

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to me directed, I will expose to public sale at the Sheriff's Office, in the Court House, in the Town of Bloomsburg, County of Columbia and State of Pennsylvania on

THURSDAY, JUNE 8, 1978
at 2:00 o'clock P.M.

ALL that certain piece or parcel of land situate in the Township of Mt. Pleasant, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at an iron pin located along the eastern side of a proposed 50 foot right of way; THENCE along another proposed 50 foot right of way, South 46 degrees 35 minutes East, 81.5 feet to an iron pin; THENCE along the dividing line between Lots Numbers 13 and 12, South 43 degrees 25 minutes West, 240 feet to an iron pin; THENCE along the dividing line between Lots Number 11 and 12, North 46 degrees 35 minutes West, 81.5 feet to an iron pin located along the eastern side of said 50 foot right of way; THENCE along said right of way, North 43 degrees 25 minutes East, 240 feet to an iron pin, the place of beginning. CONTAINING one acre according to a survey prepared by James H. Patton, R. S. dated May 1972. Designated as Lot #12 in Pleasant Hills Development. BEING the same premises conveyed by J. L. Vandermark, Inc. to Maurice A. Tormey and Amy B. Tormey, his wife, by deed dated July 22, 1975 and recorded in the office of the Recorder of Deeds in and for Columbia County in Deed Book 273, Page 55. SUBJECT to the same restrictions, conditions, exceptions and reservations as set forth in deeds forming the chain of title. IMPROVED with a single, frame ranch-type dwelling and known as R. D. #2, Millville, Mt. Pleasant Township, Columbia County, Pennsylvania.

Taken into execution, etc. at the suit of Susquehanna Savings Association, formerly Susquehanna Savings & Loan Association of Wilkes-Barre, vs. Maurice A. Tormey and Amy B. Tormey, his wife, and to be sold as the property of Maurice A. Tormey and Amy B. Tormey, his wife.

Notice is hereby directed to all parties and claimants that a schedule of distribution will be filed by the Sheriff on June 23, 1978. Distribution will be made in accordance with the Schedule unless exceptions are filed within ten (10) days thereafter.

JOSEPH SERLING, Attorney

VICTOR E. VANDLING, SHERIFF

Morning Press: Legal Advertisement, Wednesdays, May 17, 24, 31, 1978.

Ferwick Enterprise: Legal Advertisement, Wednesdays, May 17, 24, 31, 1978.

Hearle Printing Co.: Print Sale Bills.

Bessie Mae Swisher: Tax Collector, Mt. Pleasant Twp.



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
SLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING
SHERIFF

TEL.: BUSINESS 717-784-5551
RESIDENCE 717-752-5765


Susquehanna Saving Association

vs

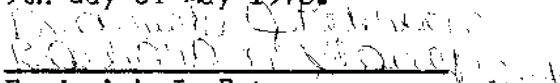
Maurice A. Tormey, and Amy B.
Tormey, his wife

Posting of Property

May 9, 1978 at 9:50 A.M. posted a true and correct copy of the within
Sale Bill on the property of Maurice A. Tormey and Amy B. Tormey, his wife,
at R.D.#2, Millville, Columbia County, Pennsylvania.


Lee F. Mensinger
Deputy Sheriff

Sworn and subscribed before me this
9th day of May 1978.


Frederick J. Peterson
Prothonotary, Columbia County, Pa.

SUSQUEHANNA SAVINGS ASSOCIATION, ; IN THE COURT OF COMMON PLEAS
formerly SUSQUEHANNA SAVINGS &
LOAN ASSOCIATION OF WILKES- : OF COLUMBIA COUNTY
BARRE

Plaintiff

vs.

MAURICE A. TORMEY and
AMY B. TORMEY, his wife,

Defendants

: ACTION OF MORTGAGE FORECLOSURE
: JUDGMENT NO. 260 of 1978
: EXECUTION NO.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO MAURICE A. TORMEY and AMY B. TORMEY, his wife, Defendants
herein and title owners of the real estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned writ of execution, issued under the above captioned judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash

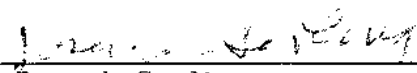
all your right, title and interest in and to

ALL that certain piece or parcel of land situate in the Township of Mt. Pleasant, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located along the eastern side of a proposed 50 foot right of way; THENCE along another proposed 50 foot right of way, South 46 degrees 35 minutes East, 81.5 feet to an iron pin; THENCE along the dividing line between Lots Numbers 13 and 12, South 43 degrees 25 minutes West, 240 feet to an iron pin; THENCE along the dividing line between Lots Number 11 and 12, North 46 degrees 35 minutes West, 81.5 feet to an iron pin located along the eastern side of said 50 foot

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NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on _____ file a Schedule of Distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.



