

UNITED PENN BANK,
Plaintiff

vs.

STEWART D. ANDERSON and
CAMILLE M. ANDERSON,
Defendant

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 671 of 1983 J. D.
NO. 61 of 1983 E.D.

TO THE SHERIFF:

Please return within Writ discontinued and satisfy original Judgment
by order of Plaintiff's Attorney.

Glenn G. Gorsick

Attorney for the Plaintiff

TO THE PROTHONOTARY:

I hereby return the within Writ discontinued and satisfied by order
of Plaintiff's Attorney.

Kurtis Vandenberg

Sheriff of Columbia County

OFFICE OF SHERIFF
Oct 22 4 18 PM '83
SHERIFF
SHERIFF

UNITED PENN BANK,

Plaintiff

vs.

STEWART D. ANDERSON and
CAMILLE M. ANDERSON,

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 671 of 1983

PRAECIPE FOR SATISFACTION
OF JUDGMENT

TO THE PROTHONOTARY:

Mark the judgment filed to No. 671 of 1983 on August 29, 1983, in favor of the Plaintiff and against the Defendants, Stewart D. Anderson and Camille M. Anderson, in the amount of Eighty Eight Thousand Three Hundred Twenty One and 43/100 (\$88,321.43) Dollars satisfied of record and dismiss the Petition to Fix Fair Value filed in this action on May 29, 1984.

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.

By: Glenn G. York

R U L E

AND NOW, this day of 1984, the judgment entered in favor of the Plaintiff and against the Defendants, Stewart D. Anderson and Camille M. Anderson, in the amount of Eighty Eight Thousand Three Hundred Twenty One and 43/100 (\$88,321.43) Dollars is hereby marked satisfied.

PROTHONOTARY OF COLUMBIA COUNTY

CHIEF DEPUTY

SHERIFF

OCT 22 4 15 PM '84

OFFICE OF SHERIFF
COLUMBIA COUNTY

By: _____

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

LAW OFFICES

SUITE SEVEN HUNDRED
UNITED PENN BANK BUILDING
WILKES-BARRE, PENNA. 18701

(717) 825-9401

RETIRED

ANDREW HOURIGAN, JR.

FALVELLO LAW OFFICE BUILDING

CONYNGHAM-DRUMS ROAD

BOX A 103

R. D. 1, SUGARLOAF, PA 18249

(717) 788-4191

ALLAN M. KLUGER
GEORGE A. SPOHRER
JOSEPH A. QUINN, JR.
RICHARD M. GOLDBERG
ARTHUR L. PICCONE
ANTHONY C. FALVELLO
JOSEPH P. MELLODY, JR.
WILLIAM F. ANZALONE
CONRAD A. FALVELLO
DAVID W. SABA
NEIL L. CONWAY
JOHN P. SANDERSON
JOSEPH A. LACH
RONALD V. SANTORA
GLENN G. YANIK
PAULA F. GARRETY
JORDAN H. PECILE
THOMAS B. HELBIG
BRIAN C. CORCORAN
GERALD J. SHEKLETSKI

October 19, 1984

Sheriff's Office
Columbia County Court House
P. O. Box 380
Bloomsburg, Pa. 17815

Re: United Penn Bank vs. Stewart Anderson,
No. 671 of 1983 and No. 1672 of 1980

Dear Sir:

Enclosed are the Praecipes for Discontinuance for the Writ of Execution in the above-captioned cases, together with Praecipes for Satisfaction of Judgment. Please send the Praecipes for Satisfaction of Judgment to the Prothonotary and note that the Praecipes filed to No. 671 of 1983 also request dismissal of the Petition to Fix Fair Value filed in this action on May 29, 1984. A check in the amount of \$10.00 is also enclosed.

Very truly yours,

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.

Glenn G. Yanik
Glenn G. Yanik, Esquire

GCY/pm
Enclosures

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

LAW OFFICES

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GLENN G. YANIK
PAULA F. GARRETY
JORDAN H. PECILE
THOMAS B. HELBIG
BRIAN C. CORCORAN
GERALD J. SHEKLETSKI

26-2716
September 28, 1984

Prothonotary of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg, Pa. 17815

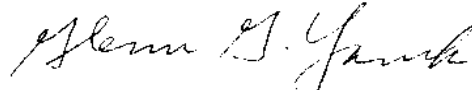
Re: United Penn Bank vs. Stewart Anderson No. 671 of 1983;
No. 1672 of 1980; and No. 267 of 1979

Gentlemen:

I enclose an original and copy of Praecept for Satisfaction of Judgment relative to the above-captioned cases. Please time stamp the copies and return in the enclosed envelope.

Very truly yours,

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.



Glenn G. Yanik, Esquire

CGY/pm
Enclosures

No. 671 of 1983 must be satisfied by the Sheriff as there was a Writ of Execution on same. We are returning Praecept and \$10.00. This also applies to No. 1672 of 1980.

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on THURSDAY the 17TH day of NOVEMBER 19 83, at 10:30

o'clock A. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to UNITED PENN BANK, Wilkes-Barre, Luzerne County, Pennsylvania

for the price or sum of Two Thousand-Four Hundred and Five and 38/100 (\$2,405.38) plus Twenty-Six and 80/100 (\$26.80) Poundage ----- Dollars

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

Col. Co. Sheriff's Dept.	Sale Cost	\$120.55	
	Poundage	26.80	
			\$147.35
Press-Enterprise, Inc.			459.17
Henrie Printing			68.97
Prothonotary of Columbia County			15.00
Recorder of Deeds of Columbia County			18.50
Columbia County Tax Claim Bureau			857.84
Connie C. Gingher, Tax Collector, Berwick Boro.	(1983 Co. Tax \$261.98)	(1983 Sch. Tax 558.71)	820.69
Borough of Berwick (Sewer Bill - May thru Oct 1983)			44.66

UNITED PENN BANK

VS

STEWART D. ANDERSON and
CAMILLE M. ANDERSON, his wife

NO. 671 of 1983 J.D.
NO. 61 of 1983 E.C.

Sheriff's Office, Bloomsburg, Pa. }
18 NOVEMBER 1983

So answers

Victor B Vandling
VICTOR B. VANDLING Sheriff

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on THURSDAY the 17TH day of NOVEMBER 19 83, at 10:30 o'clock A. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to UNITED PENN BANK, Wilkes-Barre, Luzerne County, Pennsylvania

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	(1983 Sch. Tax 558.71)		820.69
Borough of Berwick (Sewer Bill - May thru Oct 1983)			44.66

UNITED PENN BANK

VS

STEWART D. ANDERSON and
CAMILLE M. ANDERSON, his wife
NO. 671 of 1983 J.D.
NO. 61 of 1983 E.C.

Sheriff's Office, Bloomsburg, Pa. }
18 NOVEMBER 1983

So answers

Victor B Vandling
VICTOR B. VANDLING Sheriff

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

UNITED PENN BANK

Plaintiff

vs.

STEWART D. ANDERSON and

CAMILLE M. ANDERSON, his wife,

Defendants

IN THE COURT OF COMMON PLEAS OF

~~XXPENN~~ COUNTY, PENNSYLVANIA

COLUMBIA

671

No. Term 19 ⁸³ J.D.

No. 61 Term 19 83 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of ~~XXPENN~~ COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

See Exhibit "A" Attached Hereto.

First Thereof:

Assessment Information: Land.....\$ 250.00
Improvements.... 6010.00
TOTAL \$6260.00

Tax Plate No. 04.3-5-148

Second Thereof:

Assessment Information: Land.....\$ 110.00
Improvements.... 2610.00
TOTAL \$2720.00

Tax Plate No. 07 2A 26

Third Thereof:

Assessment Information: Land.....\$ 230.00
Improvements.... 0
TOTAL \$ 230.00

Tax Plate No. 07 2A 125

Fourth Thereof:

Assessment Information Unimproved \$110.00 - Tax Plate No. 07 2A 25-A
Amount Due incl. interest to ~~XXXXXXXXXXXXXXX~~
8/25/83 \$80,029.21
~~XXXXXXXXXX~~ 8,029.22
Attorney's Commission (10%) \$88,321.43
TOTAL Plus costs and interest

as endorsed.

Dated August 29 1983

(SEAL)

[Signature]
Prothonotary, Court of Common Pleas of
~~XXPENN~~ County, Pennsylvania
COLUMBIA

By: Deputy

AND NOW, TO WIT, THIS 6TH DAY OF DECEMBER, 1983, THE WITHIN
SCHEDULE IS CONFIRMED ABSOLUTELY.

BY THE COURT:

Robert M. Myers, Jr.

No. 671 Term, 1983 J.D.

No. 61 Term, 1983 E.D.

IN THE COURT OF COMMON PLEAS
OF ~~BERKE~~ COUNTY

COLUMBIA

UNITED PENN BANK,

Plaintiff

vs.

STEWART D. ANDERSON and
CAMILLE M. ANDERSON, his wife,

Defendants

WRIT OF EXECUTION
(Mortgage Foreclosure)

545 Costs 31.35 PA

Pro. Pd. 50.50

Judg. Fee 9.00

XRX Atty. \$3.00

Sat. 5.00

CHIEF DEPUTY

SHERIFF

AUG 29 11 36 AM '83

OFFICE OF SHERIFF
ALYNN COUNTY
JAIL

Glenn G. Yank, Esquire

Attorney for Plaintiff

700 United Penn Bank Bldg.

Wilkes-Barre, Pa. 18701

Address: 1217 Sixth Avenue

Berwick, Penna. 18603

Where papers may be served.

