
Bradford J. Harris  
Attorneys for Plaintiff  
140 East King Street  
Lancaster, PA 17602  
(717) 392-4131  
Attorney I.D. No. 34393

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION--MORTGAGE FORECLOSURE

ATLANTIC FINANCIAL FEDERAL-WV,  
Plaintiff,

vs.

KEITH WILLIAM HOOK, III,  
Defendant.

:  
:  
:  
:  
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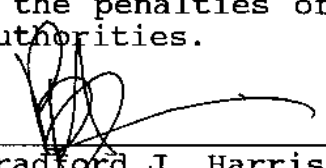
No. 773 of 1991

**AFFIDAVIT OF WHEREABOUTS**

I, Bradford J. Harris, Esquire, hereby depose and state that I am the attorney for Plaintiff ATLANTIC FINANCIAL FEDERAL - WV; that as such, I am authorized to make this Affidavit on behalf of Plaintiff; that to the best of my knowledge, information, or belief, the last known address of Defendant(s), who are the mortgagor(s) and real owner(s), is as follows: KEITH WILLIAM HOOK, III; R.D. #8, Bloomsburg, PA 17815. Plaintiff has prepared and delivered to the Columbia County Sheriff concurrently with the filing of this Affidavit the Sheriff's Notice of Sale of Real Estate required by Pa.R.C.P. 3129.

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

DATED: March 11, 1992

  
\_\_\_\_\_  
Bradford J. Harris, Esquire  
Attorney I.D. #34393

APR 9 1992  
11 53 AM '92

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION--MORTGAGE CORPORATION

ATLANTIC FINANCIAL FEDERAL-WV,  
Plaintiff,

vs.

KEITH WILLIAM HOOK, III,  
Defendants.

No. 773 of 1991

**AFFIDAVIT THAT DEFENDANT IS NOT IN THE MILITARY SERVICE, PURSUANT  
TO THE SOLDIERS' AND SAILORS' CIVIL RELIEF ACT OF 1940, AS AMENDED**

I, Archie O. Morris II, hereby depose and state that I am the  
Loan Servicing Officer of Plaintiff ATLANTIC FINANCIAL  
FEDERAL-WV; that as such, I am authorized to make this Affidavit on behalf of  
Plaintiff; that to the best of my knowledge, information, or belief, KEITH  
WILLIAM HOOK, III, a Defendant in the above-captioned action, is not in the  
military or naval services of the United States of America, based upon the  
following facts regarding said Defendant as of the date of this Affidavit:

Age: Over 18

Last Known Place of Employment: Unknown

Last Known Place of Residence: R.D. #8, Bloomsburg, PA 17815

ADDITIONAL FACTS (if any):

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

DATED: February 4, 1992

Archie O. Morris II  
(Signature)

APR 9 10 53 AM '92

SHERIFF'S SALE

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 773 OF 1991 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 JUNE 18, 1992

11:00 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 or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of Lot No. 6 on the Westerly side of South Warren Street; thence along said Street North 9 degrees East 40 feet to the Southeast corner of Lot No. 4; thence along the same North 81 degrees West 145 feet 6 inches to Roosevelt Alley; thence along the same South 9 degrees West 40 feet to the Northwest corner of Lot No. 6 aforesaid; thence along the same South 81 degrees East 145 feet 6 inches to South Warren Street, the place of beginning. Containing 5820 square feet of land, and being Lot No. 5 in D.A. Michael's Susquehanna Addition to West Berwick, Now Berwick. See Map Book 1 at pages 70 and 71 in Recorder's Office at Bloomsburg, Columbia County, Pennsylvania.

IMPROVED with a single family dwelling.

BEING THE SAME PREMISES which Robert T. Steele and Ann L. Steele, his wife, by deed dated April 7, 1980 and recorded August 21, 1980 in the Recorder's Office in and for Columbia County, Pennsylvania in Deed Book Volume 299, Page 8, granted and conveyed unto Keith William Hook III.

Parcel ID No. 04D-9-19.

Seized in execution under Judgement No. 773 of 1991 in the Court of Common Pleas of Columbia County, Pennsylvania and sold as the property of Keith William Hook, III.

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

Said premises to be sold by the Sheriff of Columbia County.

HARRY A. ROADARMEL, Jr.  
Sheriff of Columbia County

Bradford J. Harris, Esquire  
for Plaintiff