

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

FIRST PENNSYLVANIA BANK, N.A.,
et al.

vs.

UNIVERSITY REAL ESTATE COMPANY,
INC.

NO. 1129-1986, ¹¹⁰
No. 325 (1981) FD

ATTY. I. D. # 29991

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: UNIVERSITY REAL ESTATE CO., INC.

property
Your ~~XXXXX~~ at 625 W. Front Street, Berwick, PA 18603, and 420
West Main St., Bloomsburg, PA is scheduled to be sold at Sheriff's Sale
on ~~Thursday March 5, 1987~~ 10:30 AM

A detailed description of the premises to be sold by the Sheriff is attached hereto and marked Exhibit "A". The improvements thereon is framed dwelling with four apartments; 2½ story brick dwelling containing four apartments and two detached garages.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action.

1. The sale will be cancelled if you pay to Acceptance Associates of America, Inc. the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call: David I. Davis, Esq., (215) 265-4600.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered.
3. You may also be able to stop the sale through other legal proceedings.
(SEE PAGE 3 ATTACHED HERETO)

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling: Sheriff of Columbia Co. at (717)784-1991, Ext. 210.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (717)784-1991 Ext. 210.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on March 6, 1987. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after March 6, 1987.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
36 West Main Street
Bloomsburg, PA 17815
TELEPHONE: 717-784-8760

Attachments

CERTIFIED MAIL NO.
RETURN RECEIPT REQUESTED

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the 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.

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition 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, you may have 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 of whether the plaintiff has a valid claim to foreclose 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 would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ Of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. 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. The Sheriff will deliver the deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule Of Distribution is filed in the Office of the Sheriff.

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

FIRST PENNSYLVANIA BANK, N.A., : NO. 1129-1986 *JD*
et al. : *DC. 1129-1986 JD*
 :
vs. : ATTY. I. D. # 29991
 :
UNIVERSITY REAL ESTATE COMPANY, :
INC. :
 :
 :
 : MORTGAGE FORECLOSURE
 :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: UNIVERSITY REAL ESTATE CO., INC.

property
Your ~~XXXXX~~ at 625 W. Front Street, Berwick, PA 18603, and 420
West Main St., Bloomsburg, PA is scheduled to be sold at Sheriff's Sale
on *Thurs. March 5-1987 10:00A*

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SUSQUEHANNA LEGAL SERVICES

~~XXXXXXXXXXXXXXXXXXXX~~

36 West Main Street

Bloomsburg, PA 17815

TELEPHONE: 717-784-8760

Attachments

CERTIFIED MAIL NO.

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LAW OFFICES OF JONATHAN DeYOUNG
By: David I. Davis, Esq.
Attorney I.D. No. 29991
144 E. DeKalb Pike
King of Prussia, PA 19406
(215) 265-4600

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

FIRST PENNSYLVANIA BANK, N.A., : NO. 1129-1986
et al., : No. 3 of 1987 E.D.
Plaintiff, :
vs. :
UNIVERSITY REAL ESTATE CO., :
INC., :
Defendant. :

AFFIDAVIT OF NOTICE UNDER RULE 3129

ACCEPTANCE ASSOCIATES OF AMERICA, INC., plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 625 West Front Street, Berwick, Columbia County, Pennsylvania 18603 and 420 West Main Street, Bloomsburg, Columbia Co., Pennsylvania 17815. (See legal descriptions attached as Exhibit "A" and Exhibit "B" respectively)

1. The name and address of the owner(s) or reputed owner(s) of the real property:

Name

Address (if address cannot be reasonably ascertained, please so indicate)

UNIVERSITY REAL ESTATE COMPANY,
INC.

317 E. 7th Street
Berwick, PA 18603

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

UNIVERSITY REAL ESTATE COMPANY, INC.

317 E. 7th Street
Berwick, PA 18603

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

MUNICIPAL AUTHORITY OF TOWN OF BLOOMSBURG

c/o Charles B. Pursel, Esq.
238 Market St., Bloomsburg, PA

HARRY MULHALL

8 West First St., Hazleton, PA

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

None

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:

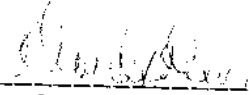
<u>Name</u>	<u>Address</u> (if address cannot be reasonably ascertained, please so indicate)
None	
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6. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

<u>Name</u>	<u>Address</u> (if address cannot be reasonably ascertained, please so indicate)
None	
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VERIFICATION

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. Sec. 4904 relating to unsworn falsification to authorities.



David I. Davis, Esq.
Attorney for Plaintiff

Dated: 1/9/87

LEGAL DESCRIPTION

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

BEGINNING at a point on the northerly side of West Front Street at the southwest corner of land now or late of Ray A. Yorks and Nellie Yorks, his wife; thence along the same in a straight line extending the full length, north and south of the center partition in the large brick dwelling house located on this plot to the southerly side of West Third Street; thence along West Third Street South seventy degrees forty four minutes West to a public road; thence along said road South one degree thirty minutes East 158.6 feet more or less to West Front Street aforesaid; thence along the same North 87 degrees forty minutes East to a point, the place of beginning.