THE FIRST THEREOF:

ALL that certain lot situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, being bounded and described as follows, to wit:

BEING bounded on the north by Sycamore Street 140 feet; on the east by LaSalle Street 40 feet; on the south by Lot No. 9, Section 6, 140 feet; and on the west by an alley 40 feet to the place of beginning. Containing 5600 square feet. Being Lot No. 10, Section 6, of the Berwick Land and Improvement Company's Addition to Berwick, Pa.

It is hereby agreed by all owners and subsequent owners of this lot that no building shall be closer than 15 feet to LaSalle Street; also that no building shall be erected on this lot to cost less than \$1,500.00.

BEING the same premises conveyed by James Labar and Lillian M. Labar, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated April 9, 1973, recorded April 27, 1973, in Columbia County Deed Book 261, page 428.

THE SECOND THEREOF:

ALL that certain lot, piece or parcel of land together with the two story frame single dwelling house thereon erected lying and being situate on the northerly side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 1808, this being the west side of the fourth lot west of Warren Street on the north side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's addition to the Township of Briar Creek, which was formerly the Freas Farm. See plot or plan recorded in the Recorder's Office in Bloomsburg, Pennsylvania, Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 1808, a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 1810; thence in a southerly direction along Lot No. 1810, a distance of 160 feet to Sixth Avenue; thence in an easterly direction along Sixth Avenue a distance of 45 feet to the place of beginning. This description is intended to cover Lot No. 1809.

BEING the same premises conveyed by Edna Benza Kuchka et vir to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated April 20, 1962, recorded April 23, 1962, in Columbia County Deed Book 212, page 242.

THE THIRD THEREOF:

ALL that certain lot, piece and parcel of land lying and being situate on the southerly side of Eighth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot No. 1960, this being the west side of the fifth lot west of Warren Street on the south side of Eighth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania and a portion of the Berwick Land and Improvement Company's Addition to the Township of Briar Creek (now

Berwick) which was formerly the Freas Farm, said plot or plan recorded in the Recorder's Office in Bloomsburg, Pennsylvania; thence in a southerly direction along Lot No. 1960, a distance of 160 feet to a fifteen foot alley; thence in a westerly direction along said alley, a distance of 135 feet to the corner of Lot No. 1964; thence in a northerly direction along Lot No. 1964, a distance of 160 feet to Eighth Avenue; thence along the southerly side of Eighth Avenue in an easterly direction a distance of 135 feet to the place of beginning.

BEING the same premises conveyed by Fred H. Bednarski and Ada R. Bednarski, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, dated September 13, 1968, recorded October 7, 1968, in Columbia County Deed Book 241, page 305.

THE FOURTH THEREOF:

ALL that certain lot, piece or parcel of land together with the improvements thereon erected lying and being situate on the northerly side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southwesterly corner of Lot No. 1806, this being the west side of Lot No. 1806 and the second lot west of Warren Street on the northerly side of Sixth Avenue on what was formerly known as the Freas Farm; thence in a northerly direction along the westerly line of lot No. 1806 a distance of 160 feet to the southerly line of a 15 foot alley; thence in a westerly direction along the southerly line of said alley a distance of 45 feet to the northeasterly corner of lot No. 1808; thence in a southerly direction along the easterly line of Lot No. 1808 a distance of 160 feet to the northerly line of Sixth Avenue aforesaid; thence in an easterly direction along the northerly side of Sixth Avenue a distance of 45 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 1807 in the Berwick Land and Improvement Company's Addition to Berwick.

BEING the same premises conveyed by Daniel Lostaglio and Kathryn R. Lostaglio, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated May 14, 1977, and recorded in Columbia County Deed Book 281, page 45.

THE FIRST THEREOF:

KNOWN as 439 LaSalle Street, Berwick, Pennsylvania
IMPROVED with a commercial building and lot
TAX PLATE NO. 04.3-5-148

THE SECOND THEREOF:

KNOWN as 1217 Sixth Avenue, Township of Briar Creek, Pennsylvania
IMPROVED with a house
TAX PLATE NO. 07-2A-26

THE THIRD THEREOF:

KNOWN as 1200 Block Eighth Avenue, Berwick, Pennsylvania
Three unimproved lots
TAX PLATE NO. 07-2A-125

THE FOURTH THEREOF:

KNOWN as 1213 Sixth Avenue, Berwick, Pennsylvania
One unimproved lot
TAX PLATE NO. 07-2A-25-A

LIST OF LIENS

VERSUS

STEWART D. ANDERSON and CAMILLE M. ANDERSON

Court of Common Pleas of Columbia County, Pennsylvania.

United Penn Bank

versus

Stewart D. & Camille Anderson

No. 267 of Term, 1979
Real Debt || \$25,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered February 20, 1979
Date of Lien
Nature of Lien Note

First Eastern Bank, N.A.

versus

Stewart D. & Camille Anderson

No. 29 of Term, 1980
Real Debt || \$35,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered January 9, 1980
Date of Lien
Nature of Lien Agree. to Revive

United Penn Bank

versus

Stewart D. & Camille Anderson

No. 1672 of Term, 1980
Real Debt || \$25,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered October 27, 1980
Date of Lien
Nature of Lien Note

Clark E. Ruch, Jr. & Carmelita O.

Ruch

versus

Stewart D. & Camille M. Anderson

No. 1159 of Term, 1981
Real Debt || \$22,768.82
Interest from ||
Commission ||
Costs ||
Judgment entered August 4, 1981
Date of Lien
Nature of Lien Note

United Penn Bank

versus

Stewart D. & Camille M. Anderson

No. 671 of Term, 1983
Real Debt || \$88,321.22
Interest from ||
Commission ||
Costs ||
Judgment entered August 29, 1983
Date of Lien
Nature of Lien Default Judgment

State of Pennsylvania }
County of Columbia } ss.

Beverly J. Michael, Acting
I, ~~Frank X. Kristina~~, 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

Stewart D. Anderson and Camille M. Anderson, His Wife,

and find as follows:

See photostatic copies attached.

Fee \$5.00.....

In testimony whereof I have set my hand and
seal of office this 18th day of October
A.D., 19 83.

Beverly J. Michael Acting
RECORDER

THIS INDENTURE, made this 25th day of May
in the year of our Lord one thousand nine hundred and seventy-seven (1977);

BETWEEN STEWART D. ANDERSON and CAMILLE M. ANDERSON, his wife, of the
Township of Briar Creek, County of Columbia and State of Pennsylvania,-----

(hereinafter, whether one or more, with their heirs, executors, administrators,

and assigns, called the Mortgagor), of the one part, and UNITED PENN BANK, a banking institution
organized and existing under the laws of Pennsylvania, Wilkes-Barre, Pa.,
(hereinafter, with its successors and assigns, called the Mortgagee) of the other part.

WHEREAS, said Mortgagor in and by an Obligation or Writing obligatory, duly executed under the hand and seal of
said Mortgagor, bearing even date herewith, stands held and firmly bound unto said Mortgagee in the sum of ONE
HUNDRED SIXTY-FOUR THOUSAND (\$164,000.00) DOLLARS,-----
lawful money of the United States of America, conditioned for the payment of the just sum of EIGHTY-TWO
THOUSAND (\$82,000.00) DOLLARS,-----

lawful money as aforesaid, ~~together with interest thereon, payable~~ ~~as provided that Mortgagee may prepay the debt, at any time, with the~~
payable within 15 years from the date hereof, together with interest on all
unpaid balances of principal at the rate of 9 $\frac{1}{2}$ % per annum, the said
principal and interest shall be paid in monthly installments of \$856.27
each, the first such monthly payment to be made on the 25th day of
June, 1977, and thereafter on the 25th day of each and every
month until the entire indebtedness has been paid; said monthly payments
shall be applied first to the said interest and then in reduction of said
principal sum; Mortgagors shall have the privilege, without premium or fee,
of making greater payments in reduction of principal at any monthly payment
date, provided that such greater payment shall not relieve Mortgagors from
the obligation of making each successive monthly payment until the
indebtedness is paid in full.

AND also conditioned for the payment of the premium or premiums that will become due and payable to place
and renew insurance on the buildings on the herein-described premises, payable to the Mortgagee, as its interest may
appear, against loss by fire or other hazard as may be required by the Mortgagee in amounts and in company or com-
panies satisfactory to said Mortgagee, and, Mortgagor hereby agrees that it shall lodge said policy or policies of insur-
ance with the Mortgagee.

AND also conditioned for the payment of all taxes, assessments, and all other charges and claims superior to the
lien hereby created, which are assessed by any lawful authority, such payment to be made by the Mortgagor within six
(6) months after such tax, assessment, or other charge shall have become due, and the official receipts therefore shall
be promptly produced by the Mortgagor to the Mortgagee. In the event of a default in such payment or payments by the
Mortgagor, it is hereby expressly agreed that the Mortgagee may pay the same, and that any sum or sums so paid by the
Mortgagee shall be added to the principal debt secured hereby, and shall bear interest at the rate set forth above, per an-
num from the date of payment.

