Larraine Kreischer, Publisher's Assistant, being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily (except Sundays and Legal Holidays) continuously in said Town, County and State since the date of its establishment; that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on December 2, 9, 16 ..., 19 ..93. exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press-Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Lanaini M. Kreischer

Sworn and subscribed to before me this . . 20 ... day of DECLOPER 19 ...

(Notary Public)

My Commission Expires

APTER AND APTER

ROBERT P. SHEILS, JR.
ATTORNEY AT LAW
108 NORTH WASHINGTON AVENUE
SCRANTON, PENNSYLVANIA 18503
717-341-3240
(FAX) 717-341-3245

March 15, 1994

VIA FACSIMILE TRANSMISSION

Harry Roadarmel Columbia County Sheriff Courthouse Bloomsburg, PA 17815

> RE: PNC Bank vs. Shotwell, et als Sheriff Sale: March 16, 1994 at 10:00 and 10:30 a.m.

Dear Sheriff:

Please be advised that the above captioned Sheriff Sale of the property located at 637 Catherine Street cannot take place as scheduled, due to the pending litigation in the U.S. Bankruptcy Court. Therefore, kindly remove this from your list for Sheriff sale.

Thank you for your courtesy and cooperation in this matter. Should you have any questions or wish to discuss this matter further, please do not hesitate to contact my office.

Very truly yours,

Robert P. Sheils, Jr.

RPS:jm

cc: Frank DeStefano, Assistant Vice President, PNC Bank, N.A.

ROBERT P. SHEILS, JR.
ATTORNEY AT LAW

108 NORTH WASHINGTON AVENUE
SCRANTON, PENNSYLVANIA 18503
717-341-3240

(FAX) 717-341-3245

December 21, 1993

### VIA FACSIMILE TRANSMISSION

Harry Roadarmel Columbia County Sheriff Courthouse Bloomsburg, PA 17815

> RE: PNC Bank vs. Shotwell, et als Sheriff Sale: December 23, 1993 at 10:00 and 10:30 a.m.

Dear Sheriff:

The Honorable John J. Thomas, United States Bankruptcy Judge, has issued a Temporary Restraining Order restraining the foreclosure sale of the premises at 637 Catherine Street, Bloomsburg, PA on December 23, 1993. Judge Thomas, however, has permitted the Sheriff to re-schedule the foreclosure sale within the parameters of the Pennsylvania Rules of Civil Procedure on or after February 18, 1994. It is my understanding that you have rescheduled this matter for March 16, 1994 at 10:00 a.m. and 10:30 a.m., and that the same will be announced at the scheduled sale on December 23.

Thank you for your courtesy and cooperation in this matter.

Very truly yours,

Robert P. Sheils, Jr.

RPS:jm Dictated, not read

cc: Frank DeStefano, Assistant Vice President, PNC Bank, N.A.

NATIONAL ASSOCIATION, : PNC IN THE COURT OF COMMON PLEAS successor by merger to PNC Bank,: Northeast PA, formerly Northeastern: OF COLUMBIA COUNTY Bank of Pennsylvania, Plaintiff CIVIL ACTION - LAW vs. CHARLES R. SHOTWELL, JR., and LINDA: No. 642 of 1989 BIRD SHOTWELL, his wife, and UNIVERSITY: REAL ESTATE CO., a Pennsylvania corporation, Defendants 

#### AFFIDAVIT PURSUANT TO RULE 3129.1

PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, 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 637 Catherine Street, Bloomsburg, Columbia, County, Pennsylvania:

#### SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

Name	Address
Charles R. Shotwell, Jr. and Linda Bird Shotwell, his wife	637 Catherine Street Bloomsburg, Pennsylvania 17815

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

<u>Name</u>	Address
Charles R. Shotwell, Jr. and Linda Bird Shotwell, his wife, and University Real Estate Co., a Pennsylvania corporation	627 Catherine Street Bloomsburg, Pennsylvania 17815

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

<u>Name</u>	Address
Director, Tax Claim Bureau	Columbia County Tax Claim Bureau Courthouse, 35 West Main Street

