

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

_____ VS _____

NO. _____ E.D. NO. _____ J.D.

DATE OF SALE: _____

BID PRICE (INCLUDES COSTS)	\$	_____
POUNDAGE 2% BID PRICE	\$	_____
TRANSFER TAX 2% BID PRICE	\$	_____
MISC. COSTS	\$	_____
TOTAL NEEDED TO PURCHASE	\$	_____

PURCHASER(S) : _____

ADDRESS : _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$	_____
LESS DEPOSIT	\$	_____
DOWN PAYMENT	\$	_____
AMOUNT DUE IN EIGHT DAYS	\$	_____

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVE AND TIME STAMP WRIT ✓

DOCKET AND INDEX ✓

SET FILE FOLDER UP ✓

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR \$500.00 -- ✓

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES June 13 1988

POST ALL DATES ON CALANDER ✓

* SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES from 12/19/87 to 1/16/88

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE 11/19/87

SET DISTRIBUTION DATE 12/19/87

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED) 12/19/87

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED 1/6/88

FILL IN ALL NO'S ON EXECUTION PAPERS ✓

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales) ✓

SERVICE

TYPE CARDS FOR DEFENDANTS sent to Montgomery Co. 4-6-89 Det + Family

PUT PAPERS TOGETHER FOR DEFENDANTS sent to Montgomery Co. 4-6-89 Det + Family

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS ✓

* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT

* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS

SHERIFF'S SALE OUTLINE

SALE BILLS

- SEND DESCRIPTION TO PRINTER _____
- ** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS**
- SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____
- SEND NOTICES TO LOCAL TAX COLLECTORS _____
- NOTICES TO WATER AND SEWER AUTH. _____
- SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____
- IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

- SEND COPIES OF HANDBILLS TO:
 - RECORDER'S OFFICE _____
 - TAX CLAIM OFFICE _____
 - TAX ASSESSMENT OFFICE _____
 - PROTH OFFICE(post on board) _____
 - POST IN FRONT LOBBY _____
 - POST IN SHERIFF'S OFFICE _____
 - SEND COPY TO ATTY _____
- POST PROPERTY ACCORDING TO DATE SET _____
- SEND RETURN OF POSTING TO ATTY _____
- DOCKET ALL COSTS _____
- PREPARE COST SHEET 2 DAYS BEFORE SALE _____
 - * BE SURE ALL COSTS ARE RECEIVED
- PREPARE FINAL COSTS SHEET DAY OF SALE _____
- HOLD SALE _____
- POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____
- PAY DISTRIBUTION ACCORDING TO DATE _____
 - * WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN
- RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____
- PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____
- WHEN DEED IS RECORDED SEND TO BUYER _____
- FILE FOLDER _____



**BLOOMSBURG BANK
COLUMBIA TRUST CO.**

274235

80-593
313

June 22, 19 89

DATE

*****Sheriff of Columbia County*****

203.48

PAY TO THE ORDER OF

RE: Sheriff's Costs
David Ingram

BLOOMSBURG BANK CO. Y.D.C. 203 dol's 48 cts

TREASURER'S CHECK

Diane L. Levan
AUTHORIZED SIGNATURE

⑈ 274235⑈ ⑆031305936⑆ 1 200125 5⑈ 88

LAW OFFICES
HUMMEL, JAMES & MIHALIK
29 EAST MAIN STREET
BLOOMSBURG, PENNSYLVANIA
17815-1898
717-784-7367

FAX
717-784-3429

Cleveland C. Hummel
Thomas Arthur James, Jr.
John A. Mihalik
Robert W. Buehner, Jr.
Robert A. Schwartz
Susan Tetrick James
Thomas E. Leipold

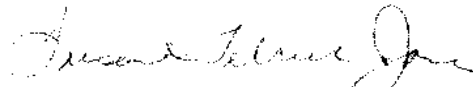
June 15, 1989

Columbia County Sheriff
ATTENTION: John Adler
West Main Street
Bloomsburg, PA 17815

Dear Mr. Adler:

This letter is to serve as a formal notice that the Sheriff sale scheduled for June 15 at 10:00 a.m. has been cancelled.

Very truly yours,


Susan Tetrick James, Esquire

STJ/clc

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

June 22, 1989

Mr. Jeff Nelson
Bloomsburg Bank and Columbia Trust
Bloomsburg, Pa. 17815

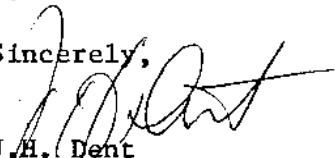
Dear Sir:

Enclosed you will find the Sheriff's Cost Sheet for the Sheriff's Sale, Mortgage Foreclosure of BBCT Vs David P. Ingram No. 21 of 1989 E.D. and No. 31 of 1989 JD. The Sheriff's office did receive \$500.00 advance cost for this Sale, but the cost's have exceeded that by \$203.48 if you add the circled amounts of Sheriff's Cost.

According to Mrs. Susan James who represented your Bank in this matter she advised this office to send this request for the additional funds to you.

Thank you for your assistance.

Sincerely,



J.H. Dent
Deputy Sheriff

LIEN CERTIFICATE

DATE 4/12/89

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1988, in Orange Township are as follows:

Owner or Reputed Owner: Ingram, David (8-87)

Former Owner: Baughart, Lee & Maude

Parcel No. 27-09-5-8

Description 100X456 Cottage
Fig. 80X320 Av.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1988	95.33	7.63	530.45	633.41
			TCB FEE	15.00
			TOTAL	648.41

The above figures represent the amounts due during the month of July 19 89

Requested by: John Adler, Sheriff

Fee: \$5.00

Handwritten note in a circle:
RC
6-28 89

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long
Director

Handwritten note:
LSS 4/12/89
Sheriff Sale
6/15/89

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

June 26, 1989


Bloomsburg Bank Columbia Trust
11 West Main St.,
Bloomsburg, Pa. 17815

Dear Sir;

Enclosed you will find CK#5342 in the amount of \$26.70, which represents a refund from the Total Receipts received from you.

Thank you for your assistance.

Sincerely,


J.H. Dent
Deputy Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

June 26, 1989

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

Dear Sir:

Enclosed you will find CK#5341, representing payment of the advertising for the Sheriff's Sale of BBCT Vs Ingram, No. 21 of 1989 in the amount of \$332.03.

Thank you for your assistance.

Sincerely,

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

J.H. Dent
Deputy Sheriff

SHERIFF'S SALE - COSTS SH.

BIBOT

vs.

