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## IN THE COURT OF CLASSES PIEAS OF COLUMBIA COUNTY, PENSKYDWARDA CIVIL ACTION - LAW

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

VS.

10. 1129-1986 10 Lie. 2011081 FD

ATTY. I. D. # 29991

UNIVERSITY REAL ESTATE COMPANY, INC.

MORTGREE FURLCLOSURE

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

#### TO: UNIVERSITY REAL ESTATE CO., INC.

property
Your \*\*\*\*\* 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 Though 5,17027 1030 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;  $2\frac{1}{2}$  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)
- 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 legsl proceedings. (SEE PAGE 3 ATTACHED HERETO)

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

# 'YOU MAY STILL BE ASIE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHIRIFF'S SALE BOES 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 of 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 Ext. 210
- 4. If the amount due from the buyer is not paid to the cherrif, 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 which the 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

S. J. S. & 275

 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.

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., et al.

NO. 1129-1986 JU

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 XXXXXX 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 1600 A 1600 A

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;  $2\frac{1}{2}$  story brick dwelling containing four apartments and two detached garages.

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SUSQUEHANNA LEGAL SERVICES

36 West Main Street

Bloomsburg, PA 17815

TELEPHONE: 717-784-8760

Attachments

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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., et al.,

: NO. 1129-1986 AND

Plaintiff,

Vs.

Ar 362 MST 8.0.

:

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	doford
Name	defendant(s) in the judgment:
· <del>-</del>	Address (if address cannot be reasonably ascertained, please so indicate)
UNIVERSITY REAL ESTATE COMPANY,	317 E. 7th Street Berwick, PA 18603
3 Namo and took	
whose judgment is a record lien on	address of every judgment creditors 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 a	the last recorded holder of every
Name	Address (if address cannot be reasonably ascertained, please so indicate)
None	

Name Address (if address cannot be	record interest in or record lien may be affected by the sale:	every other person who has any on the property and whose interest
6. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which reperted by the sale:  Name  Address (if address cannot be reasonably ascertained, please so indicate)	Name	reasonably ascertained please
plaintiff has knowledge who has any interest in the property which respected by the sale:  Name  Address (if address cannot be reasonably ascertained, please so indicate)  None		-
None  None	plaintiff has knowledge who has an	every other person of whom the
	be affected by the sale:	Property willeli iliz
	be affected by the sale:	Address (if address cannot be reasonably ascertained places
	De affected by the sale:  Name  None	Address (if address cannot be reasonably ascertained, please so indicate)

#### YERIFICATION

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

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 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,

~ <sub>~</sub>

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

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

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 25.75 degrees west 214 feet and 6 inches to the place of BEGINNING.

EEING 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 30

et al.,

Plaintiff,

The grand MX1 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 practipe 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
	address of every judgment creditor
whose judgment is a record lien on Name	<u>Address</u> (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 mortgage of record:	the last recorded holder of every
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:	
Name None	Address (if address cannot be reasonably ascertained, please so indicate)
None	
6. Name and address of explaintiff has knowledge who has any be affected by the sale:	very other person of whom the interest in the property which may
and sale:	
Name	Address (if address cannot be reasonably ascertained, please so indicate)
None	
	<b>-</b>

#### **YERIFICATION**

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

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 Neilie 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 Scuth seventy degrees forty four minutes West to a public road; thence along said road South one degree thirty minutes fast 158.6 feet more or less to West Front Street 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

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 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 said large brick dwelling house into two parts and extending divides 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

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.

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PREMISES: 420 West Main Street, Bloomsburg, PA 17815

LAW OFFICES OF JONATHAN DOYOUNG By: David I. Davis, Esq. Attorney 1.D. No. 29991 144 East DeKaib 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 JE et al.,

12. 3 A 1787 FD

Plaintiff,

vs.

UNIVERSITY REAL ESTATE CO., INC.,

Defendant.

### CERTLE!CATE OF ADDRESSES

I hereby certify that the last-known precise address of the within named judgment creditor is 144 East DeKalb Pike, King of Prussia, Montgomery County, Pennsylvania 19406.

I hereby certify that the last-known precise address of the within named debtor, UNIVERSITY REAL ESTATE COMPANY, INC., is 317 E. 7th Street, Berwick, Columbia County, Pennsylvania.