BEING the same premises which John W. Yorks and Shirley J. Yorks, both single by Deed dated October 1, 1984 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 340 page 564, granted and conveyed unto Shirley J. Yorks, in fee.,

PREMISES: 625 W. Front Street, Berwick, PA 18603

LEGAL DESCRIPTION

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

BEGINNING at a point on the northerly side of West Front Street in line with land now or late of William E. Schmidt; thence along the same north 2 degrees 20 minutes West 186.28 feet to a stake on the southerly side of West Third Street; thence along West Third Street south 70 degrees 44 minutes West a distance of 46.12 feet, more or less, to a point at the northeast corner of other land now or late of the Grantors, said point being where a straight line drawn along the exact center of a center partition separation the large brick dwelling house into two equal parts and intersect this course; thence south along other land now or late of the Grantors and along a straight line which goes along the exact center of the center partition which divides said large brick dwelling house into two parts and extending in a straight line to a point where said straight line intersects the northern boundary of West Front Street; thence along West Front Street north 87 degrees 40 minutes east to a point, the place of beginning.

BEING the same premises which John W. Yorks, Single and Shirley J. Yorks, Single by Deed dated October 1, 1984 and recorded in the Office of the Recorder of Deeds of Columbia County in Deed Book 340 page 562, granted and conveyed unto Shirley J. Yorks, in fee.

PREMISES: 625 W. Front Street, Berwick, PA 18603

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground situate in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, and marked upon the general plan of said town by number twenty-six, and further described as follows:

BEGINNING at a post on the corner of lot number 25 on the southward side of Second or Main Streets of said Town, lately belonging to Samuel Giger; and running thence along said street north 63.25 degrees east 59 feet to lot number 27, lately belonging to Mrs. Sterner; thence along said lot south 13 degrees east 214 feet and 6 inches to Pine Alley; thence along said alley south 63.25 degrees west 59 feet to a post; thence by the aforesaid lot late of Samuel Giger north 26.75 degrees west 214 feet and 6 inches to the place of BEGINNING.

BEING THE SAME PREMISES which Arcus Brothers Limited, a Pennsylvania Corporation by its Deed dated May 10, 1985, and recorded May 17, 1985, in the Office of the Recorder of Deeds for Columbia County in Record Book 343, Page 90, granted and conveyed unto University Real Estate Company, a Pennsylvania Corporation.

PREMISES: 420 West Main Street, Bloomsburg, PA 17815

LAW OFFICES OF JONATHAN DeYOUNG
By: David I. Davis, Esq.
Attorney I.D. No. 29991
144 E. DeKalb Pike
King of Prussia, PA 19406
(215) 265-4600

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

FIRST PENNSYLVANIA BANK, N.A., : NO. 1129-1986 3D
et al., :
Plaintiff, : No 36-1986 FO
: vs. :
UNIVERSITY REAL ESTATE CO., :
INC., :
Defendant. :

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ACCEPTANCE ASSOCIATES OF AMERICA, INC., plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 625 West Front Street, Berwick, Columbia County, Pennsylvania 18603 and 420 West Main Street, Bloomsburg, Columbia Co., Pennsylvania 17815. (See legal descriptions attached as Exhibit "A" and Exhibit "B" respectively)

1. The name and address of the owner(s) or reputed owner(s) of the real property:

Name

Address (if address cannot be reasonably ascertained, please so indicate)

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INC.

317 E. 7th Street
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238 Market St., Bloomsburg, PA

HARRY MULHALL

8 West First St., Hazleton, PA

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

None

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:

<u>Name</u>	<u>Address</u> (if address cannot be reasonably ascertained, please so indicate)
None	
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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:

<u>Name</u>	<u>Address</u> (if address cannot be reasonably ascertained, please so indicate)
None	
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VERIFICATION

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. Sec. 4904 relating to unsworn falsification to authorities.

David I. Davis

David I. Davis, Esq.
Attorney for Plaintiff

Dated: 1/9/87

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BEING the same premises which John W. Yorks and Shirley J. Yorks, both single by Deed dated October 1, 1984 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 340 page 564, granted and conveyed unto Shirley J. Yorks, in fee.

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PREMISES: 625 W. Front Street, Berwick, PA 18603

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BEGINNING at a post on the corner of lot number 25 on the southward side of Second or Main Streets of said Town, lately belonging to Samuel Giger; and running thence along said street north 63.25 degrees east 59 feet to lot number 27, lately belonging to Mrs. Sterner; thence along said lot south 13 degrees east 214 feet and 6 inches to Pine Alley; thence along said alley south 63.25 degrees west 59 feet to a post; thence by the aforesaid lot late of Samuel Giger north 26.75 degrees west 214 feet and 6 inches to the place of BEGINNING.

BEING THE SAME PREMISES which Arcus Brothers Limited, a Pennsylvania Corporation by its Deed dated May 10, 1985, and recorded May 17, 1985, in the Office of the Recorder of Deeds for Columbia County in Record Book 343, Page 90, granted and conveyed unto University Real Estate Company, a Pennsylvania Corporation.