DAVID INTERAM

NO. 21 of 1989 E.D. NO. 51 of 1989 J.D. DATE OF SALE

DOCKET & LEVY	2	\$ 71.00
SERVICE		96.00
MAILING		2.00
ADVERTISING, SALE BILLS & NEWSPAPERS		18.00
POSTING HAND BILLS		14.00
MILEAGE		4.00
CRYING/ADJOURN OF SALE		11.00
SHERIFF'S DEED		
DISTRIBUTION		
OTHER		20.00
TOTAL		54.00

\$ 258.45

PRESS-ENTERPRISE, INC.	\$ 332.03
HENRIE PRINTING	
SOLICITOR'S SERVICES GARY NORTON	
TOTAL	\$ 332.03

\$ 332.03

PROTHONOTARY	LIENS LIST	\$ 20.00
	DEED NOTARIZATION	
	OTHER	
TOTAL		\$ 20.00

\$ 20.00

RECORDER OF DEEDS:	COPYWORK	\$ 20.00
	DEED	13.50
	OTHER	
TOTAL		\$ 33.50

\$ 33.50

REAL ESTATE TAXES:		
BOROUGH/TWP. & COUNTY TAXES, 19 <u>9</u>	\$ 96.57	
SCHOOL TAXES, DISTRICT		
DELINQUENT TAXES, 19 <u>87</u> , 19 <u>88</u> , 19 <u> </u> , 19 <u> </u>	648.11	
TOTAL	\$ 744.98	

\$ 744.98

MUNICIPAL REPTS:		
SEWER - MUNICIPALITY	19	\$
WATER - MUNICIPALITY	19	\$
TOTAL		\$

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 28.00

MISCELLANEOUS: TAX 1.00 \$ 5.00

TOTAL \$

TOTAL COSTS \$ 14

Poundage \$13.00 on sale

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "TURN TO" space on the reverse side. Failure to do so will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees, the following services are available. Consult postmaster for fees and check boxes for additional services requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery -21
3. Article Addressed to:
MONTGOMERY COUNTY COURTHOUSE
ALRY & SWEDD STS.
MORRISBORO, PA 17054

4. Article Number
B 987 371 375

Type of Service
 Certified Registered
 Insured Signature Required
Name and Date DELIVERED

Press-Enterprise
P.O. Box 745
Bloomsburg, PA 17815

Small Business Administration
20 N. Pennsylvania Ave.
Room 2327
Wilkes-Barre, PA 18701

POSTAGE RETURN RECEIPT

Insured COD
Signature of addressee or
DELIVERED
Address (only if
of the rate)

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

Paul R. Eyerly, III, Publisher, being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily (except Sundays and Legal Holidays) continuously in said Town, County and State since the date of its establishment; that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on May 23rd, May 30th, June 6th, 1989, exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press-Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyerly, III

Sworn and subscribed to before me this 6th day of June 19 89

Matthew J. Creme
(Notary Public)

My Commission Expires

NOTARIAL SEAL
MATTHEW J. CREME, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES JULY 5, 1989

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.

.....

LIEN CERTIFICATE

DATE 4/12/89

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1988, in Orange Township are as follows:

Owner or Reputed Owner: Ingram, David (8-87)

Former Owner: Baughart, Lee & Maude

Parcel No. 27-09-5-8

Description 100X456 Cottage
Fig. 80X320 Av.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1988	95.33	7.63	530.45	633.41
			TCB FEE	15.00
			TOTAL	648.41

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

Requested by: John Adler, Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

V. Long
Director

*755 4/12/89
Sheriff Sale
6/15/89*

27-09-5-7
SHERIFF'S SALE

BY VIRTURE OF WRIT OF EXECUTION NO. 21 OF 1989, 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 15, 1989
AT 10:00 A.M.

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

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows;

TRACT NO. 1

BEGINNING at a stake corner set in the easterly line now of Verncil Moore and Wife, it being the southwest corner of other land of the Grantors herein and running thence along the southerly line of other land of said Grantors north 65 degrees 41 minutes east 86.2 feet to a stake corner; thence south 27 degrees 54 minutes east and running across a private roadway hereinafter mentioned, Fishing Creek and the right of way of the Reading Railroad Compnay 458.1 feet to a corner in the northerly line of land now of Hess, running thence along the northerly line of land of said Hess south 67 degrees west 114 feet to a corner in the easterly line of land of the aforesaid Moore; running thence along the easterly line of land of said Moore across the right of way of the Reading Railroad Company, Fishing Creek and the private roadway hereinafter mentioned north 25 degrees west 454 feet to a stake corner, the place of beginning.

EXCEPTING AND RESERVING to the adjacent land owners and other lot owners the right and privilege to use a fifteen foot private driveway extending across and through the northerly portion of said premises and with the same to be maintained in conjunction with other lot owners in the area here involved, and ALSO UNDER AND SUBJECT to the right of way of the Reading Railroad Company.

There is also granted to the Grantees, their heirs and assigns, the right and privilege to use a right of way across other land of the Grantors at its present location extending from the Orangeville-Benton Highway to the tract of land here involved and adjacent areas thereof.

TRACT NO. 2

BEGINNING at an iron pin corner set in the intersection of the easterly line of land of Verncil Moore and wife and in the southerly line of other land of Carlton W. Roberts and wife and thence running along the southerly line of other land of said Roberts north 83 degrees 02 minutes east 69.64 feet to an iron pin corner set at the northwesterly corner of Lot No. 2-B in a plot of lots hereinafter mentioned; thence running along the westerly line of Lot No. 2-B south 21 degrees 19 minutes 13 seconds east, 320.64 feet to an iron pin corner set at the southwestery corner of said Lot No. 2-B; thence running along the northerly line of other land of Harry E. Ingram and wife south 72 degrees 15 minutes 47 seconds west 85.28 feet to an iron pin corner set in the easterly line of land of the aforesaid Verncil Moore; thence running along the easterly line of land of said Moore north 18 degrees 16 minutes 57 seconds west 333.04 feet to an iron pin corner, the place of beginning, and being Lot No. 1-B in a plot of lots laid out for Carlton W. Roberts by Orangeville Surveying Consultants.

There IS ALSO granted and conveyed unto the Grantees, their heirs, and assigns, the right and privilege to use in conjunction with other property owners all roadways laid out and used in this plot of lots.

SEIZED IN EXECUTION AS THE PROPERTY OF DAVID P. INGRAM UNDER COLUMBIA COUNTY JUDGMENT NO. 31-1989.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his Office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless execptions 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.

SUSAN TETRICK JAMES, ESQUIRE
29 East Main St.
Bloomsburg, PA 17815

PREMISES TO BE SOLD BY:
JOHN R. ADLER,
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

May 5, 1989

Mrs. Susan Tetrick James, Esq.
29 East Main St.,
Bloomsburg, Pa. 17815

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

NO. 21 of 1989

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Friday May 5, 1989 at 9:20 A.M. POSTED A COPY OF THE SHERIFF'S
SALE BILL ON THE PROPERTY OF David P. Ingram (Side door window)
consisting of a home or cottage along fishing creek in Orange Township
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF J.H. Dent

SO ANSWERS:

J.H. Dent
Deputy Sheriff

FOR:

John R. Adler, Sheriff

Sworn and subscribed before me this
5th day of MAY, 1989

Tami B. Kline by Carla Hess
Tami B. Kline, Prothonotary
Columbia County, Pennsylvania
PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1, 1993

THIS 5th DAY OF May, 1989

Tami B. Kline by Carla Hess
TAMI B. KLINE, PROTHONOTARY,
COLUMBIA COUNTY, PENNSYLVANIA
PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1, 1993

OFFICE OF
JOHN R. ADLER



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

PHONE
717 - 784 - 1991

May 5, 1989

Mrs. Susan Tetrick James, Esq.
29 East Main St.,
Bloomsburg, Pa. 17815

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

No. 21 of 1989

WRIT OF EXECUTION

SERVICE ON David P. Ingram

ON April 11, 1989 AT 7:45 A.M., A TRUE AND ATTESTED
COPY OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON
David P. Ingram by handing a copy of Writ of Execution and AT
notice of Sheriff's Sale to his sister Jean Feliciani
540 Rittenhouse Blvd., Norristown, Pa. 19403 BY DEPUTY SHERIFF
Through deputation of Montgomery County Sheriff's Dept.