Joseph Serling
Attorney for Plaintiff
960 United Penn Bank Bldg.
Wilkes-Barre, Pa. 18701



COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR A GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

SECTION I
(COMPLETE FOR ALL TRANSACTIONS)

Victor B. Vandling, Sheriff Sheriff's Department, Columbia County.

GRANTOR (S) ADDRESS ZIP CODE

Susquehanna Savings Association, 31 West Market Street, Wilkes-Barre, Pa.

GRANTEE (S) ADDRESS ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

R.D.#2, Millville, Mt. Pleasant Twp., Columbia County, Pennsylvania

R.C. STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL GOVERNMENTAL UNIT COUNTY

FULL CONSIDERATION \$ **366.12** HIGHEST ASSESSED VALUE \$ **4,180.00**

FAIR MARKET VALUE \$ **12,540.00** REALTY TRANSFER TAX PAID \$ **3.66**

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON (S) AND CITE PORTION OF LAW.

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II
(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ **33,900.00** DISPOSITION _____

Susquehanna Savings Association, 31 West Market Street, Wilkes-Barre.

MORTGAGEE ADDRESS

EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE ADDRESS

EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

LIENHOLDER ADDRESS

EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

LIENHOLDER ADDRESS

SECTION III
(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE **Victor B. Vandling, Columbia County Sheriff.**

SUCCESSFUL BIDDER **Susquehanna Savings Association, 31 West Market Street, Wilkes-Barre, Pa.**

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 4,180.00
JUDGEMENT PLUS INTEREST	\$		
BID PRICE		\$ 366.12	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$ 92.17	\$	
UNPAID REAL ESTATE TAXES	\$	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$ 273.95	\$	
OTHER (COSTS, ETC.)	\$	\$	
TOTAL	\$ 366.12	\$	\$

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS _____

DAY OF _____ 19____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ 19____

ALL OF THE INFORMATION ENTERED ON BOTH SIDES OF THIS AFFIDAVIT IS TRUE, FULL AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Victor B. Vandling
 GRANTEE AGENT FOR GRANTEE
 GRANTOR AGENT FOR GRANTOR
 STRAW TRUSTEE

To the Honorable, the Judges within named:

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 Thursday the

8th day of June 19 78, at 2:00

o'clock P.M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to Susquehanna Savings

Association, 31 West Market Street, Wilkes-Barre, Pennsylvania

for the price or sum of \$366.12 Plus Poundage, State stamps and realty transfer tax.

Three Hundred Sixty-six and 12/100 Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

Cost of Complaint and Writ	66.07	2171
Sheriff's Cost:		
Sale Cost	53.98	
Poundage	7.32	
Taxes:		
1978 County and Township	92.17	2172
Press-Enterprise	116.40	2173
Henrie Printing	19.00	2174
Prothonotary		
lien and deed	8.50	2175
Register and Recorder	10.00	2176
State Stamps	3.66	
Realty Transfer Tax	3.66	

Susquehanna Savings Association

vs

Maurice A. Tormey and Amy B. Tormey, his wife

No. 27 of 1978 ED

No. 260 of 1978 JD

Sheriff's Office, Bloomsburg, Pa.)

So answers

June 23, 1978

Victor B. Vandling
Victor B. Vandling.

Sheriff

T
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for the price or sum of \$366.12 Plus Poundage, State stamps and realty transfer tax. Three Hundred Sixty-six and 12/100 Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

Cost of Complaint and Writ	66.07
Sheriff's Cost:	
Sale Cost 53.98	61.30
Poundage 7.32	
Taxes:	
1978 County and Township	92.17
Press-Enterprise	116.40
Henrie Printing	19.00
Prothonotary	
lien and deed	8.50
Register and Recorder	10.00
State Stamps	3.66
Realty Transfer Tax	3.66

Susquehanna Savings Association
vs
Maurice A. Tormey and Amy B. Tormey, his wife
No. 27 of 1978 ED
No. 260 of 1978 JD

Sheriff's Office, Bloomsburg, Pa.)
June 23, 1978

So answers

Victor B. Vandling
Victor B. Vandling. Sheriff

LIST OF LIENS

VERSUS

Maurice A. Tormey & Amy B. Tormey, His Wife

..... Court of Common Pleas of Columbia County, Pennsylvania.