PROVIDED, HOWEVER, that if default be made at any time in the payment of the principal sum, or in any of the
conditions, covenants and agreement herein, the whole principal debt or sum and all interest thereon, as well as an attor-
ney's commission of 10% and costs of suit, together with all such amounts as shall have been advanced by the Mortga-
gee under the terms hereof shall, at the option of the Mortgagee become due and payable immediately, and the payment
of all such sums may be enforced and recovered at once.

AND PROVIDED, further, and it is hereby expressly agreed that in the event of any breach by the Mortgagor of
any covenant, condition or agreement of this Mortgage, it shall be lawful for the Mortgagee to enter upon all the land,
buildings and premises granted by this Mortgage, and to take possession of same and of the fixtures and equipment
therein contained, to have, hold, manage, or lease to any person or persons, to use and operate the same in such parcels
and on such terms and for such periods of time as the Mortgagee may deem proper in its sole discretion. The Mortgagor
agrees that no lease will be executed or assigned for any part of the within-described premises without the prior written
permission of the Mortgagee, and that no portion of this Mortgage will be assumed by any party or the property covered

by this Mortgage in any way encumbered without the prior written permission of the Mortgagee. The taking of possession of the mortgaged premises by the Mortgagee under this provision shall not relieve any default which may have been made by the Mortgagor, or prevent the enforcement of any of the remedies set forth herein by the Mortgagee.

This Mortgage and the accompanying Bond are given as additional or collateral security for the payment of any note or notes, writing or writings, contract or contracts, now or hereafter made, endorsed, assigned, delivered or guaranteed by the Mortgagor herein, and now due or to become due, or for any note or notes, writing or writings, contract or contracts given in exchange, substitution, extension or renewal thereof, and now or hereafter discounted, purchased, accepted, taken or used by the Mortgagee for the Mortgagor herein.

In the event that any installment due hereunder is received by Mortgagee more than fifteen (15) days after the date specified herein, Mortgagor hereby authorizes Mortgagee to assess a late payment charge of two (2%) percent of the overdue installment. Any late payment charge assessed shall be considered as an addition to the principal sum of this Mortgage, and Mortgagee is hereby authorized to apportion any installment payment in such manner as to pay or reduce said late payment charge before application of the installment to principal or interest otherwise due under the terms of this Mortgage.

If any section of this Mortgage is deemed unlawful or unenforceable by reason of existing or future legislation, or judicial interpretation thereof, that section shall be deemed separable and separate from the balance of this obligation and all terms and conditions of this Mortgage shall remain in full force and effect and shall be binding upon the Mortgagor s, ~~their~~----- executors, administrators, heirs, successors and assigns.

NOW THIS INDENTURE WITNESSETH, That the said Mortgagor, as well for and in consideration of the aforesaid principal sum, and for better securing the payment of the same, with interest, as aforesaid, as well as all other sums recoverable under the terms of this Indenture by the said Mortgagee, as for and in consideration of the further sum of One Dollar unto the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, sold, released and confirmed, and by these presents doth grant, sell, release and confirm unto the said Mortgagee

(Legal Description)

THE FIRST THEREOF:

ALL that certain lot situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, being bounded and described as follows, to wit:

BEING BOUNDED on the north by Sycamore Street 140 feet; on the east by LaSalle Street 40 feet; on the south by Lot No. 9, Section 6, 140 feet; and on the west by an alley 40 feet to the place of beginning. Containing 5600 square feet. Being Lot No. 10, Section 6, of the Berwick Land and Improvement Company's Addition to Berwick, Pa.

It is hereby agreed by all owners and subsequent owners of this lot that no building shall be closer than 15 feet to LaSalle Street; also that no building shall be erected on this lot to cost less than \$1,500.00.

BEING the same premises conveyed by James Labar and Lillian M. Labar, his wife, to the Mortgagors herein, by deed dated April 9, 1973, recorded April 27, 1973, in Columbia County Deed Book 261, page 428.

THE SECOND THEREOF:

ALL that certain lot, piece or parcel of land together with the two story frame single dwelling house thereon erected lying and being situate on the northerly side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 1808, this being the west side of the fourth lot west of Warren Street on the north side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's addition to the Township of Briar Creek, which was formerly the Freas farm. See plot or plan recorded in the Recorder's Office in Bloomsburg, Penna.,

CONTINUATION OF MORTGAGE MADE IN FAVOR OF UNITED PENN BANK BY STEWART D. ANDERSON AND CAMILLE M. ANDERSON, his wife, dated May 25, 1977 in the amount of \$82,000.00.

BEING the same premises conveyed by Fred H. Bednarski and Ada R. Bednarski, his wife, to the Mortgagors herein, dated September 13, 1968, recorded October 7, 1968, in Columbia County Deed Book 241, page 305.

THE FOURTH THEREOF:

ALL those certain lots, pieces or parcels of land together with the improvements thereon erected lying and being situate on the northerly side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

Released - see attached
NO. 1: BEGINNING at the southwest corner of Lot No. 1807, this being the west side of the lot numbered 1807 and the third lot west of Warren Street on the northerly side of Sixth Avenue on what was formerly known as the Freas Farm; thence in a northerly direction along the westerly line of Lot No. 1807 a distance of 160 feet to the southerly side of a 15 foot alley; thence in a westerly direction along the southerly line of said alley a distance of 45 feet to the northeasterly corner of Lot No. 1809; thence in a southerly direction along the easterly line of Lot No. 1809 a distance of 160 feet to the northerly line of Sixth Avenue aforesaid; thence in an easterly direction along the northerly line of Sixth Avenue a distance of 45 feet to the place of beginning, improved with a two story single frame dwelling.

This description is intended to cover and this deed to convey Lot No. 1808 in the Berwick Land and Improvement Company's Addition to the Borough of Berwick.

NO. 2: BEGINNING at the southwesterly corner of Lot No. 1806, this being the west side of Lot No. 1806 and the second lot west of Warren Street on the northerly side of Sixth Avenue on what was formerly known as the Freas Farm; thence in a northerly direction along the westerly line of Lot No. 1806 a distance of 160 feet to the southerly line of a 15 foot alley; thence in a westerly direction along the southerly line of said alley a distance of 45 feet to the northeasterly corner of Lot No. 1808; thence in a southerly direction along the easterly line of Lot No. 1808 a distance of 160 feet to the northerly line of Sixth Avenue aforesaid; thence in an easterly direction along the northerly side of Sixth Avenue a distance of 45 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 1807 in the Berwick Land and Improvement Company's Addition to Berwick.

BEING the same premises conveyed by Daniel Lostaglio and Kathryn R. Lostaglio, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated May 14, 1977, about to be recorded.

Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 1808, a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 1810; thence in a southerly direction along Lot No. 1810, a distance of 160 feet to Sixth Avenue; thence in an easterly direction along Sixth Avenue a distance of 45 feet to the place of beginning. This description is intended to cover Lot No. 1809.

BEING the same premises conveyed by Edna Benza Kuchka et vir to the Mortgagors herein, by deed dated April 20, 1962, recorded April 23, 1962, in Columbia County Deed Book 212, page 242.

THE THIRD THEREOF:

ALL that certain lot, piece and parcel of land lying and being situate on the southerly side of Eighth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot No. 1960, this being the west side of the fifth lot west of Warren Street on the south side of Eighth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania and a portion of the Berwick Land and Improvement Company's Addition to the Township of Briar Creek (now Berwick) which was formerly the Freas Farm, said plot or plan recorded in the Recorder's Office in Bloomsburg, Pennsylvania; thence in a southerly direction along Lot No. 1960, a distance of 160 feet to a fifteen foot alley; thence in a westerly direction along said alley, a distance of 135 feet to the corner of Lot No. 1964; thence in a northerly direction along Lot No. 1964, a distance of 160 feet to Eighth Avenue; thence along the southerly side of Eighth Avenue in an easterly direction a distance of 135 feet to the place of beginning.

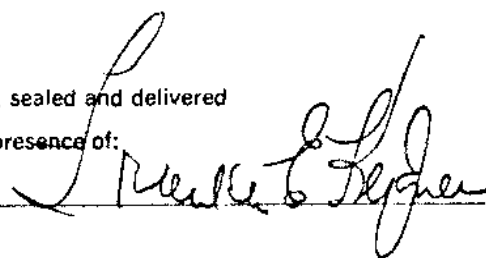
-- CONTINUED ON ATTACHED SHEET --

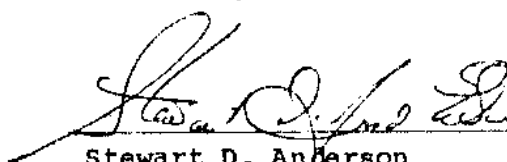
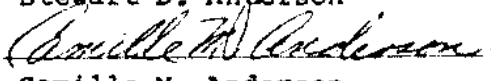
TOGETHER with all and singular the buildings and improvements on said premises, as well as all alterations, additions, or improvements now or hereafter made to said premises, and any and all appliances, machinery, furniture and equipment (whether fixtures or not) of any nature whatsoever now or hereafter installed in or upon said premises, streets, alleys, passages, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever and thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof.

BUT PROVIDED, that if Mortgagor does pay or cause to be paid unto Mortgagee, the aforesaid debt or principal sum secured by this mortgage, on the day and time and in the manner hereinbefore mentioned for payment of the same, together with interest and all sums advanced for payment of any taxes, charges, claims or insurance premiums as aforesaid, without any fraud or further delay, and without any deduction, defalcation, or abatement to be made of anything, for or in respect of any taxes, or charges or claims whatsoever, then and from thenceforth, as well this present indenture, and the estate hereby granted, as said recited capital Obligation, shall cease, determine and become void, anything hereinbefore contained to the contrary notwithstanding.