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

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SBUSCRIBED BEFORE ME
THIS 5th DAY OF May, 1989

Tami B. Kline by Carla Hess

TAMI B. KLINE, PROTHONOTARY,
COLUMBIA COUNTY, PENNSYLVANIA
PROTH. & CLK. OF SEV. COURTS

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

SHERIFF

State of Pennsylvania }
County of Columbia } ss.

I, Beverly J. Michael, Recorder of Deeds, &c. in and for said County, do hereby certify that I have carefully examined the Indices of mortgages on file in this office against

David P. Ingram

and find as follows:

See Photostatic copy attached.

Fee\$20.00.....

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

Beverly J. Michael RECORDER

Beverly J. Michael

[Space Above This Line For Recording Date]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on *August 24* 1987. The mortgagor is *DAVID R. INGRAM* ("Borrower"). This Security Instrument is given to *BLOOMSBURG BANK COLUMBIA TRUST COMPANY* ("Lender"), which is organized and existing under the laws of *COMMONWEALTH OF PENNSYLVANIA* whose address is *11 West Main Street, Bloomsburg, Pennsylvania 17815*. Borrower owes Lender the principal sum of *THIRTY-SIX THOUSAND AND 00/100* Dollars (U.S. \$ *36,000.00*). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on *August 24, 2017*. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in *Columbia* County, Pennsylvania:

See attached legal description

which has the address of *R. D. #2* *Orangeville*
(Street) (City)
17859
Pennsylvania (Zip Code) ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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

TRACT NO. 1

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner set in the easterly line now of Verncil Moore and wife, it being the southwest corner of other land of the Grantors herein and running thence along the southerly line of other land of said Grantors north 65 degrees 41 minutes east 86.2 feet to a stake corner; thence south 27 degrees 54 minutes east and running across a private roadway hereinafter mentioned, Fishing Creek and the right of way of the Reading Railroad Company 458.1 feet to a corner in the northerly line of land now of Hess, running thence along the northerly line of land of said Hess south 67 degrees west 114 feet to a corner in the easterly line of land of the aforesaid Moore; running thence along the easterly line of land of said Moore across the right of way of the Reading Railroad Company, Fishing Creek and the private roadway hereinafter mentioned north 25 degrees west 454 feet to a stake corner, the place of beginning.

EXCEPTING and RESERVING to the adjacent land owners and other lot owners the right and privilege to use a fifteen foot private driveway extending across and through the northerly portion of said premises and with the same to be maintained in conjunction with other lot owners in the area here involved, and ALSO UNDER AND SUBJECT TO the right of way of the Reading Railroad Company.

There is also granted to the Grantees, their heirs and assigns, the right and privilege to use a right of way across other land of the Grantors at its present location extending from the Orangeville-Benton Highway to the tract of land here involved and adjacent areas thereof.

TRACT NO. 2

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner set in the intersection of the easterly line of land of Verncil Moore and wife and in the southerly line of other land of Carlton W. Roberts and wife and thence running along the southerly line of other land of said Roberts north 83 degrees 02 minutes east 69.64 feet to an iron pin corner set at the northwesterly corner of Lot No. 2-B in a plot of lots hereinafter mentioned; thence running along the westerly line of Lot No. 2-B south 21 degrees 19 minutes 13 seconds east, 320.64 feet to an iron pin corner set at the southwest corner of said Lot No. 2-B; thence running along the northerly line of other land of Harry E. Ingram and wife south 72 degrees 15 minutes 47 seconds west 85.28 feet to an iron pin corner set in the easterly line of land of the aforesaid Verncil Moore; thence running along the easterly line of land of said Moore north 18 degrees 16 minutes 57 seconds west 333.04 feet to an iron pin corner, the place of beginning, and being Lot No. 1-B in a plot of lots laid out for Carlton W. Roberts by Orangeville Surveying Consultants.

THERE IS ALSO granted and conveyed unto the grantees, their heirs and assigns, the right and privilege to use in conjunction with other property owners all roadways laid out and used in this plot of lots.

ADJUSTABLE RATE LOAN RIDER

NOTICE: THE SECURITY INSTRUMENT SECURES A NOTE WHICH CONTAINS A PROVISION ALLOWING FOR CHANGES IN THE INTEREST RATE. INCREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE WILL RESULT IN LOWER PAYMENTS.

This Rider is made this 24th day of August, 1990, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Bloomsburg Bank

Columbia Trust Co.

(the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at R. D. #2, Orangeville, PA 17859

Property Address

Modifications. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note has an "Initial Interest Rate" of .850%. The Note interest rate may be increased or decreased on the 14th day of the month beginning on August 24, 1990, and on that day of the month every 36 months thereafter.

Changes in the interest rate are governed by changes in an interest rate index called the "Index." The Index is the:

[Check one box to indicate Index]

(1) "Contract Interest Rate, Purchase of Previously Occupied Homes, National Average for all Major Types of Lenders" published by the Federal Home Loan Bank Board.

(2) The average yield on the U.S. Treasury Securities adjusted to a constant maturity of 3 years as published monthly in the Federal Reserve Bulletin Statistical Release G13 and in the Federal Reserve Bulletin.

[Check the appropriate box(es) to indicate whether there is any maximum limit on interest rate changes and/or limits on the interest rate under the note. If no box is checked, there will be no maximum limit on changes and no limits on the interest rate.]

(1) There is no maximum limit on changes in the interest rate at any Change Date.

(2) The interest rate cannot be changed by more than 2 percentage points at any Change Date.

(3) If this box is checked, the interest rate will never be more than 13.50% or less than 3.50%.

If the interest rate changes, the amount of Borrower's monthly payments will change as provided in the Note. Increases in the interest rate will result in higher payments. Decreases in the interest rate will result in lower payments.

B. LOAN CHARGES

It could be that the loan secured by the Security Instrument is subject to a law which sets maximum loan charges and that law is interpreted so that the interest or other loan charges collected or to be collected in connection with the loan would exceed permitted limits. If this is the case, then: (A) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (B) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower.

C. PRIOR LIENS

If Lender determines that all or any part of the sums secured by this Security Instrument are subject to a lien which has priority over this Security Instrument, Lender may send Borrower a notice identifying that lien. Borrower shall promptly act with regard to that lien as provided in paragraph 4 of the Security Instrument or shall promptly secure an agreement in a form satisfactory to Lender subordinating that lien to this Security Instrument.