PREMISES: 420 West Main Street, Bloomsburg, PA 17815

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

FIRST PENNSYLVANIA BANK, N.A.,
et al.

.....

vs

UNIVERSITY REAL ESTATE CO.,
INC.

.....

In the Court of Common Pleas of
Montgomery County, Pennsylvania.
COLUMBIA

No. 1129-1986

Exec # 3-1987

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania
County of ~~XXXXXXXXXX~~
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):

Levy upon and sell the real estate situate at 625 West Front Street, Berwick, PA 18603, and 420 West Main Street, Bloomsburg, PA 17815.

Amount Due	\$ 112,173.29	
Interest from 1/1/87	\$	
Total	\$	Plus costs

as endorsed.

Dated *1-15-87*

(SEAL)

Prothonotary, Common Pleas Court of
~~Montgomery~~ County, Penna.
Columbia

By:

Helen K. Lewis

Deputy

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

FIRST PENNSYLVANIA BANK, N.A.,
et al.

vs

UNIVERSITY REAL ESTATE CO.,
INC.

In the Court of Common Pleas of
Montgomery County, Pennsylvania.
COLUMBIA

No. 1129-1986
Exec # 3 - 1987

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(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania
County of ~~Montgomery~~
Columbia

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Levy upon and sell the real estate situate at 625 West Front Street, Berwick, PA 18603, and 420 West Main Street, Bloomsburg, PA 17815.

Amount Due	\$ 112,173.29	
Interest from 1/1/87	\$	
Total	\$	Plus costs

as endorsed.

Dated *1-15-87*

(SEAL)

By:

Prothonotary, Common Pleas Court of
~~Montgomery~~ County, Penna.
Columbia

Henry K. Linn Deputy

JONATHAN DeYOUNG
ATTORNEY AT LAW
144 EAST DEKALB PIKE
KING OF PRUSSIA, PA. 19406

D15000
(66)

REMITTANCE ADVICE

60-46
313

10565

PAY Five Hundred and 00/100

DOLLARS

DATE TO THE ORDER OF

1/9/87

SHERIFF OF COLUMBIA COUNTY

AAA/Shotwell

CHECK AMOUNT
500 00

AMERICAN BANK AND TRUST CO. OF PA.
KING OF PRUSSIA, PA



⑆010565⑆ ⑆031300465⑆ 6297⑈0863⑈

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 OF 1987 E.D. 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 THE SHERIFF'S OFFICE, COURTHOUSE, IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON

Thursday, March 5, 1987
At 10:30 A.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 lot of ground situate in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, and marked upon the general plan of said town by number twenty-six, and further described as follows:

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PREMISES: 420 West Main Street, Bloomsburg, PA 17815

TRACT NO. 2

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

BEGINNING at a point on the northerly side of West Front Street in line with land now or late of William E. Schmidt; thence along the same north 2 degrees 20 minutes West 186.28 feet to a stake on the southerly side of West Third Street; thence along West Third Street south 70 degrees 44 minutes West a distance of 46.12 feet, more or less, to a point at the northeast corner of other land now or late of the Grantors, said point being where a straight line drawn along the exact center of a center partition separation the large brick dwelling house into two equal parts and intersect this course; thence south along other land now or late of the Grantors and along a straight line which goes along the exact center of the center partition which divides said large brick dwelling house into two parts and extending in a straight line to a point where said straight line intersects the northern boundary of West Front Street; thence along West Front Street north 87 degrees 40 minutes east to a point, the place of beginning.

BEING the same premises which John W. Yorks, Single and Shirley J. Yorks, Single by Deed dated October 1, 1984 and recorded in the Office of the Recorder of Deeds of Columbia County in Deed Book 340 page 562, granted and conveyed unto Shirley J. Yorks, in fee.

PREMISES: 625 W. Front Street, Berwick, PA 18603

TRACT NO. 3:

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

BEGINNING at a point on the northerly side of West Front Street at the southwest corner of land now or late of Ray A. Yorks and Nellie Yorks, his wife; thence along the same in a straight line extending the full length, north and south of the center partition in the large brick dwelling house located on this plot to the southerly side of West Third Street; thence along West Third Street South seventy degrees forty four minutes West to a public road; thence along said road South one degree thirty minutes East 158.6 feet more or less to West Front Street aforesaid; thence along the same North 87 degrees forty minutes East to a point, the place of beginning.

BEING the same premises which John W. Yorks and Shirley J. Yorks, both single by Deed dated October 1, 1984 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 340 page 564, granted and conveyed unto Shirley J. Yorks, in fee.

PREMISES: 625 W. Front Street, Berwick, PA 18603

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 First Pennsylvania Bank, N.A., et al against University Real Estate Co., Inc. Judgment filed to No. 1129-1986. Writ issued January 15, 1987.

TERMS OF SALE: Ten (10%) percent Cash or Certified Check Time of Sale. Balance Cash or Certified Check within (8) eight days after Sale.

DAVID I. DAVIS
Attorney

TO BE SOLD BY: _____

JOHN R. ADLER, Sheriff