

Writ of Execution--(Mortgage Foreclosure) P.R.C.P. 3180 to 3183 and Rule 3257

.....FIRST EASTERN BANK, N.A.,.....
.....Plaintiff,.....
.....vs.....
.....JOHN B. JOHNSON, JR., and
.....BARBARA JOHNSON, his wife,
.....Defendants.....

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
Original Docket No. 1716 Term 1979
Judgment Docket No. Term 19
Execution Docket No. 66 Term 19 79
Writ of Execution
(Mortgage Foreclosure)

Commonwealth of Pennsylvania, County of Columbia

To the Sheriff of Columbia County:

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

ALL THAT CERTAIN tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, said tract being more particularly described at "Exhibit A", which is attached hereto and made a part hereof.

Amount due \$ 14,461.92
Interest from 10-12-79 at \$2.81 per day \$
Atty. Comm Total \$ 1,446.19 Plus Costs

as endorsed.

Dated 11-13-79

[Signature]
Prothonotary, Clerk of Common Pleas of
County, Pennsylvania

[SEAL]

By _____
(Deputy)

ALL THAT CERTAIN tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner in the public road in the Village of Mordansville; thence by a run South $5\text{-}\frac{3}{4}$ degrees West 5.5 rods to a beech on bank of run; thence South $14\text{-}\frac{2}{4}$ degrees West, 9.6 rods to a stone in run; thence South $58\text{-}\frac{1}{2}$ degrees East 1.4 rods; thence South $32\text{-}\frac{1}{4}$ degrees West 2 rods to a corner in Little Fishingcreek; thence up the same the following courses and distances: North 76 degrees West, 56.3 rods; North $74\text{-}\frac{1}{4}$ degrees West 47 rods; North 62 degrees West; 25.5 rods; North 31 degrees West 11.8 rods; North $24\text{-}\frac{1}{4}$ degrees West 10.4 rods to a corner of lands now or formerly of J. M. B. Bardo; thence North $29\text{-}\frac{1}{2}$ degrees East 17.5 rods North $33\text{-}\frac{3}{4}$ degrees East 60.4 rods to the middle of County Bridge over Little Fishingcreek; thence South 45 degrees East 5 rods; thence by the middle of the public road leading from Mordansville to Millville and adjoining Tract No. 2 South $20\text{-}\frac{1}{4}$ degrees West, 19.8 rods; thence South $11\text{-}\frac{1}{2}$ degrees West 21.5 rods; thence South $1\text{-}\frac{1}{2}$ degrees West 17.2 rods; thence South 22 degrees East 10 rods; thence South $42\text{-}\frac{1}{4}$ degrees East 11.5 rods to a pine stump, gone; thence South $65\text{-}\frac{3}{8}$ degrees East, 50.5 rods to a butternut; thence South $77\text{-}\frac{1}{4}$ degrees East 48 rods to the place of beginning. Containing 25 acres, more or less. Upon which are erected a frame dwelling house, etc.

Excepting and Reserving Therefrom the right of way of the railroad as now reserved and conveyed from said land.



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

VICTOR B. VANDLING

SHERIFF

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

RAYMOND YACHIMOWSKI, JR.

CHIEF DEPUTY

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

*First Eastern vs. Johnson
1716-1979*

Please mark above action discontinued

Frank A. [Signature]

1-17-80

LAW OFFICES
HUMMEL, JAMES & MIHALIK

29 EAST MAIN STREET

BLOOMSBURG, PENNSYLVANIA

17815

717-784-7367

CLEVELAND C. HUMMEL
THOMAS ARTHUR JAMES, JR.
JOHN A. MIHALIK

BENTON OFFICE
MAIN STREET
BENTON, PA.
17814
717-925-2900

REPLY TO
BLOOMSBURG OFFICE

January 3, 1980

Sheriff Victor Vandling
Sheriff's Office
Columbia County Court House
Bloomsburg, PA 17815

RE: Sheriff sale--John B. Johnson,
Jr., Mt. Pleasant Township

Dear Sheriff Vandling,

The Board of Supervisors of Mt. Pleasant Township have requested that I write you and ask you to announce that the sale which is scheduled for January 17, 1980, of the above mentioned property that the Board of Supervisors of Mt. Pleasant Township claim that the junk yard is subject to Ordinance 1 of Mt. Pleasant Township which relates to the establishment and expansion of junk yards.