D. TRANSFER OF THE PROPERTY

If there is a transfer of the Property subject to paragraph 17 of the Security Instrument, Lender may require (1) an increase in the current Note interest rate, or (2) an increase in (or removal of) the limit on the amount of any one interest rate change (if there is a limit), or (3) a change in the Base Index figure, or all of these, as a condition of Lender's waiving the option to accelerate provided in paragraph 17.

By signing this, Borrower agrees to all of the above.

David P. Ingram (Seal)
DAVID P. INGRAM — Borrower

..... (Seal)
..... — Borrower

* If more than one box is checked or if no box is checked, and Lender and Borrower do not otherwise agree in writing, the first Index named will apply.
NEW JERSEY AND PENNSYLVANIA

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

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

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

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

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

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

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

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

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

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

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

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

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

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

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

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

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

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

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

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

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

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

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

12. **Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

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

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

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

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

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

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

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

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

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

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

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

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

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

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

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

- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Other(s) [specify]

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

WITNESSES:

[Signature]

David P. Ingram (Seal)
DAVID P. INGRAM —Borrower

[Space Below This Line For Acknowledgment]

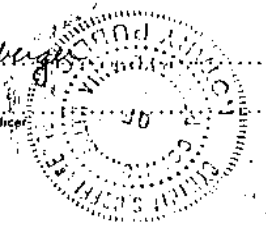
COMMONWEALTH OF PENNSYLVANIA, Columbia County ss:

On this, the 24th day of August, 1987, before me, ... a Notary Public
..... the undersigned officer, personally appeared David P. Ingram
..... 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: 4/4/88

Cynthia S. Coffey
.....
Title of Officer



453
REC'D BY RECORDER
COLUMBIA CO., PA.
TAX 50 FEE 1150
AUG 26 9 43 AM '87
Lynn

SHERIFF'S SALE

BY VIRTURE OF WRIT OF EXECUTION NO. 21 OF 1989, 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 15, 1989
AT 10:00 A.M.

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

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows;

TRACT NO. 1

BEGINNING at a stake corner set in the easterly line now of Verncil Moore and Wife, it being the southwest corner of other land of the Grantors herein and running thence along the southerly line of other land of said Grantors north 65 degrees 41 minutes east 86.2 feet to a stake corner; thence south 27 degrees 54 minutes east and running across a private roadway hereinafter mentioned, Fishing Creek and the right of way of the Reading Railroad Compnay 458.1 feet to a corner in the northerly line of land now of Hess, running thence along the northerly line of land of said Hess south 67 degrees west 114 feet to a corner in the easterly line of land of the aforesaid Moore; running thence along the easterly line of land of said Moore across the right of way of the Reading Railroad Company, Fishing Creek and the private roadway hereinafter mentioned north 25 degrees west 454 feet to a stake corner, the place of beginning.

EXCEPTING AND RESERVING to the adjacent land owners and other lot owners the right and privilege to use a fifteen foot private driveway extending across and through the northerly portion of said premises and with the same to be maintained in conjunction with other lot owners in the area here involved, and ALSO UNDER AND SUBJECT to the right of way of the Reading Railroad Company.

There is also granted to the Grantees, their heirs and assigns, the right and privilege to use a right of way across other land of the Grantors at its present location extending from the Orangeville-Benton Highway to the tract of land here involved and adjacent areas thereof.

TRACT NO. 2

BEGINNING at an iron pin corner set in the intersection of the easterly line of land of Verncil Moore and wife and in the southerly line of other land of Carlton W. Roberts and wife and thence running along the southerly line of other land of said Roberts north 83 degrees 02 minutes east 69.64 feet to an iron pin corner set at the northwesterly corner of Lot No. 2-B in a plot of lots hereinafter mentioned; thence running along the westerly line of Lot No. 2-B south 21 degrees 19 minutes 13 seconds east, 320.64 feet to an iron pin corner set at the southwesterly corner of said Lot No. 2-B; thence running along the northerly line of other land of Harry E. Ingram and wife south 72 degrees 15 minutes 47 seconds west 85.28 feet to an iron pin corner set in the easterly line of land of the aforesaid Verncil Moore; thence running along the easterly line of land of said Moore north 18 degrees 16 minutes 57 seconds west 333.04 feet to an iron pin corner, the place of beginning, and being Lot No. 1-B in a plot of lots laid out for Carlton W. Roberts by Orangeville Surveying Consultants.

There IS ALSO granted and conveyed unto the Grantees, their heirs, and assigns, the right and privilege to use in conjunction with other property owners all roadways laid out and used in this plot of lots.

SEIZED IN EXECUTION AS THE PROPERTY OF DAVID P. INGRAM UNDER COLUMBIA COUNTY JUDGMENT NO. 31-1989.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his Office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless execptions 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.

SUSAN TETRICK JAMES, ESQUIRE
29 East Main St.
Bloomsburg, PA 17815

PREMISES TO BE SOLD BY:
JOHN R. ADLER,
Sheriff

SHERIFF'S RETURN

BLOOMSBURG BANK COLUMBIA TRUST CO.

PLAINTIFF

vs.

DAVID P. INGRAM

DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. #31 CD of Term, 1989 JD
#21 of 89 ED

WRIT WRIT OF EXECUTION, NOTICE OF SHERIFF
SALE OF REAL ESTATE, AND DESCRIPTION OF
ISSUED PROPERTY.

NOW, April 6, 1989, I, JOHN R. ADLER

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of
MONTGOMERY

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the
Plaintiff.

Defendants alleged address is 540 Rittenhouse Boulevard, Norristown, PA 19403

**THESE PAPERS MUST BE SERVED BY MAY 12, 1989
SHERIFF SALE IS SCHEDULED FOR JUNE 15, 1989

John R. Adler
Sheriff, Columbia County, Pennsylvania

CHIC #4927 IN THE AMOUNT OF \$20.00
IS ENCLOSED FOR SERVICE.

By *Louise Frantz*
Deputy Sheriff
Louise Frantz

AFFIDAVIT OF SERVICE

NOW, _____, 19, _____, at _____ O'Clock _____ M, served the
within _____ upon _____
at _____ by handing to
_____ a true and attested copy of the
original _____ and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 19 _____

Sheriff

Prothonotary

BY:

Deputy Sheriff

19, _____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

100007

SHERIFF'S RETURN

COST \$ _____ PROTHONOTARY #: _____
DEFENDANT _____: DAVID P. INGRAM
DOCUMENT SERVED _____: WRIT OF EXECUTION , NOTICE OF SHERIFF'S SALE
INDIVIDUAL SERVED _____: JEAN FELICIANI
RELATIONSHIP TO DEFENDANT _____: SISTER
DATE AND PREVAILING TIME _____: 4/11/89 07:45 HRS.
LOCATION _____: 540 RITTENHOUSE BLVD., NORRISTONW, PA. 19403

THE ABOVE DOCUMENT WAS SERVED ON THE DEFENDANT AS PER INFORMATION LISTED ABOVE IN THE COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.