IN WITNESS WHEREOF, the said Mortgagor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:



 (SEAL)
Stewart D. Anderson
 (SEAL)
Camille M. Anderson

(SEAL)

(SEAL)

STATE OF PENNSYLVANIA :
 : SS:
COUNTY OF COLUMBIA :

On this, the -- 25th -- day of -- May --, 1977, before me,
a Notary Public-----, the undersigned officer, personally appeared
Stewart D. Anderson and Camille M. Anderson, his wife,-----known to me
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument,
and acknowledged that they executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

May 15, 1980

Carolyn E. [Signature]
NOTARY PUBLIC
Berwick, Columbia County, Pa.

ADDRESSES OF THE WITHIN PROPERTIES:
439 LaSalle Street, Berwick, PA., 1217 Sixth Avenue, Berwick, PA, Eighth
Avenue, Berwick, PA. and 1213 Sixth Avenue, Berwick, PA respectively.
I HEREBY CERTIFY that the precise address of the Mortgagee is:
8-18 West Market Street, Wilkes-Barre, Luzerne County, PA.

[Signature]
Attorney for Mortgagee

COMMONWEALTH OF PENNSYLVANIA) ss:
COUNTY OF COLUMBIA 2:16 p.m.)
RECORDED on this 25th day of May, A.D. 1977, in the Recorder's
Office of said County, in Mortgage Book 183, page 1042.
GIVEN under my hand and the seal of the said Office, the date above
written.

Marvin T. Bower
Recorder

No. 369
MORTGAGE
STEWART D. ANDERSON and
CAMILLE M. ANDERSON, his wife,
MORTGAGORS,
TO
UNITED PENN BANK
MORTGAGEE.
Franklin E. Kepner
Attorney at Law
United Penn Bank Bldg.
Berwick, Penna.

STATE OF PENNSYLVANIA :
 : SS:
COUNTY OF :
On this, the day of , 19 ,
the undersigned officer, personally
appeared , who acknowledged himself to be
the of , a corporation,
and that he as such , being authorized to do so,
executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself
as
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

REC'D BY RECORDER
COLUMBIA CO. PA.
TAX \$50.00
MAY 25 2 16 PM '77

Know All Men By These Presents,

That Whereas, STEWART D. ANDERSON and CAMILLE ANDERSON, His Wife,
1217 Sixth Avenue, Berwick, Pennsylvania

by Indenture of Mortgage bearing date the 25th day of May
A. D. 1977, and recorded in the Office for Recording of Deeds in and for the County
of Columbia in Mortgage Book Number 183 Page 1042 &c.,
granted and conveyed unto

United Penn Bank, its successors

and Assigns, the premises therein particularly described, to secure the payment of a certain
debt or principal sum of Eighty-two Thousand -----
(\$82,000.00) ----- Dollars, lawful money, with interest as herein
mentioned

And Whereas, the said Stewart D. Anderson and Camille Anderson, his wife
requested the said United Penn Bank
to release the premises hereinafter described, being part of said Mortgaged premises, from the
lien and operation of the said Mortgage:

Now, Therefore, Know Ye, that the said United Penn Bank

as well as in consideration of the premises as of the sum of One (\$1.00) Dollar
----- lawful money to it in hand paid by the said
Stewart D. Anderson and Camille Anderson, his wife

at the time of the execution hereof, the receipt whereof is hereby acknowledged, ha^s remised,
released, quit-claimed, exonerated and discharged, and by these Presents,

do remise, release, quit-claim, exonerate and discharge unto the said

and Assigns,

All That certain piece or parcel of land situate in the Township
of Briar Creek, County of Columbia and State of Pennsylvania, bounded
and described as follows: BEGINNING at the southwest corner of
Lot No. 1807, this being the west side of the lot no. 1807 and the
third lot west of Warren Street on the northerly side of Sixth
Avenue on what was foemrely known as the Freas Farm; thence in a
northerly direction along the westerly line of Lot No. 1807 a
distance of 160 feet to the southerly side of a 15 foot alley; thence
in a westerly direction along the southerly line of said alley a
distance of 45 feet to the northeasterly corner of Lot No. 1809;
thence in a southerly direction along the easterly line of Lot No.
1809 a distance of 160 feet to the northerly line of Sixth Avenue
aforesaid; thence in an easterly direction along the northerly line
of Sixth Avenue a distance of 45 feet to the place of beginning,
improved with a two story single frame dwelling.

This description is intended to cover and this deed to convey
Lot No. 1808 in the Berwick Land and Improvement Company's Addition
to the Borough of Berwick.



To Hold the same with the appurtenances, unto the said Stewart D. Anderson and Camille Anderson, their successors and Assigns forever freed, exonerated, and discharged of and from the lien of said Mortgage, and every part thereof.

Provided Always, Nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the lien or incumbrance of the aforesaid Mortgage on the remaining part of said Mortgaged premises, or the remedies at law for recovering thereout or against the said Stewart D. Anderson and Camille Anderson, their successors

or Assigns, the principal sum with interest, secured by said Mortgage.

And the said United Penn Bank doth hereby constitute and appoint J. Jan Girton to be its Attorney for it, and in its name and as for its Corporate act and deed to acknowledge this Release before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

In Witness Whereof, the said United Penn Bank has caused this Indenture to be signed in its Corporate name by its ^{Regional Manager} ~~Attorney~~, and has caused to be affixed hereunto the common and Corporate seal of the said Corporation, attested by its Secretary, this 11TH day of MAY A. D. 19 81



UNITED PENN BANK

[Signature]
VICE President

State of Pennsylvania
County of Columbia

On this, the 11TH day of May A. D. 19 81, before me a notary public appeared J. Jan Girton who acknowledged himself to be the Regional Manager of United Penn Bank a Corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public
My Commission Expires: 3-28-85
Title of Officer



RECEIVED BY RECORDER
COLUMBIA CO., PA.

TAX \$50.00 FEE \$6.50

MAY 12 8 30 AM '81

#117

Release of Mortgage

By A Corporation

STEWART D. ANDERSON and

CAMILLE ANDERSON, His Wife

To

UNITED PENN. BANK

Kepler

Use Form No. 171, Legal Blank Printery, Lancaster, Pa.

Commonwealth of Pennsylvania } ss.
County of Columbia 8:30 a.m.

Recorded on this 12th day of May, A. D. 19 81, in the
Recorder's Office of the said County in ~~Book 67~~ Misc. Bk. Volume 67,
Page 693.

Given under my hand and the seal of the said Office, the date above written.

Beverly J. Michael, Acting Recorder

REALTY TRANSFER TAX
AFFIDAVIT OF VALUEFOR 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 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)

Stewart D. Anderson and Camille M. Anderson, his wife By the SHERIFF of Columbia Co.

GRANTOR (S)

ADDRESS

ZIP CODE

United Penn Bank

Wilkes-Barre, Luz. Co., Pa.

GRANTEE (S)

ADDRESS

ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

439 LaSalle Street

Berwick

Columbia

R.D. STREET & NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY

FULL CONSIDERATION \$ 2,405.38 HIGHEST ASSESSED VALUE \$ 6260.00

FAIR MARKET VALUE \$ 18,760.00 REALTY TRANSFER TAX PAID \$ None

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

Mortgage holder exempt.

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 Victor B. Vandling, Col. Co. Courthouse, Bloomsburg - Sheriff

SUCCESSFUL BIDDER See Grantee

NAME

ADDRESS

TITLE

NAME

ADDRESS

TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 6260.00
JUDGEMENT PLUS INTEREST	\$ 80,029.21		
BID PRICE		\$ 2405.38	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 1,678.53	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$ 8,029.22	\$	
OTHER (COSTS, ETC.)	\$ 726.85	\$	
TOTAL	\$ 90,463.81	\$ 2405.38	\$ 6260.00

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS _____

DAY OF _____ 19 _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ 19 _____

ALL OF THE INFORMATION ENTERED
ON BOTH SIDES OF THIS AFFIDAVIT IS
TRUE, FULL AND COMPLETE TO THE
BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF.
☐ GRANTEE ☐ AGENT FOR GRANTEE
☐ GRANTOR ☒ AGENT FOR GRANTOR
☐ STRAW ☐ TRUSTEE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - NOT A WHITE BACKGROUND

CASHIER'S CHECK

1208929

United Penn Bank for
Stewart & Camille Anderson

PURCHASER

DATE Nov. 17, 1983

60-57
313

PAY TO THE
ORDER OF Sheriff of Columbia County

\$1,887.52

UNITED PENN BANK 1887 dol's 52 cts



United Penn Bank

WILKES-BARRE, PA.

[Signature]
AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈ 1208929 ⑈ ⑆ 031300575⑆ 100 583 2⑈

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - NOT A WHITE BACKGROUND

CASHIER'S CHECK

1208934

United Penn Bank for Stewart & Camille
Anderson-Borough of Berwick Sewer Lien

PURCHASER

DATE Nov. 18, 1983

60-57
313

PAY TO THE
ORDER OF Sheriff of Columbia County

\$44.66

UNITED PENN BANK 44 dol's 66 cts



United Penn Bank

WILKES-BARRE, PA.