LAW OFFICES OF JONATHAN DeYOUNG

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

FIRST PENNSYLVANIA BANK, N.A., et al.	In the Court of Common Pleas of
	Montgomery County, Pennsylvania.
vs	No. 1129-1986 Eper# 3-1987
UNIVERSITY REAL ESTATE CO.,	Gee" 3-148/
	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania County of XKXKXXXXXX Columbia	
TO THE SHERIFF OF COLUMBIA	COUNTY, PENNSYLVANIA:
To satisfy the judgment, interest and costs in t sell the following described property (specifically d	the above matter you are directed to levy upon and lescribed property below):
Levy upon and sell the real est Street, Berwick, PA 18603, and PA 17815.	ate situate at 625 West Front 420 West Main Street, Bloomsburg,
A 4. D	
Amount Due	\$ 112,173.29
Interest from 1/1/87	\$
Total as endorsed.	\$ Plus costs
Dated /- /5 - 87	Prothonotary, Common Pleas Court of
(SEAL)	MNXXMMX County, Penna. Columbia By:
	Kkienk Line Deputy

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

	NSYLVANIA BANK, N.A	1	In the Court of Co Montgomery Count	mmon Pleas of y, Pennsylvania.
	vs			
TIVE.	REAL ESTATE CO.,		No. 1129-198 Gec#3	- 1987
		···· /	WRIT OF EXI (MORTGAGE FOR	ECUTION ECLOSURE)
Commonwealth o County of <b>XKXK</b> Colur	<b>ЮЖЖЖ</b> mbia			
10 Sausty 1h	e judgment, interest and cost described property (specific			VANIA:
Levy upo Street, PA 17815	n and sell the real Berwick, PA 18603, a	estate situ and 420 West	aate at 625 West : Main Street, E	Front loomsburg,
Amou	int Due	\$ <u>112,</u>	172 20	
Intere	est from 1/1/87			
as endorsed.	Total	\$ \$	Plus costs	
Dated _/- /5-	87	*************		
(SE.		By:	Prothonotary, Commor <b>Жижзовых</b> Columbi	CODDITY Power
		X	klenk. Lin	Deputy

San Sul

CHECK AMOUNT

D15000 REMITTANCE ADVICE 66.46 313 10565

PAY Five Hundred and 00/100----

TO THE ORDER OF

OATE

JONATHAN DeYOUNG ATTORNEY AT LAW 144 EAST DOKALB PIKE KING OF PRUSSIA, PA. 19406 1/9/87 SHERIFF OF COLUMBIA COUNTY:
AAA/Shotwell

AMFRICAN SANK AND TRUST CO, OF PA. KING OF PRUSSIA, PA #6186# \$240051500 #2350fo#

#### SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 OF 1987 E.D. ISSUED OUT OF THE COURT OF COMMON PLEASE 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, DEFINISH VANIA ON

Thursday, March 5, 1987 At 10:30 A.M.

IN THE FORENCON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS

TRACT NO: 1
TRACT NO: 1
ALL IHAT 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 descri

BEGINNING at a post on the corner of lot number 25 on the southward slde of Second or Main Streets of said Town, letely belonging to east 59 feet to lot number 27, lately belonging to Mrs. Sterner; Plne Alley; thence along said of south 13 degrees east 214 feet and 6 inches to to a post; thence by the aforesaid lot late of Samuel Giger north 26.75 degrees west 214 feet and 6 lnches to the degrees west 214 feet and 6 lnches 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 Mest Main Street, Bloomsburg, PA 17815

#### TRACT NO.: 2

ALL THAT CERTAIN piece or parcel of land situate in the Borough Berwick, County of Columbia and State of Pennsylvania, bounded 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 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 exact center of a center partition separation the large brick dwelling exact center of a center partition separation the large brick dwelling along other land now or late of the Grantors and along a straight line along other land now or late of the Grantors and along a straight line divides said large brick dwelling house into two parts and extending in a straight line to a point where said straight line intersects the 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 I, 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

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 foling of a Schedule of Distribution is required, file the said Schedule of Distribution no later than thirty (30) days after the 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 files thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of First Pennsylvania Bank, N.A against University Real Estate Co., Inc. Judgment filed to No. 1129-1986. 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

TO BE SOLD BY: . .....

JOHN, R. ADLER, Sheriff