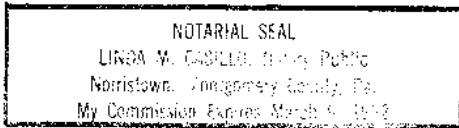
AFFIRMED AND SUBSCRIBED BEFORE ME ON
THIS DAY. APRIL 14, 1989

SO ANSWERS,

Linda M. Casillo
NOTARY PUBLIC

Frank P. Lalley
FRANK P. LALLEY
SHERIFF OF MONTGOMERY COUNTY

BY Leonard W. Monaghan
DEPUTY SHERIFF





COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL

April 11, 1989

ERNEST D. PREATE, Jr.
ATTORNEY GENERAL

Reply To:

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

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

Re: David P. Ingram

Dear Sheriff Adler:

A check of the records of the Financial Enforcement Section, Office of Attorney General, reveals no claims in this section against David P. Ingram.

Very truly yours,

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

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

TCZ/kf

SHERIFF'S RETURN

2 984 3 11 375

BLOOMSBURG BANK COLUMBIA TRUST CO.

PLAINTIFF

vs.

DAVID P. INGRAM

DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. #31 CD of Term, 1989 JD
#21 of 89 ED

WRIT WRIT OF EXECUTION, NOTICE OF SHERIFF
SALE OF REAL ESTATE, AND DESCRIPTION OF
ISSUED PROPERTY.

NOW, April 6, 19 89, I, JOHN R. ADLER

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of MONTGOMERY

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Defendants alleged address is 540 Rittenhouse Boulevard, Norristown, PA 19403

**THESE PAPERS MUST BE SERVED BY MAY 12, 1989
SHERIFF SALE IS SCHEDULED FOR JUNE 15, 1989
John R. Adler
Sheriff, Columbia County, Pennsylvania

CHECK #4927 IN THE AMOUNT OF \$20.00
IS ENCLOSED FOR SERVICE.

By Louise Frantz
Deputy Sheriff
Louise Frantz

AFFIDAVIT OF SERVICE

NOW, _____ 19, _____, at _____ O'Clock _____ M, served the
within _____ upon _____
at _____ by handing to _____
a true and attested copy of the
original _____ and made known to _____ the contents thereof.

Sworn and Subscribed before me So Answers,

this _____

day of _____ 19 _____

Sheriff

Prothonotary

BY: _____
Deputy Sheriff

_____, 19 _____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

M.V. 9990

SHERIFF'S SALE

A. issued 3330

BY VIRTURE OF WRIT OF EXECUTION NO. 21 OF 1989, 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 15, 1989
AT 10:00 A.M.

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

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows;

TRACT NO. 1

BEGINNING at a stake corner set in the easterly line now of Verncil Moore and Wife, it being the southwest corner of other land of the Grantors herein and running thence along the southerly line of other land of said Grantors north 65 degrees 41 minutes east 86.2 feet to a stake corner; thence south 27 degrees 54 minutes east and running across a private roadway hereinafter mentioned, Fishing Creek and the right of way of the Reading Railroad Compnay 458.1 feet to a corner in the northerly line of land now of Hess, running thence along the northerly line of land of said Hess south 67 degrees west 114 feet to a corner in the easterly line of land of the aforesaid Moore; running thence along the easterly line of land of said Moore across the right of way of the Reading Railroad Company, Fishing Creek and the private roadway hereinafter mentioned north 25 degrees west 454 feet to a stake corner, the place of beginning.

EXCEPTING AND RESERVING to the adjacent land owners and other lot owners the right and privilege to use a fifteen foot private driveway extending across and through the northerly portion of said premises and with the same to be maintained in conjunction with other lot owners in the area here involved, and ALSO UNDER AND SUBJECT to the right of way of the Reading Railroad Company.

There is also granted to the Grantees, their heirs and assigns, the right and privilege to use a right of way across other land of the Grantors at its present location extending from the Orangeville-Benton Highway to the tract of land here involved and adjacent areas thereof.

TRACT NO. 2

BEGINNING at an iron pin corner set in the intersection of the easterly line of land of Verncil Moore and wife and in the southerly line of other land of Carlton W. Roberts and wife and thence running along the southerly line of other land of said Roberts north 83 degrees 02 minutes east 69.64 feet to an iron pin corner set at the northwesterly corner of Lot No. 2-B in a plot of lots hereinafter mentioned; thence running along the westerly line of Lot No. 2-B south 21 degrees 19 minutes 13 seconds east, 320.64 feet to an iron pin corner set at the southwesterly corner of said Lot No. 2-B; thence running along the northerly line of other land of Harry E. Ingram and wife south 72 degrees 15 minutes 47 seconds west 85.28 feet to an iron pin corner set in the easterly line of land of the aforesaid Verncil Moore; thence running along the easterly line of land of said Moore north 18 degrees 16 minutes 57 seconds west 333.04 feet to an iron pin corner, the place of beginning, and being Lot No. 1-B in a plot of lots laid out for Carlton W. Roberts by Orangeville Surveying Consultants.

There IS ALSO granted and conveyed unto the Grantees, their heirs, and assigns, the right and privilege to use in conjunction with other property owners all roadways laid out and used in this plot of lots.

SEIZED IN EXECUTION AS THE PROPERTY OF DAVID P. INGRAM UNDER COLUMBIA COUNTY JUDGMENT NO. 31-1989.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his Office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless execptions 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.

SUSAN TETRICK JAMES, ESQUIRE
9 East Main St.
Bloomsburg, PA 17815

PREMISES TO BE SOLD BY:
JOHN R. ADLER,
Sheriff

SHERIFF'S SALE

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NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his Office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

MUSAN TETRICK JAMES, ESQUIRE
9 East Main St.
Bloomsburg, PA 17815

PREMISES TO BE SOLD BY:
JOHN R. ADLER,
Sheriff

LIST OF LIENS

VERSUS

..... DAVID P. INGRAM

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

..... Bloomsburg Bank Columbia Trust

..... versus

..... David P. Ingram

No. 31 of Term, 19 89.
Real Debt || \$40,855.99
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien
Nature of Lien Mortgage Foreclosure

..... 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

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

P 984-371 377

Date: April 6, 1989

RE: Sheriff's Sale Advertising Dates

Bloomsburg Bank
Columbia Trust vs David P. Ingram

No. 21 of 1989 ED No. 31 of 1989 JD

Dear Sir:

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

1st week May 23, 1989

2nd week May 30, 1989

3rd week June 6, 1989

Feel free to contact me if you have any problems.

Sincerely,

John R. Adler
John R. Adler (27)
Sheriff

enc.