[Signature]
AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈ 1208934 ⑈ ⑆ 031300575⑆ 100 583 2⑈

BOROUGH OF BERWICK

PHONE 752-2723 (Area Code 717)

000818

344 MARKET ST. BERWICK, PA. 18603

DATE October 17, 1983

SHERIFF'S OFFICE
Court House
Bloomsburg, Pa. 17815
ATTENTION: Al Zale

STATEMENT

DETACH AND MAIL WITH YOUR CHECK. YOUR CANCELLED CHECK IS YOUR RECEIPT.

ACCOUNTS PAYABLE 30 DAYS FROM STATEMENT DATE.

SHERIFF'S SALE-October 20, 1983 located at 439 Lasalle St.,
Berwick, Pa. Owned by Stewart Anderson. The sewer bill is
as follows:

# 161-0019	25MAY 1983 - 24AUG 1983	\$ 25.55
(35,148)	25AUG 1983 - 24OCT 1983	+ 19.11
		\$ 44.66

Please make check payable to BOROUGH OF BERWICK along with the
new owners name and address and the date of the transfer.

Christopher Klinger
Chief Sewer Rental Clerk

Christopher Klinger

DATE PAID

PAID BY CHECK NO.

NOTE: Property bought by UNITED PENN BANK on 11/17/83.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

..... Paul R. Eyerly II, being duly sworn according
and says that Press-Enterprise is a newspaper of general circulation with its
and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Colum-
of Pennsylvania, and was established on the 1st day of March, 1902, and has
daily (except Sundays and Legal Holidays) continuously in said Town, County
the date of its establishment; that hereto attached is a copy of the
advertisement in the above entitled proceeding which appeared in the issue of
on Sept. 28, Oct. 5, 12
exactly as printed and published; that the affiant is one of the owners and p
newspaper in which legal advertisement or notice was published; that neither
Press-Enterprise are interested in the subject matter of said notice and adv
that all of the allegations in the foregoing statement as to time, place, and
publication are true.

Sworn and subscribed to before me this 13th day of Oct. 19

(Notary Public)

My Commission Expires

MATTHEW J CREME, NOTARY
BLOOMSBURG, COLUMBIA
MY COMMISSION EXPIRES JULY 14, 1977
Member Pennsylvania Association of Notaries

And now, 19, I hereby certify that the advertising charges amounting to \$ for publishing the foregoing notice, and affidavit have been paid in full.

SHERIFF'S SALE
Bednarski, his wife, to
Stewart D. Anderson and
Camille M. Anderson, his
wife, dated September
13, 1968, recorded Octo-
ber 7, 1968, in Columbia
County Deed Book 241,
page 305.

THE FOURTH THEREOF:
ALL that certain lot, piece
or parcel of land
together with the
improvements thereon
erected lying and being
situate on the northerly
side of Sixth Avenue in
the Township of Briar
Creek, County of Colum-
bia and State of Pennsyl-
vania, bounded and
described as follows:
BEGINNING at the
southwesterly corner of
Lot No. 1806, this being
the west side of Lot No.
1806 and the second lot
west of Warren Street on
the northerly side of
Sixth Avenue on what
was formerly known as
the Freas Farm; **THENCE**
in a northerly direction
along the westerly line
of lot no. 1806 a distance
of 160 feet to the south-
erly line of a 15 foot
alley; **THENCE** in a west-
erly direction along the
southerly line of said
alley a distance of 45
feet to the northeasterly
corner of lot no. 1808;
THENCE in a southerly
direction along the east-
erly line of Lot no. 1808
a distance of 160 feet to
the northerly line of
Sixth Avenue aforesaid;
THENCE in an easterly
direction along the
northerly side of Sixth
Avenue a distance of 45
feet to the place of
beginning.

This description is
intended to cover and
this deed to convey Lot
No. 1807 in the Berwick
Land and Improvement
Company's Addition to
Berwick.

BEING the same premises
conveyed by Daniel Los-
taglio and Kathryn R.
Lostaglio, his wife, to
Stewart D. Anderson and
Camille M. Anderson, his
wife, by deed dated May
14, 1977, and recorded in
Columbia County Deed
Book 281, page 45.

THE FIRST THEREOF:
KNOWN as 139 LaSalle
Street, Berwick, Pennsylv-
ania

IMPROVED with a com-
mercial building and lot
TAX PLATE NO. 04.3-5-148

THE SECOND THEREOF:
KNOWN as 1217 Sixth
Avenue, Township of
Briar Creek, Pennsyl-
vania

IMPROVED with a house
TAX PLATE NO. 07-2A-26

THE THIRD THEREOF:
KNOWN as 1200 Block
Eighth Avenue, Berwick,
Pennsylvania

Three unimproved lots
TAX PLATE NO. 07-2A-125

THE FOURTH THEREOF:
KNOWN as 1213 Sixth
Avenue, Berwick, Penn-

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

Paul R. Eyerly II

....., being duly sworn according to the oaths of the State of Pennsylvania, and says that Press-Enterprise is a newspaper of general circulation with its office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia, 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 of Pennsylvania, the date of its establishment; that hereto attached is a copy of the advertisement in the above entitled proceeding which appeared in the issue of the Press-Enterprise on Sept. 28, Oct. 5, 12, 1977.

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

Paul R. Eyerly II

Sworn and subscribed to before me this 13th day of Oct 1977

Matthew J. Curran

(Notary Public)

Commission Expires

CREME NOTARY
COUNTY OF COLUMBIA
COMMISSION EXPIRES JULY 1, 1980
Berwick Association
Advertising
Office, and

Anderson Sheriff Sale
\$459.17

SHERIFF'S SALE
Bednarski, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, dated September 13, 1968, recorded October 7, 1968, in Columbia County Deed Book 241, page 305.
THE FOURTH THEREOF:
ALL that certain lot, piece or parcel of land, together with the improvements thereon erected lying and being situate on the northerly side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:
BEGINNING at the southwesterly corner of Lot No. 1806, this being the west side of Lot No. 1806 and the second lot west of Warren Street on the northerly side of Sixth Avenue on what was formerly known as the Freas Farm; THENCE in a northerly direction along the westerly line of lot no. 1806 a distance of 160 feet to the southerly line of a 15 foot alley; THENCE in a westerly direction along the southerly line of said alley a distance of 45 feet to the northeasterly corner of lot no. 1808; THENCE in a southerly direction along the easterly line of Lot no. 1808 a distance of 160 feet to the northerly line of Sixth Avenue aforesaid; THENCE in an easterly direction along the northerly side of Sixth Avenue a distance of 45 feet to the place of beginning.
This description is intended to cover and this deed to convey Lot No. 1807 in the Berwick Land and Improvement Company's Addition to Berwick.
BEING the same premises conveyed by Daniel Lostaglio and Kathryn R. Lostaglio, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated May 14, 1977, and recorded in Columbia County Deed Book 281, page 45.
THE FIRST THEREOF:
KNOWN as 439 LaSalle Street, Berwick, Pennsylvania.
APPROVED with a commercial building and lot known as 1217 Sixth Avenue, Township of Briar Creek, Pennsylvania.
IMPROVED with a house known as 1200 Block Eighth Avenue, Berwick, Pennsylvania.
Three unimproved lots known as 1213 Sixth Avenue, Berwick, Pennsylvania.
THE SECOND THEREOF:
KNOWN as 1217 Sixth Avenue, Township of Briar Creek, Pennsylvania.
THE THIRD THEREOF:
KNOWN as 1200 Block Eighth Avenue, Berwick, Pennsylvania.
THE FOURTH THEREOF:
KNOWN as 1213 Sixth Avenue, Berwick, Pennsylvania.



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

VICTOR B. VANDLING, Sheriff
TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy

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

December 5, 1983

Connie C. Gingher
114 Mulberry St.
Berwick, Pa. 18603

RE: UP BANK vs ANERSON

Dear Ms. Gingher,

This memo is to notify you that the scheduled SHERIFF'S SALE
in the captioned case was held November 17, 1983.

Copies of tax notices requested and forwarded to this office
by you are being returned. Monies collected are being forwarded \$820.69

Property purchased by UNITED PENN BANK.

Thank you for your cooperation in this matter.

Very truly yours,

A. J. Zale for
Victor B. Vandling

BERWICK BOROUGH

18603

TO 12:00 MON.
9 TO 5
DURING DISCOUNT
ONLY

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	DATE	BILL NO.
COUNTY R.E.	6260	18.00	110.43	112.68	03/01/83	00077
TWP/BORO R.E.		21.00	128.83	131.46		
				123.95		
				135.05		

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE.

PAY THIS
AMOUNT



239.26
APR 30
IF PAID ON
OR BEFORE

244.14
JUN 30
IF PAID ON
OR BEFORE

261.78
JULY 1
IF PAID
AFTER

PENALTY AT PROPERTY DESCRIPTION
COUNTY 10% TWP/BORO 5%
ACCT NO. 16409
PARCEL 04-3-5-148
439 LASALLE LOT 10 SEC 6 S ADD
L-40X140 250
COMMERCIAL 6,010

THIS TAX RETURNED
TO COURT HOUSE
JANUARY 27, 1984

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 6,260

BERWICK BOROUGH

18603

MON. 9:00 TO 12:00
TUE & FRI 9 TO 5
9 TO 8 DURING DISCOUNT
ONLY

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE.