	Bloomsburg, Pennsylvania 17815
Attn: District Director Internal Revenue Service One (1) Lien as follows:	P.O. Box 1205 I Philadelphia, Pennsylvania 19106 No.1384-1984; Filed: 12-1784; \$572.66 No.514-1985; Filed: 05-03-85; \$8,173.63 No.515-1985; Filed: 05-03-85; \$14,308.99 No.516-1985; Filed: 05-03-85; \$3,600.96 No.1364-1989; Filed: 12-14-89; \$4,909.09 No. 664-1991; Filed: 05-14-91; \$600.66 No.771-1992; Filed: 05-29-92; \$4,909.09
Commonwealth of Pennsylvania Department of Revenue	4th & Walnut Street, Strawberry Square Harrisburg, Pennsylvania 17128
One (1) Lien as follows: One (1) Lien as follows:	No.762-1986; Filed: 07-14-86; \$472.37 No.763-1986; Filed: 07-14-86; \$442.50
Commonwealth of Pennsylvania Department of Labor & Industry	4th & Walnut Street, Strawberry Square Harrisburg, Pennsylvania 17128
One (1) Lien as follows: One (1) Lien as follows:	No.800-1989; Filed: 08-04-89; \$1,861.89 No.763-1986; Filed: 07-14-86; \$442.50
Municipal Auth. of Town of Bloomsburg	(sewer claim) Bloomsburg, Pennsylvania 17815
Acceptance Associates of America	Assigned: 3-18-86 First PA Bank, N.A.  Central Penn National Bank, Fidelity Bank, N.A., Hamilton Bank  144 East DeKalb Pike, Box 1089  King of Prussia, Pennsylvania 19406
PA Gas & Water Company	West 7th Street Berwick, Pennsylvania 18603
Finance America Consumer Discount Co.	29th & North Church St., Suite B410 Hazelton Office Campus \ Hazelton, Pennsylvania 18201
Chrysler First Business Credit Corp.	1251 South Cedar Crest Blvd., Suite 105-A Allentown, Pennsylvania 18105
Borough of Berwick	364 Market Street Berwick, Pennsylvania 18603
Barry Maguda	RR 4, Box 4053 Berwick, Pennsylvania 18603
Jim Thorpe National Bank	12 Broadway Jim Thorpe, Pennsylvania 18229
4. Name and address of the last recorded	holder of every mortgage of record:
Name	Address
Northeastern Bank of PA	Wyoming Avenue & Spruce Street Scranton, Pennsylvania 18503

Jim Thorpe National Bank

12 Broadway
Jim Thorpe, Pennsylvania 18229

5. Name and address of every other person who has any record lien on the property:

Name

Address

None.

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

<u>Name</u>

Address

Tax Collector, Town of Bloomsburg

Bloomsburg, PA 17815

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

Name

Address

None.

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

PNC BANK, NATIONAL ASSOCIATION, successor by merger to PNC BANK, NORTHEAST PA, formerly Northeastern Bank of Pennsylvania

DATED: September 7, 1993

Frank Destefano

Title: Assistant Vice President

SWORN TO AND SUBSCRIBED TO

on this thought September, 1993.

Notary Public

NOTARIAL SEAL JUDITH A. MALAVE, Notary Public Lackawanna County, City of Scranton My Commission Expires April 28, 1997

#### EXHIBIT "A"

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

Robert P. Sheils, Jr., Esq. Attorney for Plaintiff

PNC Bank, National Association, : IN THE COURT OF COMMON PLEAS successor by merger to PNC Bank, : OF COLUMBIA COUNTY Northeastern Bank of Pennsylvania, : CIVIL ACTION - LAW : CARLES R. SHOTWELL, JR., and LINDA : No. 642 of 1989 BIRD SHOTWELL, his wife, and UNIVERSITY : REAL ESTATE Co., a Pennsylvania Corporation,

Defendants

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## VOLUNTARY SUBSTITUTION OF PNC BANK, NATIONAL ASSOCIATION AS A PARTY

- 1. I, Frank DeStefano, am an Assistant Vice President of PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, which is Plaintiff herein, and desire to substitute PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, for Northeastern Bank of Pennsylvania, as Plaintiff herein.
- The material facts on which my right of succession and substitution is based as follows:
  - a. Northeastern Bank of Pennsylvania was mergered into PNC Bank, Northeast PA on February 8, 1993; PNC Bank, Northeast PA was merged into PNC Bank, National Association on June 25, 1993.
- 3. I do hereby voluntarily substitute PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, as Plaintiff herein in the place and instead of Northeastern Bank of Pennsylvania.

PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeasterm Bank of Pennsylvania

September \_\_\_\_\_\_\_\_, 1993

By Frank DeStefano

Assistant Vice President

TO THE PROTHONOTARY:

Enter my appearance for PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, as a party herein.

September \_\_\_\_\_, 1993

Robert P. Sheils, Jr

Attorney for Plaintiff

BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS successor by merger to PNC BANK, : NORTHEAST PA, formerly Northeastern: OF COLUMBIA COUNTY Bank of Pennsylvania, Plaintiff CIVIL ACTION - LAW vs. CHARLES R. SHOTWELL, JR., and LINDA: No. 642 of 1989 BIRD SHOTWELL, his wife, and UNIVERSITY: REAL ESTATE CO., a Pennsylvania corporation, Defendants

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

TO: UNIVERSITY REAL ESTATE 637 Catherine Street Bloomsburg, PA 17815

Your property at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on <u>December 93, 1943</u>, at 10.00 a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$182,228.52 with additional interest, attorney's commission and costs to be added, obtained by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, against you.

#### 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:

 The sale will be cancelled if you pay to PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, (the amount of judgment plus costs) (the back payments, late charges, costs and reasonable attorney's fees due).

To find out how much you must pay, you may call:

Frank DeStefano
Assistant Vice President
PNC Bank, National Association
(717) 961-7193

99 SEADER: DOMESTIC RETURN RECEIP Complete items 1 an: for additional services. also th to receive the ☐ Restricted Delivery Return Receipt Merchandise · Complete items 3, and & b following Consult postmaster for fee .vices (for an extra Print your name and address on the reverse of this form so that we can return this card to you. fee): Addressee's Address (Only if and fee is paid) Attach this form to the front of the mailpiece, or on the back if space 1. Addressee's Address insured Write "Return Receipt Requested" on the mailpiece below the article number. 2. Restricted Delivery The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery. Consult postmaster for fee. Article Addressed to: 266 032 2; 4a. Article Number Date of Delivery Mr. Stephen Brandwene P 266 032 250 Express Mail Deputy Attorney General Service Ty Registered κi 4b. Service Type Certified Collections Unit Registered ☐ Insured Fourth and Walnut Sts. hes not permit.

Write "Return Receipt Requested" on the mailpiece below the article number.

The Return Receipt Fee will provide you the signature of the person delivered and the date of delivery. K Certified □ COD Harrisburg, PA. 17120 Express Mail Return Receipt for Merchano 1995 **⊕**□ B □ 1991-287-066 7. Date of De Well Signature (Addressee) 8. Addressee's Address if requested and fee is paid) 17815 and fee is paid) GPO: 6. Signature (Agent) Bloomsburg, Pennsylvania PS Form 3811, November 1990 ± U.S. GPO: 1991---287-066 DOMESTIC RETURN RECEIPT 1990 Own of Bloomsburg Municipal Auth.of 3811, November SENDER: Article Addressed to: Signature (Addressee) Complete items 1 and
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PS Form 3811. November 1990 - 6118 GPO: 1991—287.066 DOM

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SENDER:		l also with receive t
<ul> <li>Complete items 1 and/or</li> <li>Complete items 3, and 4.</li> <li>a.</li> </ul>		following subject (for an ex-
<ul> <li>Print your name and address on the reverse of this form so the return this card to you.</li> </ul>	at we can	feel:
<ul> <li>Attach this form to the front of the mailpiece, or on the back.</li> </ul>	if space	1. Addressee's Addres
does not permit.  Write "Return Receipt Requested" on the mailpiece below the art	jele pumber	
<ul> <li>The Return Receipt Fee will provide you the signature of the pers</li> </ul>		2.  Restricted Delivery
to and the date of delivery.  3. Article Addressed to:	10 10	Consult postmaster for fee.
•	- n o	icle Number
Acceptance Associates of America		6 032 240
144 East DeKalb Pike Box 1089	(4b. Ser ∷⊒ Regi	vice Type stered
King of Prussia, Pennsylvania	∑ Certi	
19406	!	ess Mail   Return Receipt f
<b>_ •</b>		Merchandise
	, /. Date	of Delivery
5. Signature Made Tar	10	11/10/2
5. Signature Address		ressee's Address (Only if reque: fee is paid)
6 Signature (Agent)	-	•
6. Signature (Agent)		

- 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. You may also ask the Court to postpone the sale for good cause.
- You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the greater chance you will have of stopping the sale. (See notice below to find out 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 NOT TAKE PLACE.