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: April 6, 1989

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

Bloomsburg Bank
RE: Columbia Trust vs David P. Ingelton

No. 21 of 1989 ED No. 31 of 1989 JD

Dear Sir:

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

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
Sheriff

1989 371 409

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: April 6, 1989

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

RE: Bloomsburg Bank vs David P. Ingram
Columbia Trust
No. 21 of 1989 ED No. 31 of 1989 JD

Dear Sir:

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

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
(27)

John R. Adler
Sheriff

7 484 371 482

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 360
BLOOMSBURG, PA. 17816

PHONE
717-764-1891

Date: April 6, 1989

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

Harrisburg, PA 17105

Bloomsburg Bank
RE: Columbia Trust vs David P. Ingram

No. 21 of 1989 ED

No. 31 of 1989 JD

Dear Sir:

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

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
(27)
John R. Adler
Sheriff

P 989 371 328

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1091

Date: April 6, 1989

To: Small Business Administration

20 N. Penna. Avenue

Room 2327

Wilkes-Barre, PA 18701

Bloomington Bank
RE: Columbia Trust vs David P. Ingram

No. 21 of 1989 ED

No. 31 of 1989 JD

Dear Sir:

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

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
x2

John R. Adler
Sheriff

P 984 371 376

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1091

Date: April 6, 1989

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

ATTN: SPECIAL PROCEDURES FUNCTION

Bloomsburg Bank
RE: Columbia Trust vs David P. Ingram
No. 21 of 1989 ED No. 31 of 1989 JD

Dear Sir:

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

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
(87)
John R. Adler
Sheriff

1989 37, 379

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 360
BLOOMSBURG, PA. 17816

PHONE
717-784-1891

Date: April 6, 1989
To: Robert Edwards
Orange Township Tax Collector
RW2 Box 38C
Orangetown, Pa
Bloomsburg Bank
RE: Columbia Trust vs David P. Ingram
No. 21 of 1989 ED No. 31 of 1989 JD

Dear Sir:

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

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
(22)

John R. Adler
Sheriff

1989 371 484

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: April 6, 1989

To: Atty. Susan James

29 E Main ST

Bloomsburg, Pa 17815

Bloomsburg Bank
RE: Columbia Trust VS. David P. Snyder

No. 21 of 1989 E.D. No. 31 of 1989 J.D.

Dear Sir:

Enclosed is your copy of an upcoming Sheriff's Sale Bill.

Feel free to contact me with any questions you may have.

Sincerely,

John R Adler
(KZ)

John R. Adler
Sheriff

ENC.

P 984 371 4183

SHERIFF'S SALE

BY VIRTURE OF WRIT OF EXECUTION NO. 21 OF 1989, 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

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SEIZED IN EXECUTION AS THE PROPERTY OF DAVID P. INGRAM UNDER COLUMBIA COUNTY JUDGMENT NO. 31-1989.

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USAN TETRICK JAMES, ESQUIRE
9 East Main St.
Bloomsburg, PA 17815

PREMISES TO BE SOLD BY:
JOHN R. ADLER,
Sheriff

BLOOMSBURG BANK COLUMBIA TRUST COMPANY,	:	IN THE COURT OF COMMON PLEAS
Plaintiff,	:	OF THE 26TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PENNA.
	:	
VS.	:	CIVIL ACTION - LAW
	:	NO. 31 OF 1989 J.D.
DAVID P. INGRAM,	:	NO. 21 OF 1989 E.D.
Defendant.	:	MORTGAGE FORECLOSURE

WRIT OF EXECUTION NOTICE

THIS PAPER IS A WRIT OF EXECUTION. IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU. IT MAY CAUSE YOUR PROPERTY TO BE HELD OR TAKEN TO PAY THE JUDGMENT. YOU MAY HAVE LEGAL RIGHTS TO PREVENT YOUR PROPERTY FROM BEING TAKEN. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY OF THESE RIGHTS. IF YOU WISH TO EXERCISE YOUR RIGHTS, YOU MUST ACT PROMPTLY.

THE LAW PROVIDES THAT YOU MAY HAVE THE RIGHT TO PREVENT OR DELAY THE SHERIFF'S SALE BY FILING, BEFORE THE SALE, A PETITION WITH THE COURT TO OPEN OR STRIKE THE JUDGMENT AGAINST YOU OR TO STAY THE EXECUTION.

IF THE JUDGMENT WAS ENTERED BECAUSE YOU DID NOT FILE WITH THE COURT ANY DEFENSE OR OBJECTION, YOU MIGHT HAVE WITHIN TWENTY (20) DAYS AFTER SERVICE OF THE COMPLAINT FOR MORTGAGE FORECLOSURE AND NOTICE TO DEFEND, THE RIGHT TO HAVE THE JUDGMENT OPENED IF YOU PROMPTLY FILE A PETITION WITH THE COURT ALLEGING A VALID DEFENSE AND A REASONABLE EXCUSE FOR FAILING TO FILE THE DEFENSE ON TIME. IF THE JUDGMENT IS OPENED, THE SHERIFF'S SALE WOULD ORDINARILY BE DELAYED PENDING A TRIAL OF THE ISSUE OR WHETHER THE PLAINTIFF HAS A VALID CLAIM TO FORECLOSURE THE MORTGAGE.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE JUDGMENT STRICKEN IF THE SHERIFF HAS NOT MADE A VALID RETURN OF SERVICE OF THE COMPLAINT AND NOTICE TO DEFEND OR IF THE JUDGMENT WAS ENTERED BEFORE TWENTY (20) DAYS AFTER SERVICE OR IN CERTAIN OTHER EVENTS. TO EXERCISE THIS RIGHT YOU HAVE TO FILE A PETITION WITH THE COURT TO STRIKE THE JUDGMENT.

IN ADDITION, YOU MAY HAVE THE RIGHT TO PETITION TO SET ASIDE THE SALE FOR: (1) GROSSLY INADEQUATE PRICE; (2) LACK OF COMPETITIVE BIDDING BY AGREEMENT; (3) IRREGULARITIES IN SALE; OR (4) FRAUD. TO EXERCISE THIS RIGHT YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY.

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

SUSQUEHANNA LEGAL SERVICES
168 East Fifth Street
Bloomsburg, PA 17815
(717) 784-8760

BLOOMSBURG BANK COLUMBIA TRUST COMPANY, Plaintiff. : IN THE COURT OF COMMON PLEAS : OF THE 26TH JUDICIAL DISTRICT : COLUMBIA COUNTY BRANCH, PENNA. :
 VS. : CIVIL ACTION - LAW : NO. 31 OF 1989 J.D. : NO. 21 OF 1989 E.D. : MORTGAGE FORECLOSURE
 DAVID P. INGRAM, Defendant.

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

COMMONWEALTH OF PENNSYLVANIA :
 : SS.
 COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest, and costs in the above-captioned matter you are directed to levy upon and to sell the following described property:

(see attached description)

- a. Principal indebtedness: \$35,751.43
- b. Unpaid interest from July 24, 1988, to December 24, 1988: 1,266.20
- c. Unpaid homeowners insurance: 208.00
- d. Late fees: 35.36
- e. Attorney's comission of 10% of principal indebtedness: 3,575.00
- f. Interest on principal indebtedness of \$8.44 per day from Dec. 25, 1988: _____

TOTAL DELINQUENT AMOUNT \$40,855.99
 Plus costs as endorsed.