I have enclosed a copy of this Ordinance for your reference,

Very truly yours,


John A. Mihalik

JAM/ts
Enclosure
cc. John B. Johnson, Jr.
cc. Frank C. Baker, Esquire
cc. Mrs. Boyd Laycock, Secretary



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

VICTOR B. VANDLING

SHERIFF

TEL.: BUSINESS 717-784-5551

RESIDENCE 717-752-5765

RAYMOND YACHIMOWSKI, JR.

CHIEF DEPUTY

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

SHERIFF'S SALE

FIRST EASTERN BANK, N. A.

versus

JOHN B. JOHNSON, JR. AND
BARBARA JOHNSON, his wife

No. 66 of 1979 E. D.

No. 1716 of 1979 J. D.

SALE: THURSDAY JANUARY 17, 1980 at 2:00 o'clock P. M.

NOTICE IS HEREBY GIVEN TO ALL PROSPECTIVE BIDDERS THAT THIS SALE HAS BEEN CONTINUED BY FRANK C. BAKER, ESQUIRE, ATTORNEY FOR THE PLAINTIFF.

THE NEW SALE WILL BE HELD ON THURSDAY, FEBRUARY 21, 1980 AT 2:00 o'clock P. M., IN THE SHERIFF'S OFFICE, TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA.

NOTICE IS HEREBY DIRECTED TO ALL PARTIES AND CLAIMANTS THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON FEBRUARY 29, 1980. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITHIN TEN (10) DAYS THEREAFTER.

NO FURTHER NOTICE OF THIS CONTINUANCE WILL BE GIVEN.

VICTOR B. VANDLING, SHERIFF

BY: RAYMOND YACHIMOWSKI, JR.
CHIEF DEPUTY SHERIFF

JOHN AND BARBARA JOHNSON,

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 COMPLIED WITH BEFORE 12:00 O'CLOCK NOON Thursday, January 24, 1980, 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 that date, 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, January 24, 1980, 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 January 25, 1980 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.

THE SUCCESSFUL BIDDER WILL BE REQUIRED TO PAY SHERIFFS POUNDAGE OF 2% OF THE FIRST THOUSAND AND $\frac{1}{2}$ % THEREAFTER OF THE BID PRICE. ALSO, THE SUCCESSFUL BIDDER WILL BE REQUIRED TO PAY REALTY TRANSFER TAX OF 1% OF THE BID OR OF \$ 17,434.32, WHICHEVER IS HIGHER. ALSO STATE STAMPS OF 1% OF BID OR OF \$ 17,434.32 WHICHEVER IS HIGHER.

ALL THAT CERTAIN tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner in the public road in the Village of Mordansville; thence by a run South $5\frac{3}{4}$ degrees West 5.5 rods to a beech on bank of run; thence South $14\frac{2}{4}$ degrees West, 9.6 rods to a stone in run; thence South $58\frac{1}{2}$ degrees East 1.4 rods; thence South $32\frac{1}{4}$ degrees West 2 rods to a corner in Little Fishingcreek; thence up the same the following courses and distances: North 76 degrees West, 56.3 rods; North $74\frac{1}{4}$ degrees West 47 rods; North 62 degrees West, 25.5 rods; North 31 degrees West 11.8 rods; North $24\frac{1}{4}$ degrees West 10.4 rods to a corner of lands now or formerly of J. M. B. Bardo; thence North $29\frac{1}{2}$ degrees East 17.5 rods North $33\frac{3}{4}$ degrees East 60.4 rods to the middle of County Bridge over Little Fishingcreek; thence South 45 degrees East 5 rods; thence by the middle of the public road leading from Mordansville to Millville and adjoining Tract No. 2 South $20\frac{1}{4}$ degrees West, 19.8 rods; thence South $11\frac{1}{2}$ degrees West 21.5 rods; thence South $1\frac{1}{2}$ degrees West 17.2 rods; thence South 22 degrees East 10 rods; thence South $42\frac{1}{4}$ degrees East 11.5 rods to a pine stump, gone; thence South $65\frac{3}{8}$ degrees East, 50.5 rods to a butternut; thence South $77\frac{1}{4}$ degrees East 48 rods to the place of beginning. Containing 25 acres, more or less. Upon which are erected a frame dwelling house, etc.