Susquehanna Savings Association,
Formerly Susquehanna Savings & Loan
Association of Wilkes Barre

versus

Maurice A. Tormey & Amy B. Tormey

No. 260 of 1978 Term, 19.....
Real Debt || \$ 40,790.37
Interest from 2/1/78 ||
Commission ||
Costs ||
Judgment entered April 6, 1978
Date of Lien 4/6/78
Nature of Lien Default Judgment

versus

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

versus

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

versus

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

versus

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

State of Pennsylvania }
County of Columbia } ss.

I, ~~Frank B. Smith~~ MARVIN T. BOWER Recorder of Deeds, &c. in and for said County, do hereby certify that I have carefully examined the Indices of mortgages on file in this office against

Maurice A. & Amy B. Tormey

and find as follows:

Mortgage:

Susquehanna Savings Assn.
Dated 8/16/75
Recorded 8/18/75
Mtg. Bk. 175 page 608
\$33,900.00
Mt. Pleasant Twp.

Fee ..\$1.50.....



In testimony whereof I have set my hand and seal of office this 5th day of June A.D., 19 78

Marvin T. Bower
.....RECORDER
Mary A. Wages, Dep.

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Notice is hereby directed to all parties and claimants that a schedule of distribution will be filed by the Sheriff on

VICTOR B. VANDLING, Sheriff

JOSEPH SERLING, Attorney

TORMEY SALE, June 8, 1978 at 2:00 P.M.

ON BEHALF OF THE SHERIFF OF COLUMBIA COUNTY, I AM HEREBY ADVISING ALL PROSPECTIVE BIDDERS AT THIS SHERIFF'S SALE THAT:

ALL BIDS MUST BE ACCOMPANIED WITH A 50% DOWN PAYMENT, IN CASH OR CHECK, IF WE ARE GIVEN A CHECK THAT DOES NOT CLEAR THE BANK, WE WILL PROSECUTE TO THE FULLEST EXTENT OF THE LAW, ALL BIDS MUST BE COMPLETED WITH BEFORE 12:00 O'CLOCK NOON June 15, 1978, ONE WEEK FROM TODAY, IN THE SHERIFF'S OFFICE.

IF THE HIGHEST BIDDER ON A PIECE OF PROPERTY DEFAULTS IN THE PAYMENT BY 12:00 O'CLOCK NOON ON June 15, 1978, THEN AND IN THAT EVENT, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S OFFICE, ON THAT DAY Thursday, June 15, 1978, ONE WEEK FROM TODAY.

IF A PRICE IS RECEIVED AT THE RE-SALE OF THE PROPERTY, WHICH IS LESS THAN THE OFFER OR BID MADE AT THE ORIGINAL SALE, THEN THE SHERIFF'S OFFICE WILL INSTITUTE LEGAL ACTION IN THE NAME OF THE SHERIFF AGAINST THE DEFAULTING BIDDER AT THE ORIGINAL SALE FOR THE DIFFERENCE BETWEEN WHAT THE BIDDER ACTUALLY BID AT THE ORIGINAL SALE AND WHAT WAS RECEIVED BY WAY OF BID AT THE RE-SALE, PLUS COST.

NOTICE IS HEREBY GIVEN TO ALL CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL ON June 23, 1978 FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION, AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN (10) DAYS THEREAFTER.

Realty Transfer Tax 1%
Ad. Stamps 1%
Penalty 2%
1/3%

Susquehanna Savings Association

VS

Maurice A. Tormey and Amy B. Tormey

No. 27 of 1978 ED

No. 260 of 1978 JD

Sale Thursday, June 8, 1978 at 2:00 P.M.

COST SHEET

Amount Due	40,700.37
Interest	
Atty Comaission	
Sheriff (complaint) .paid.....	29.07
Proth.....paid.....	25.00
Judgement feepaid.....	6.00
Atty fee	3.00
Satisfaction	3.00
SHERIFF'S COST OF SALE:	
Docket & Levy	7.50
Service of Notice .2.services.....	8.00
Posting of Sale Bills .2.postings.....	10.00
Advertising, sale bills	3.50
Advertising, newspapers	3.50
Crying of Sale	3.00
Milage	7.60
Poundage	
Sheriff's Deed	7.50
Postage	3.38
Taxes:	
1978 Taxes, County & Township	92.17
The Morning Press (advertising).....	58.20
The Barwick Enterprise (advertising).....	58.20
Henrie Printing (sale bills).....	19.00
Prothonotary:	
List of Liens	5.50
Deed	3.00
Register & Recorder:	
Deed, Search and Affidavit	10.00
State Stamps	
Realty Transfer Tax	

COST: 366.12

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4-7-78 JOSEPH SERLING, Attorney

VICTOR B. VANDELING, SHERIFF

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4-7-78 { Berwick Enterprise: Legal Advertisement, Wednesdays, May 17, 24, 31, 1978.

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