Rame B. Kline
 Prothonotary, Court of Common Pleas of Columbia County, Pennsylvania

DATED: March 23, 1989
 (SEAL)

BY: Carla Hess
 Deputy

MAR 23 10 43 AM '89

BLOOMSBURG BANK COLUMBIA TRUST COMPANY VS. DAVID P. INGRAM

DESCRIPTION OF PROPERTY

TRACT NO. 1:

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

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EXCEPTING AND RESERVING to the adjacent land owners and other lot owners the right and privilege to use a fifteen foot private driveway extending across and through the northerly portion of said premises and with the same to be maintained in conjunction with other lot owners in the area here involved, and ALSO UNDER AND SUBJECT to the right of way of the Reading Railroad Company.

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BLOOMSBURG BANK COLUMBIA
TRUST COMPANY,

Plaintiff,

VS.

DAVID P. INGRAM,

Defendant.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.

:
: CIVIL ACTION - LAW
: NO. 31 OF 1989 J.D.
: NO. 21 OF 1989 E.D.
: MORTGAGE FORECLOSURE

NOTICE OF SALE OF REAL PROPERTY

By virtue of a Writ of Execution No. 21 of 1989, issued out of the Court of Common Pleas of Columbia County, Civil Division, to be directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in a Court Room to be announced, Columbia County Court House, Bloomsburg, Pennsylvania, on JUNE 15, 1989, at 10:00 o'clock, 9 A.M. in the forenoon of said day, all the right, title, and interest of the Defendants in and to:

TRACT NO. 1:

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

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TRACT NO. 2:

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BEGINNING at an iron pin corner set in the intersection of the easterly line of land of Verncil Moore and wife and in the southerly line of other land of Carlton W. Roberts and wife and thence running along the southerly line of other land of said Roberts north 83 degrees 02 minutes east 69.64 feet to an iron pin corner set at the northwesterly corner of Lot No. 2-B in a plot of lots hereinafter mentioned; thence running along the westerly line of Lot No. 2-B south 21 degrees 19 minutes 13 seconds east, 320.64 feet to an iron pin corner set at the southwesterly corner of said Lot No. 2-B; thence running along the northerly line of other land of Harry E. Ingram and wife south 72 degrees 15 minutes 47 seconds west 85.28 feet to an iron pin corner set in the easterly line of land of the aforesaid Verncil Moore; thence running along the easterly line of land of said Moore north 18 degrees 16 minutes 57 seconds west 333.04 feet to an iron pin corner, the place of beginning, and being Lot No. 1-B in a plot of lots laid out for Carlton W. Roberts by Orangeville Surveying Consultants.

THERE IS ALSO granted and conveyed unto the Grantees, their heirs, and assigns, the right and privilege to use in conjunction with other property owners all roadways laid out and used in this plot of lots.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of Bloomsburg Bank
Columbia Trust Company vs. David P. Ingram, and will be sold by:

Sheriff of Columbia County

SUSAN TETRICK JAMES, ESQUIRE
HUMMEL, JAMES & MIHALIK
29 East Main Street
Bloomsburg, PA 17815
(717) 784-7367
Attorney I.D. #49003

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 21 OF 1984 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, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

JUNE 15, 1989

AT 10.00 O'CLOCK, 10 .M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANTS IN AND TO:

TRACT NO. 1:

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner set in the easterly line now of Verncil Moore and wife, it being the southwest corner of other land of the Grantors herein and running thence along the southerly line of other land of said Grantors north 65 degrees 41 minutes east 86.2 feet to a stake corner; thence south 27 degrees 54 minutes east and running across a private roadway hereinafter mentioned, Fishing Creek and the right of way of the Reading Railroad Company 453.1 feet to a corner in the northerly line of land now of Hess, running thence along the northerly line of land of said Hess south 67 degrees west 114 feet to a corner in the easterly line of land of the aforesaid Moore; running thence along the easterly line of land of said Moore across the right of way of the Reading Railroad Company, Fishing Creek and the private roadway hereinafter mentioned north 25 degrees west 454 feet to a stake corner, the place of beginning.

EXCEPTING AND RESERVING to the adjacent land owners and other lot owners the right and privilege to use a fifteen foot private driveway extending across and through the northerly portion of said premises and with the same to be maintained in conjunction with other lot owners in the area here involved, and ALSO UNDER AND SUBJECT to the right of way of the Reading Railroad Company.

There is also granted to the Grantees, their heirs and assigns, the right and privilege to use a right of way across other

land of the Grantors at its present location extending from the Orangeville-Benton Highway to the tract of land here involved and adjacent areas thereof.

TRACT NO. 2:

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner set in the intersection of the easterly line of land of Verncil Moore and wife and in the southerly line of other land of Carlton W. Roberts and wife and thence running along the southerly line of other land of said Roberts north 33 degrees 02 minutes east 69.64 feet to an iron pin corner set at the northwesterly corner of Lot No. 2-B in a plot of lots hereinafter mentioned; thence running along the westerly line of Lot No. 2-B south 21 degrees 19 minutes 13 seconds east, 320.64 feet to an iron pin corner set at the southwesterly corner of said Lot No. 2-B; thence running along the northerly line of other land of Harry E. Ingram and wife south 72 degrees 15 minutes 47 seconds west 85.28 feet to an iron pin corner set in the easterly line of land of the aforesaid Verncil Moore; thence running along the easterly line of land of said Moore north 18 degrees 16 minutes 57 seconds west 333.04 feet to an iron pin corner, the place of beginning, and being Lot No. 1-B in a plot of lots laid out for Carlton W. Roberts by Orangeville Surveying Consultants.

THERE IS ALSO granted and conveyed unto the Grantees, their heirs, and assigns, the right and privilege to use in conjunction with other property owners all roadways laid out and used in this plot of lots.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution at the suit of Bloomsburg Bank Columbia Trust Company vs. David P. Ingram.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

SUSAN TETRICK JAMES, ESQUIRE
HUMMEL, JAMES & MIHALIK
29 East Main Street
Bloomsburg, PA 17815
(717) 784-7367
Attorney I.D. #49003

BLOOMSBURG BANK COLUMBIA
TRUST COMPANY,

Plaintiff,

VS.

DAVID P. INGRAM,

Defendant.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.

:
: CIVIL ACTION - LAW
: NO. 31 OF 1989 J.D.
: NO. OF 1989 E.D.
: MORTGAGE FORECLOSURE

AFFIDAVIT OF MAILING OF NOTICE OF ENTRY OF JUDGMENT

COMMONWEALTH OF PENNSYLVANIA:

: SS.

COUNTY OF COLUMBIA

:

SUSAN TETRICK JAMES, ESQUIRE, being duly sworn according to law, deposes and says that on March 23, 1989, she did mail on behalf of Plaintiff, BLOOMSBURG BANK COLUMBIA TRUST COMPANY, to Defendant, DAVID P. INGRAM, individually, at 540 Rittenhouse Boulevard, Norristown, Pennsylvania 19403, the last known address of the Defendant, written Notice of the Entry of Judgment filed in the above-captioned matter on March 23, 1989.

Susan Tetrick James

SUSAN TETRICK JAMES, ESQUIRE

Sworn to and Subscribed
before me this 23rd day
of March, 1989.