Excepting and Reserving Therefrom the right of way of the railroad as now reserved and conveyed from said land.

EXHIBIT A

Sheriff's Sale

FIRST EASTERN BANK, NA

vs:

John B. & Barbara JOHNSON

No. 66 of 1979ED

No. 1716 of 1979

Sale Thursday, JANUARY 17, 1980 at 2:00 P.M.

COST SHEET

Amount Due	14,461.92
Interest	
Atty Commission	1,446.19
Sheriff (complaint) paid	26.75
Proth..... paid	25.00
Judgement fee paid	6.00
Atty fee	3.00
Satisfaction	3.00

SHERIFF'S COST OF SALE:

Docket & Levy	10.75
Service of Notice	10.00
Posting of Sale Bills	15.00
Advertising, sale bills	5.00
Advertising, newspapers	5.00
Crying of Sale	5.00
Mileage	11.50
Poundage	
Sheriff's Deed executing and registering same	20.00

SKH - 62.25

Taxes:

1978 Taxes, Columbia County Tax Claim Bureau	459.54
1979 Taxes, Columbia County Tax Claim Bureau	126.00

The Morning Press (advertising)	64.95
The Berwick Enterprise (advertising)	64.95
Henrie Printing (sale bills)	24.00

Prothonotary:

List of Liens	5.50
Deed	3.00

Register & Recorder:

Deed, Search and Affidavit	10.50
State Stamps	
Realty Transfer Tax	1.50

Taxes and Cost: 1197.44.

\$ 273.15
63.75

286.90

Sheriff's Sale

FIRST EASTERN BANK, NA

vs:

John B. & Barbara JOHNSON

No. 66 of 1979ED

No. 1716 of 1979

Sale Thursday, JANUARY 17, 1980 at 2:00 P.M.

COST SHEET

Amount Due	14,461.92
Interest	
Atty Commission	1,446.19
Sheriff (complaint) paid	26.75
Proth..... paid	25.00
Judgement fee paid	6.00
Atty fee	3.00
Satisfaction	3.00
SHERIFF'S COST OF SALE:	
Docket & Levy	10.75
Service of Notice	10.00
Posting of Sale Bills	15.00
Advertising, sale bills	5.00
Advertising, newspapers	5.00
Crying of Sale	5.00
Mileage	11.50
Poundage	
Sheriff's Deed executing and registering same	20.00
Taxes:	
1978 Taxes, Columbia County Tax Claim Bureau	452.54
1979 Taxes, Columbia County Tax Claim Bureau	426.00
The Morning Press (advertising)	64.95
The Berwick Enterprise (advertising)	64.95
Henrie Printing (sale bills)	24.00
Prothonotary:	
List of Liens	5.50
Deed	3.00
Register & Recorder:	
Deed, Search and Affidavit	10.50
State Stamps	
Realty Transfer Tax	

Taxes and Cost: 1197.44.



REALTY TRANSFER TAX
AFFIDAVIT OF VALUE

FOR RECORDER'S USE ONLY
BOOK NUMBER _____
PAGE NUMBER _____
DATE RECORDED _____

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)

GRANTOR (S) ADDRESS ZIP CODE

GRANTEE (S) ADDRESS ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

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

FULL CONSIDERATION \$ _____ HIGHEST ASSESSED VALUE \$ _____

FAIR MARKET VALUE \$ _____ REALTY TRANSFER TAX PAID \$ _____

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: \$ _____ DISPOSITION _____

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 NAME ADDRESS TITLE

SUCCESSFUL BIDDER NAME ADDRESS TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 4110.00
JUDGEMENT PLUS INTEREST	\$ 14790.64		
BID PRICE		\$	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 878.54	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$ 1446.19	\$	
OTHER (COSTS, ETC.)	\$ 318.90	\$	
TOTAL	\$ 17434.32	\$	\$

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ 19____

- GRANTEE
- GRANTOR
- STRAW
- AGENT FOR GRANTEE
- AGENT FOR GRANTOR
- TRUSTEE