PAY THIS
AMOUNT



521.46
AUG 31
IF PAID ON
OR BEFORE

532.10
OCT 31
IF PAID ON
OR BEFORE

558.71
NOV 1
IF PAID
AFTER

BERWICK AREA SCHOOL DISTRICT

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	DATE	BILL NO.
SCHOOL R.E.	6260	85.00	521.46	532.10	07/01/83	00079
				558.71		

ANDERSON, STEWART & CAMILLE
439 LASALLE ST
BERWICK, PA
18603

PENALTY AT PROPERTY DESCRIPTION
SCHOOL 5%
ACCT NO. 16409
PARCEL 04-3-5-148
439 LASALLE LOT 10 SEC 6 S ADD
L-40X140 250
COMMERCIAL 6,010

THIS TAX RETURNED
TO COURT HOUSE
JANUARY 27, 1984

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 6,260

Al
These taxes are not paid!
Connie

Roman Pub



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy

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

December 5, 1983

Raymond R. Grasley
R. D. 4, Box 4414
Berwick, Pa. 18603

RE: UP BANK vs ANDERSON, Stewart & Camille

Dear Mr. Grasley,

This memo is to notify you that the scheduled SHERIFF'S SALE in the above captioned case has been ~~STAYED~~/ABANDONED by counsel for the plaintiff. Thus the said sale scheduled to be held November 17, 1983 was ~~not~~ held. ***

Tax notices earlier requested and forwarded to this office by you are being returned. Should action be again instituted against the defendants at a later date you will so be informed.

I would like to express our sincere "thanks" for your cooperation in this matter.

Very truly yours,

A. J. Zale for
Victor B. Vandling

*** United Penn Bank changed their mind and SOLD only one (1) of the four (4) properties advertised, that being what is known as the ROMAN PUB. Any questions can be directed to this office.
Thus the properties in your Township continue to be "owned" by the Andersons.

HOURIGAN, KLUGER, SPOHRER & QUINN

ALLAN M. KLUGER
GEORGE A. SPOHRER
JOSEPH A. QUINN, JR.
RICHARD M. GOLDBERG
ARTHUR L. PICCONE
ANTHONY C. FALVELLO
JOSEPH P. MELLODY, JR.
WILLIAM F. ANZALONE
CONRAD A. FALVELLO
DAVID W. SABA
NEIL L. CONWAY
CHESTER F. DUDICK, JR.
MARY LOUISE FABER
JOHN P. SANDERSON
JOSEPH A. LACH
RONALD P. SWEEDA
RONALD V. SANTORA
GLENN G. YANIK
PAULA F. GARRETY
JORDAN H. PECILE

A PROFESSIONAL CORPORATION

LAW OFFICES

SUITE SEVEN HUNDRED
UNITED PENN BANK BUILDING
WILKES-BARRE, PENNA. 18701

(717) 825-9401

RETIRED

ANDREW HOURIGAN, JR.

FALVELLO LAW OFFICE BUILDING
CONYNGHAM-DRUMS ROAD

BOX A 103

R. D. I. SUGARLOAF, PA 18249

(717) 788-4191

Direct Number 826-2710

October 18, 1983

Sheriff of Columbia County
P. O. Box 380
Bloomsburg, Penna. 17815

Attention: Deputy Sheriff Al Zale

Re: United Penn Bank vs. Stewart D. Anderson and
Camille M. Anderson, No. 671 of 1983, J.D.,
No. 61 of 1983 E.D.

Gentlemen:

This will confirm our telephone conversation on October 18, 1983. I advised you of United Penn Bank's request that the Sheriff's sale scheduled for October 20, 1983, in the above captioned matter be postponed until November 17, 1983, at 10:30 a.m.

Very truly yours,

HOURIGAN, KLUGER, SPOHRER
& QUINN ASSOCIATES



Glenn G. Yanik, Esquire

GGY/pm

cc: Bob Opel, Esq.
Rodney Rohrbach
Wayne Naus and
Dana Gottloeb

OFFICE OF THE SHERIFF
COLUMBIA COUNTY
OCT 20 10 04 AM '83
SHERIFF
CHIEF DEPUTY

7/6/83

SHERIFF'S SALE

COST SHEET

United Penn Bank

VS

Anderson, Stewart + CamilleTHURSDAY, October 20, 1983NO. 61 of '83

WRIT OF EXECUTION:

Judgement --- Principal \$ _____

Insurance _____

Interest from _____ to _____

Real Estate Tax _____

Interest from _____ to _____

_____ days @ \$ _____ per day

Attorneys' Fee _____

Total ... \$ 88,321.43 \$ 88,321.43

INITIAL PROTHONOTARY COSTS: (PD. BY ATTY.)

Proth. (Writ) \$ _____

Pro. Pd. 50.50 Pl.Shff. V. 31.35 Pl.Judg. Fee 9.00Atty. Fee 5.00

Satisfaction _____

Total ... \$ _____ \$ _____

SHERIFF'S COST OF SALE:

Docket & Levy \$ 10.75Service of Notice 10.00

Postage _____

Posting of Sale Bills (Bldg., Office, Lobby, etc.) 30.00Advertising, Sale Bills 5.00Newspapers 5.00Mileage 34.80Crying/Adjourn of Sale 5.00Sheriff's Deed (executing & registering) 20.00

Solicitor's fee _____

Total... \$ 120.55 \$ 120.55Press-Enterprise \$ 459.17Henrie Printing 68.97Total ... \$ 528.14 \$ 528.14Prothonotary - List of Liens \$ 10.00Deed 5.00Total ... \$ 15.00 \$ 15.00

Recorder of Deeds, Col. Co.

Deed, Search, etc.

Total ... \$ 18.50 \$ 18.50

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 1983 \$ 361.32School Taxes, District Berwick, 1983 822.00Delinquent Taxes, 1982, 19 , 19 , TOTAL AMOUNT 1272.60Total ... \$ 2455.92 \$ 2455.92

SEWERAGE RENT DUE:

Municipality _____ for 19__

\$ 44.66\$ 44.61TOTAL TAXES & COSTS ----- \$ 3,82.72

BUYER: _____

BID PRICE: \$ _____ POUNDAGE \$ _____

DEED IN NAME OF: _____

REALTY TRANSFER TAX \$ _____ STATE STAMPS \$ _____

1 - /AX. No. 043-5-148

SHERIFF'S COST OF SALE:

Docket & Levy	\$	
Service of Notice		
Postage		
Posting of Sale Bills (Bldg., Office, Lobby, etc.)		
Advertising, Sale Bills		
Newspapers		
Mileage		
Crying/Adjourn of Sale		
Sheriff's Deed (executing & registering)		
Solicitor's fee		
Total...	\$	120.55
Press-Enterprise	\$	
Henrie Printing		
Total ...	\$	528.14
Prothonotary - List of Liens	\$	
Deed		
Total ...	\$	15.00
Recorder of Deeds, Col. Co.		
Deed, Search, etc.		
Total ...	\$	18.50

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 1983	\$	261.98
School Taxes, District _____, 1983		558.71
Delinquent Taxes, 1982, 19____, 19____, TOTAL AMOUNT		857.84
Total ...	\$	1678.53

SEWERAGE RENT DUE:

Municipality _____ for 19____	\$	44.66
TOTAL TAXES & COSTS -----	\$	2366.72

BUYER: _____

BID PRICE: \$ 2405.38 POUNDAGE \$ _____

DEED IN NAME OF: _____

REALTY TRANSFER TAX \$ _____ STATE STAMPS \$ _____

2405.38
26.80
2432.18

(2) TAX NO. 07-2A-(26)

SHERIFF'S COST OF SALE:

Docket & Levy	\$		
Service of Notice			
Postage			
Posting of Sale Bills (Bldg., Office, Lobby, etc.)			
Advertising, Sale Bills			
Newspapers			
Mileage			
Crying/Adjourn of Sale		5.00	
Sheriff's Deed (executing & registering)		20.00	
Solicitor's fee			
Total...	\$	25.00	\$ 25.00

Press-Enterprise	\$		
Henrie Printing			
Total ...	\$		\$

Prothonotary - List of Liens	\$		
Deed			
Total ...	\$		\$ 5.00

Recorder of Deeds, Col. Co.			
Deed, Search, etc.			
Total ...	\$		\$ 13.50

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 19__	\$	68.14	
School Taxes, District ____, 19__		11.34	
		242.76	
Delinquent Taxes, 1982, 19__, 19__, TOTAL AMOUNT		342.89	
Total ...	\$	665.13	\$ 665.13

SEWERAGE RENT DUE:

Municipality _____ for 19__	\$		\$
TOTAL TAXES & COSTS -----	\$		\$ 708.63

BUYER: _____

BID PRICE: \$ _____ POUNDAGE \$ _____

DEED IN NAME OF: _____

REALTY TRANSFER TAX \$ _____ STATE STAMPS \$ _____

TAX NO. 07-24-125

SHERIFF'S COST OF SALE:

Docket & Levy	\$		
Service of Notice			
Postage			
Posting of Sale Bills (Bldg., Office, Lobby, etc.)			
Advertising, Sale Bills			
Newspapers			
Mileage			
Crying/Adjourn of Sale			
Sheriff's Deed (executing & registering)		5.00	
Solicitor's fee		20.00	
Total...	\$	25.00	\$ 25.00