Diane M. Koplanski

Notary Public

My Commission Expires: 4-23-90

NOTARIAL SEAL
DIANE M. KOPLANSKI, Notary Public
Bloomersburg, Pa. - Luzerne Co., Pa.
My Commission Expires April 23, 1990

68. 41 26 27 28
MAR 27 9 26 AM '89

RECORDED & INDEXED
COLUMBIA COUNTY COURT

BLOOMSBURG BANK COLUMBIA
TRUST COMPANY,
Plaintiff.

VS.

DAVID P. INGRAM,
Defendant.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
:
: CIVIL ACTION - LAW
: NO. 31 OF 1989 J.D.
: NO. 21 OF 1989 E.D.
: MORTGAGE FORECLOSURE

AFFIDAVIT OF WHEREABOUTS AND NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

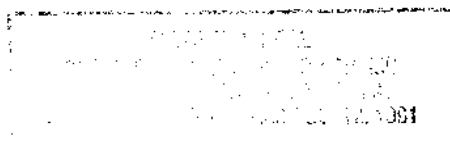
COUNTY OF COLUMBIA :

JEFFREY E. NELSON, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that David P. Ingram, Defendant, at the time that judgment was entered on March 23, 1989, the Defendant's place of residence was 749 Ritterhouse Boulevard, Norristown, Pennsylvania 19403, and that he did, investigate the status of David P. Ingram, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally. And your affiant avers that Defendant is not now, nor was he within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.


JEFFREY E. NELSON, VICE PRESIDENT

Sworn to and Subscribed
before me this 23rd day
of March 1989.

Susan S. Haerell
Notary Public
My Commission Expires: _____



BLOOMSBURG BANK COLUMBIA
TRUST COMPANY,

Plaintiff,

VS.

DAVID P. INGRAM,

Defendant.

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

CIVIL ACTION - LAW
NO. 31 OF 1989 J.D.
NO. 21 OF 1989 E.D.
MORTGAGE FORECLOSURE

WRIIT


TO SHERIFF OF COLUMBIA COUNTY:

You are hereby directed to seize, levy, advertise, and sell
all the real property of the Defendants located at R. D. #2,
Orangeville, Columbia County, Pennsylvania 17859.

You are hereby released from all responsibility in not
placing watchmen or law enforcement property located on by virtue of
this writ.

LAW OFFICES
HUMMEL, JAMES & Mihalik

DATED: March 22 1989


SUSAN TETRICK JAMES, ESQUIRE
ATTORNEY FOR PLAINTIFF
29 East Main Street
Bloomsburg, PA 17815-1898
(717) 784-7367
Attorney J.D. #49000

BLOOMSBURG BANK COLUMBIA TRUST COMPANY,	PLAINTIFF,	:	IN THE COURT OF COMMON PLEAS OF THE COUNTY OF COLUMBIA
		:	COLUMBIA COUNTY BRANCH, PENNA.
		:	
VS.		:	CIVIL ACTION - LAW
		:	NO. 31 OF 1989 J.D.
DAVID P. INGRAM,		:	NO. 21 OF 1989 E.D.
Defendant,		:	MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129

I, SUSAN TETRICK JAMES, ESQUIRE, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Process for the Writ of Execution, have filed the following information concerning the real property located at: R. D. #2, Orangeville, Columbia County, Pennsylvania 17359.

(SEE ATTACHED DESCRIPTION)

1. Name and address of Owner(s) or Reputed Owner(s):

Name: David P. Ingram Address: 540 Rittenhouse Boulevard
Norristown, PA 19103

2. Name and address of Defendant(s) in judgment:

Name: David P. Ingram Address: 540 Rittenhouse Boulevard
Norristown, PA 19103

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

Name: None of record Address:

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

Name: Bloomsburg Bank Address: 11 West Main Street
Columbia Trust Company Bloomsburg, PA 17815

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


Name: None of record Address:

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

Name: None of record Address:

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

DATED: March 22, 1989


SUSAN TETRIC JAMES ESQUIRE
ATTORNEY FOR PLAINTIFF
25 East Main Street
Bloomsburg, PA 17815
(717) 784-7367
Attorney I.D. #49003

1886 FIRST MORGAN BANK COLUMBIA TRUST COMPANY VS. DAVID P. INGRAM

DESCRIPTION OF PROPERTY

TRACT NO. 1.

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner set in the easterly line now of Vercil Moore and wife, it being the southwest corner of other land of the Grantors herein and running thence along the southerly line of other land of said Grantors north 65 degrees 41 minutes east 86.2 feet to a stake corner; thence south 27 degrees 54 minutes east and running across a private roadway hereinafter mentioned, Fishing Creek and the right of way of the Reading Railroad Company 458.4 feet to a corner in the northerly line of land now of Hess, running thence along the northerly line of land of said Hess south 67 degrees west 114 feet to a corner in the easterly line of land of the aforesaid Moore; running thence along the easterly line of land of said Moore, Fishing Creek and the right of way of the Reading Railroad Company, Fishing Creek and the private roadway hereinafter mentioned north 25 degrees west 454 feet to a stake corner, the place of beginning.

EXCEPTING AND RESERVING to the adjacent land owners and other lot owners the right and privilege to use a fifteen foot private driveway extending across and through the northerly portion of said premises and with the same to be maintained in conjunction with other lot owners in the area here involved, and ALSO UNDER AND SUBJECT to the right of way of the Reading Railroad Company.

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TRACT NO. 2.

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BEGINNING at an iron pin corner set in the intersection of the easterly line of land of Vernell Moore and wife and in the southerly line of other land of Carlton W. Roberts and wife and thence running along the southerly line of other land of said Roberts north 33 degrees 02 minutes east 69.64 feet to an iron pin corner set at the northwesterly corner of Lot No. 2 B in a plot of lots hereinafter mentioned; thence running along the westerly line of Lot No. 2 B south 27 degrees 19 minutes 13 seconds east, 320.64 feet to an iron pin corner set at the southwesterly corner of said Lot No. 2-B; thence running along the northerly line of other land of Harry E. Ingram and wife south 70 degrees 15 minutes 47 seconds west 85.28 feet to an iron pin corner set in the easterly line of land of the aforesaid Vernell Moore; thence running along the easterly line of land of said Moore north 18 degrees 16 minutes 57 seconds west 333.04 feet to an iron pin corner, the place of beginning, and being Lot No. 1 B in a plot of lots laid out for Carlton W. Roberts by Orangeville Surveying Consultants.

THERE IS ALSO granted and conveyed unto the Grantees, their heirs, and assigns, the right and privilege to use in conjunction with other property owners all roadways laid out and used in this plot of lots.



Bloomsburg Bank

COLUMBIA TRUST CO.
BLOOMSBURG, PA. 17815

272489

60-593
313

DATE March 20, 19 89

PAY TO THE ORDER OF *****Columbia County Sherriff's Dept.*****

\$ 500.00

RE: Ingram-Foreclosure Dept.

BLOOMSBURG 500 dollars
BANK CO. T. CO.

TREASURER'S CHECK

Jimmy Bulchky
AUTHORIZED SIGNATURE
Jeffrey Nelson
AUTHORIZED SIGNATURE

⑆031305936⑆

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