Press-Enterprise	\$		
Henrie Printing			
Total ...	\$		\$

Prothonotary - List of Liens	\$		
Deed			
Total ...	\$		\$ 5.00

Recorder of Deeds, Col. Co.			
Deed, Search, etc.			
Total ...	\$		\$ 13.50

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 19	\$	5.76	
School Taxes, District		8.51	
		20.53	
Delinquent Taxes, 1982, 19 , 19 , TOTAL AMOUNT		45.95	
Total ...	\$	80.75	\$ 80.75

SEWERAGE RENT DUE:

Municipality			
for 19	\$		\$
TOTAL TAXES & COSTS ----- \$ 124.25			

BUYER: _____

BID PRICE: \$ _____ POUNDAGE \$ _____

DEED IN NAME OF: _____

REALTY TRANSFER TAX \$ _____ STATE STAMPS \$ _____

41

07-2A-

25-A

SHERIFF'S COST OF SALE:

Docket & Levy	\$	_____	
Service of Notice		_____	
Postage		_____	
Posting of Sale Bills (Bldg., Office, Lobby, etc.)		_____	
Advertising, Sale Bills		_____	
Newspapers		_____	
Mileage		_____	
Crying/Adjourn of Sale		5.00	
Sheriff's Deed (executing & registering)		20.00	
Solicitor's fee		_____	

Total...	\$	25.00	\$ 25.00
Press-Enterprise	\$	_____	
Henrie Printing		_____	

Total ...	\$	_____	\$ _____
Prothonotary - List of Liens	\$	_____	
Deed		_____	
Total ...	\$	_____	\$ 5.00
Recorder of Deeds, Col. Co.		_____	
Deed, Search, etc.		_____	
Total ...	\$	_____	\$ 13.50

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 19__	\$	2.76	
School Taxes, District __, 19__		2.83	
Delinquent Taxes, 1982, 19__ , 19__ , TOTAL AMOUNT		25.92	
Total ...	\$	31.51	\$ 31.51

SEWERAGE RENT DUE:

Municipality _____ for 19__	\$	_____	\$ _____
TOTAL TAXES & COSTS -----			\$ 75.01

BUYER: _____

BID PRICE: \$ _____ POUNDAGE \$ _____

DEED IN NAME OF: _____

REALTY TRANSFER TAX \$ _____ STATE STAMPS \$ _____

Copies to: 9/7/83

Municipal Auth., Berwick. Attn: Chris Klinger
Connie Gingham, Tax Collector, Berwick
Raymond Grassley, Tax Collector, Briar Creek Twp.
P-E, Legal Ads, Sep 28, Oct 5 & 12, 1983. Affidavit requested.

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution, No. 51 of 1983, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in Columbia County Sheriff's Office, Bloomsburg, Pennsylvania, 17815, on Thursday the 20th day of October 1983, at 10:00 o'clock A.M., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

THE FIRST THEREOF:

ALL that certain lot situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, being bounded and described as follows, to wit:

BEING bounded on the north by Sycamore Street 140 feet; on the east by LaSalle Street 40 feet; on the south by Lot No. 9, Section 6, 140 feet; and on the west by an alley 40 feet to the place of beginning. Containing 5600 square feet. Being Lot No. 10, Section 6, of the Berwick Land and Improvement Company's Addition to Berwick, Pa.

It is hereby agreed by all owners and subsequent owners of this lot that no building shall be closer than 15 feet to LaSalle Street; also that no building shall be erected on this lot to cost less than \$1,500.00.

BEING the same premises conveyed to James LaBar and Lillian M. Labar, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated April 9, 1973, recorded April 27, 1973, in Columbia County Deed Book 261, page 428.

THE SECOND THEREOF:

ALL that certain lot, piece or parcel of land together with the two story frame single dwelling house thereon erected lying and being situate on the northerly side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 1808, this being the west side of the fourth lot west of Warren Street on the north side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's addition to the Township of Briar Creek, which was formerly the Freas Farm. See plot or plan recorded in the Recorder's Office in Bloomsburg, Pennsylvania, Miscellaneous Book No. 8, page 366; THENCE in a northerly direction along Lot No. 1808, a distance of 160 feet to a 15 foot alley; THENCE in westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 1810; THENCE in a southerly direction along Lot No. 1810, a distance of 160 feet to

Sixth Avenue; THENCE in an easterly direction along Sixth Avenue a distance of 45 feet to the place of beginning. This description is intended to cover Lot No. 1809.

BEING the same premises conveyed by Edna Benza Kuchka et vir to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated April 20, 1962, recorded April 23, 1962, in Columbia County Deed Book 212, page 242.

THE THIRD THEREOF:

ALL that certain lot, piece and parcel of land lying and being situate on the southerly side of Eighth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot No. 1960, this being the west side of the fifth lot west of Warren Street on the south side of Eighth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania and a portion of the Berwick Land and Improvement Company's Addition to the Township of Briar Creek (now Berwick) which was formerly the Freas Farm, said plot or plan recorded in the Recorder's Office in Bloomsburg, Pennsylvania; THENCE in a southerly direction along Lot No. 1960, a distance of 160 feet to a fifteen foot alley; THENCE in a westerly direction along said alley, a distance of 135 feet to the corner of Lot No. 1964; THENCE in a northerly direction along Lot No. 1964, a distance of 160 feet to Eighth Avenue; THENCE along the southerly side of Eighth Avenue in an easterly direction a distance of 135 feet to the place of beginning.

BEING the same premises conveyed by Fred H. Bednarski and Ada R. Bednarski, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, dated September 13, 1968, recorded October 7, 1968, in Columbia County Deed Book 241, page 305.

THE FOURTH THEREOF:

ALL that certain lot, piece or parcel of land together with the improvements thereon erected lying and being situate on the northerly side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southwesterly corner of Lot No. 1806, this being the west side of Lot No. 1806 and the second lot west of Warren Street on the northerly side of Sixth Avenue on what was formerly known as the Freas Farm; THENCE in a northerly direction along the westerly line of lot No. 1806 a distance of 160 feet to the southerly line of a 15 foot alley; THENCE in a westerly direction along the southerly line of said alley a distance of 45 feet to the northeasterly corner of lot No. 1808; THENCE in a southerly direction along the easterly line of Lot No. 1808 a distance of 160 feet to the northerly line of Sixth Avenue aforesaid; THENCE in an easterly direction along the northerly side of Sixth Avenue a distance of 45 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 1807 in the Berwick Land and Improvement Company's Addition to Berwick.

BEING the same premises conveyed by Daniel Lostaglio and Kathryn R. Lostaglio, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated May 14, 1977, and recorded in Columbia County Deed Book 281, page 45.

THE FIRST THEREOF:

KNOWN as 439 LaSalle Street, Berwick, Pennsylvania
IMPROVED with a commercial building and lot
TAX PLATE NO. 04.3-5-148

THE SECOND THEREOF:

KNOWN as 1217 Sixth Avenue, Township of Briar Creek, Pennsylvania
IMPROVED with a house
TAX PLATE NO. 07-2A-26

THE THIRD THEREOF:

KNOWN as 1200 Block Eighth Avenue, Berwick, Pennsylvania
Three unimproved lots
TAX PLATE NO. 07-2A-125

THE FOURTH THEREOF:

KNOWN as 1213 Sixth Avenue, Berwick, Pennsylvania
One unimproved lot
TAX PLATE NO. 07-2A-25-A

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution no later than thirty (30) days after the sale, 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 INTO EXECUTION at the suit of United Penn Bank vs. Stewart D. Anderson and Camille M. Anderson, his wife, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

HOURIGAN, KLUGER, SPOHRER & QUINN ASSOCIATES
700 United Penn Bank Building
Wilkes-Barre, Pennsylvania 18701



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

United Penn Bank

VS

Stewart D. Anderson and
Camille M Anderson

Track No. 1

A. J. ZALE, Chief Deputy

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

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 61 of 1983ED.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Sept. 24, 1983 at 6:00 PM., posted a copy of the
SHERIFF'S SALE bill on the property of Stewart D. Anderson and Camille M
Anderson at 439 LaSalle St., Berwick, Penna.

Columbia County, Pennsylvania. Said posting performed by Columbia
County Deputy Sheriff John J O'Brien.

So Answers:

John J O'Brien
Deputy Sheriff

For:

Victor B Vandling

Victor B. Bandling
Sheriff, Col. Co.

Sworn and subscribed before me this
26th day of Sept. 1983.

Frederick J. Peterson, Prothonotary
Columbia County, Pennsylvania



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

United Penn Bank

VS

Stewart D Anderson and
Camille M. Anderson

A. J. ZALE, Chief Deputy

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

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 61 of 1983ED
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Track No. 2

POSTING OF PROPERTY

Sept. 24, 1983 at 6:20 PM., posted a copy of the
SHERIFF'S SALE bill on the property of Stewart D Anderson and Camille
M Anderson at 1217 6th Ave., Berwick, Penna.

Columbia County, Pennsylvania. Said posting performed by Columbia
County Deputy Sheriff John J O'Brien.

So Answers:

John J O'Brien
Deputy Sheriff

For:

Victor B Vandling

Victor B. Bandling
Sheriff, Col. Co.

Sworn and subscribed before me this
26th day of Sept. 1983.

Frederick J. Peterson, Prothonotary
Columbia County, Pennsylvania



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

United Penn Bank

VS

Stewart D Anderson and
Camille M Anderson

Track 4

A. J. ZALE, Chief Deputy

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

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 61 of 1983 ED
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Sept. 24, 1983 at 6:25 PM. _____, posted a copy of the
SHERIFF'S SALE bill on the property of Stewart D Anderson and Camille M
Anderson at 1213 6th Ave., Berwick, Penna.

Columbia County, Pennsylvania. Said posting performed by Columbia
County Deputy Sheriff John J O'Brien

So Answers:

John J O'Brien
Deputy Sheriff

For:

Victor B Vandling

Victor B. Bandling
Sheriff, Col. Co.

Sworn and subscribed before me this
26th day of Sept. 1983.

Frederick J. Peterson, Prothonotary
Columbia County, Pennsylvania



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

United Penn Bank
VS

Stewart D Anderson and
Camille M Anderson

A. J. ZALE, Chief Deputy

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

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO.61 of 1983 ED
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Track No. 3

POSTING OF PROPERTY

Sept. 24, 1983 at 6:30 PM., posted a copy of the
SHERIFF'S SALE bill on the property of Stewart D Anderson and Camille
M Anderson at 1200 Block of 8th Ave, Berwick, Penna.

Columbia County, Pennsylvania. Said posting performed by Columbia
County Deputy Sheriff John J O'Brien.

So Answers:

John J O'Brien
Deputy Sheriff

For:

Victor B Vandling

Victor B. Bandling
Sheriff, Col. Co.

Sworn and subscribed before me this
26th day of Sept. 1983.

Frederick J. Peterson, Prothonotary
Columbia County, Pennsylvania



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy

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

United Penn Bank

VS

Stewart D Anderson and
Camille M Anderson

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

No. 61 of 1983 ED.

WRIT OF EXECUTION

SERVICE ON Stewart D Anderson

ON Sept. 9, 1983 at 6:10 PM. served, a true and
attested copy of the within Writ of Execution and a true copy of the
Notice of Sheriff's Sale of Real Estate was served on the defendant,

Stewart D. Anderson at Roman Pub. LaSalle St., Berwick, Penna.

by John J O'Brien

Service was made by personally handing said Writ of Execution and
Notice of Sheriff's Sale of Real Estate to the defendant.

So Answers:

John J O'Brien

Deputy Sheriff

For:

Victor B Vandling

Victor B. Vandling
Sheriff Columbia Co.

Sworn and subscribed before me
this 12 day of Sept.
19 83

Frederick J. Peterson
Prothonotary, Columbia County, Pa.



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy

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

United Penn Bank
VS

Stewart D. Anderson and
Camille M. Anderson

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

NO. 61 of 1983 ED

WRIT OF EXECUTION

SERVICE ON Camille M. Anderson

ON Sept. 9, 1983 at 6:10 PM. served, a true and
attested copy of the within Writ of Execution and a true copy of the
Notice of Sheriff's Sale of Real Estate was served on the defendant,
Camille M. Anderson at Roman Pub. LaSalle St., Berwick, Penna.
by John J O'Brien

Service was made by personally handing said Writ of Execution and
Notice of Sheriff's Sale of Real Estate to the defendant.

So Answers:

John J O'Brien
Deputy Sheriff

For:

Victor B Vandling

Victor B. Vandling
Sheriff Columbia Co.

Sworn and subscribed before me
this 12 day of Sept.
19 83

Frederick J. Peterson
Prothonotary, Columbia County, Pa.

THE FIRST THEREOF:

ALL that certain lot situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, being bounded and described as follows, to wit:

BEING bounded on the north by Sycamore Street 140 feet; on the east by LaSalle Street 40 feet; on the south by Lot No. 9, Section 6, 140 feet; and on the west by an alley 40 feet to the place of beginning. Containing 5600 square feet. Being Lot No. 10, Section 6, of the Berwick Land and Improvement Company's Addition to Berwick, Pa.

It is hereby agreed by all owners and subsequent owners of this lot that no building shall be closer than 15 feet to LaSalle Street; also that no building shall be erected on this lot to cost less than \$1,500.00.

BEING the same premises conveyed by James Labar and Lillian M. Labar, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated April 9, 1973, recorded April 27, 1973, in Columbia County Deed Book 261, page 428.

THE SECOND THEREOF:

ALL that certain lot, piece or parcel of land together with the two story frame single dwelling house thereon erected lying and being situate on the northerly side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 1808, this being the west side of the fourth lot west of Warren Street on the north side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's addition to the Township of Briar Creek, which was formerly the Freas Farm. See plot or plan recorded in the Recorder's Office in Bloomsburg, Pennsylvania, Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 1808, a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 1810; thence in a southerly direction along Lot No. 1810, a distance of 160 feet to Sixth Avenue; thence in an easterly direction along Sixth Avenue a distance of 45 feet to the place of beginning. This description is intended to cover Lot No. 1809.

BEING the same premises conveyed by Edna Benza Kuchka et vir to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated April 20, 1962, recorded April 23, 1962, in Columbia County Deed Book 212, page 242.

THE THIRD THEREOF:

ALL that certain lot, piece and parcel of land lying and being situate on the southerly side of Eighth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot No. 1960, this being the west side of the fifth lot west of Warren Street on the south side of Eighth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania and a portion of the Berwick Land and Improvement Company's Addition to the Township of Briar Creek (now

Berwick) which was formerly the Freas Farm, said plot or plan recorded in the Recorder's Office in Bloomsburg, Pennsylvania; thence in a southerly direction along Lot No. 1960, a distance of 160 feet to a fifteen foot alley; thence in a westerly direction along said alley, a distance of 135 feet to the corner of Lot No. 1964; thence in a northerly direction along Lot No. 1964, a distance of 160 feet to Eighth Avenue; thence along the southerly side of Eighth Avenue in an easterly direction a distance of 135 feet to the place of beginning.

BEING the same premises conveyed by Fred H. Bednarski and Ada R. Bednarski, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, dated September 13, 1968, recorded October 7, 1968, in Columbia County Deed Book 241, page 305.

THE FOURTH THEREOF:

ALL that certain lot, piece or parcel of land together with the improvements thereon erected lying and being situate on the northerly side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southwesterly corner of Lot No. 1806, this being the west side of Lot No. 1806 and the second lot west of Warren Street on the northerly side of Sixth Avenue on what was formerly known as the Freas Farm; thence in a northerly direction along the westerly line of lot No. 1806 a distance of 160 feet to the southerly line of a 15 foot alley; thence in a westerly direction along the southerly line of said alley a distance of 45 feet to the northeasterly corner of lot No. 1808; thence in a southerly direction along the easterly line of Lot No. 1808 a distance of 160 feet to the northerly line of Sixth Avenue aforesaid; thence in an easterly direction along the northerly side of Sixth Avenue a distance of 45 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 1807 in the Berwick Land and Improvement Company's Addition to Berwick.

BEING the same premises conveyed by Daniel Lostaglio and Kathryn R. Lostaglio, his wife, to Stewart D. Anderson and Camille M. Anderson, his wife, by deed dated May 14, 1977, and recorded in Columbia County Deed Book 281, page 45.

THE FIRST THEREOF:

KNOWN as 439 LaSalle Street, Berwick, Pennsylvania
IMPROVED with a commercial building and lot
TAX PLATE NO. 04.3-5-148

THE SECOND THEREOF:

KNOWN as 1217 Sixth Avenue, Township of Briar Creek, Pennsylvania
IMPROVED with a house
TAX PLATE NO. 07-2A-26

THE THIRD THEREOF:

KNOWN as 1200 Block Eighth Avenue, Berwick, Pennsylvania
Three unimproved lots
TAX PLATE NO. 07-2A-125

THE FOURTH THEREOF:

KNOWN as 1213 Sixth Avenue, Berwick, Pennsylvania
One unimproved lot
TAX PLATE NO. 07-2A-25-A

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

UNITED PENN BANK

Plaintiff

vs.

STEWART D. ANDERSON and

CAMILLE M. ANDERSON, his wife,

Defendants

IN THE COURT OF COMMON PLEAS OF
~~LUZERNE~~ COUNTY, PENNSYLVANIA
COLUMBIA

No. 671 Term 19 83 J.D.

No. 601 Term 19 83 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of ~~LUZERNE~~ COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

See Exhibit "A" Attached Hereto.

First Thereof:

Assessment Information: Land.....\$ 250.00
Improvements.... 6010.00
TOTAL \$6260.00

Tax Plate No. 04.3-5-148

Second Thereof:

Assessment Information: Land.....\$ 110.00
Improvements.... 2610.00
TOTAL \$2720.00

Tax Plate No. 07 2A 26

Third Thereof:

Assessment Information: Land.....\$ 230.00
Improvements.... 0
TOTAL \$ 230.00

Tax Plate No. 07 2A 125

Fourth Thereof:

Assessment Information Unimproved \$110.00 - Tax Plate No. 07 2A 25-A
Amount Due incl. interest to ~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~ 8/25/83

Attorney's Commission (10%)
TOTAL

\$80,029.21

8,029.22

\$88,321.43

Plus costs and interest

as endorsed.

Dated August 29 1983

(SEAL)

[Signature]
Prothonotary, Court of Common Pleas of

~~LUZERNE~~ County, Pennsylvania

COLUMBIA

By: _____

Deputy