- If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at (717) 389-5622.
- 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 the Sheriff of Columbia County at (717) 389-5622.
- 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 within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
- 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 HELP.

Susquehanna Legal Services, Inc. 168 E. 5th Street Bloomsburg, Pennsylvania 17815 (717) 784-8760

Pennsylvania Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, Pennsylvania 17108 (800) 692-7375

#### NOTICE PURSUANT TO R.C.P. 3129 OF THE SUPREME COURT OF PENNSYLVANIA

TO THE FOLLOWING DEFENDANT(S) AND OWNER:

University Real Estate

This Notice is given to you as owner(s) and defendant(s) in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, relative to the following judgment and execution: No. 642 of 1989, J.D. and No.

The property together with its location and improvements are described on Exhibit "A" attached to this Notice; and said premises will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice.

The sale will be held on <u>Decenter</u>, 1993 at <u>C.C.</u> a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. A Schedule of Distribution will be filed by the Sheriff within thirty (30) days of sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Dated: 9-7 . 1993

Robert P. Sheils, Jr., Esq. Attorney for Plaintiff

#### EXHIBIT "A"

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERISTY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional costs. Writ Issued , 1993.

Robert P. Sheils, Jr., Esq. Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS successor by merger to PNC Bank, : Northeast PA, formerly Northeastern: OF COLUMBIA COUNTY Bank of Pennsylvania, Plaintiff CIVIL ACTION - LAW vs. CHARLES R. SHOTWELL, JR., and LINDA: No. 642 of 1989 BIRD SHOTWELL, his wife, and UNIVERSITY: REAL ESTATE CO., a Pennsylvania corporation, Defendants

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

#### TO: LINDA BIRD SHOTWELL 637 Catherine Street Bloomsburg, PA 17815

Your property at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on <u>NECEMBER 73,1993</u>, at <u>10100</u> a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$182,228.52 with additional interest, attorney's commission and costs to be added, obtained by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, against you.

#### NOTICE OF OWNER'S RIGHTS

### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take <u>immediate action</u>:

1. The sale will be cancelled if you pay to PNC Bank, National Association, (the amount of judgment plus costs) (the back payments, late charges, costs and reasonable attorney's fees due).

To find out how much you must pay, you may call:

Frank DeStefano Assistant Vice President PNC Bank, National Association (717) 961-7193

- 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. You may also ask the Court to postpone the sale for good cause.
- 3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the greater chance you will have of stopping the sale. (See notice below to find out 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 NOT TAKE PLACE.

- If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at (717) 389-5622.
- 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 the Sheriff of Columbia County at (717) 389-5622.
- 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 within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
- 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 HELP.

Susquehanna Legal Services, Inc. 168 E. 5th Street Bloomsburg, Pennsylvania 17815 (717) 784-8760

Pennsylvania Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, Pennsylvania 17108 (800) 692-7375

## NOTICE PURSUANT TO R.C.P. 3129 OF THE SUPREME COURT OF PENNSYLVANIA

TO THE FOLLOWING DEFENDANT(S) AND OWNER:

Linda Bird Shotwell

This Notice is given to you as owner(s) and defendant(s) in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, relative to the following judgment and execution: No. 642 of 1989, J.D. and No. 66 N 1993, E.D.

The property together with its location and improvements are described on Exhibit "A" attached to this Notice; and said premises will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice.

The sale will be held on (becker)(bk)(k) = 13, 1993 at (bk)(k) a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. A Schedule of Distribution will be filed by the Sheriff within thirty (30) days of sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Dated: 9-1, 1993

Robert P. Shells, Jr., Attorney for Plaintiff

#### EXHIBIT "A"

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERISTY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional costs. Writ Issued , 1993.

Robert P. Sheils, Jr., Esq. Attorney for Plaintiff

BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS successor by merger to PNC Bank,: Northeast PA, formerly Northeastern: OF COLUMBIA COUNTY Bank of Pennsylvania, Plaintiff CIVIL ACTION - LAW vs. CHARLES R. SHOTWELL, JR., and LINDA: No. 642 of 1989 BIRD SHOTWELL, his wife, and UNIVERSITY: REAL ESTATE CO., a Pennsylvania corporation, Defendants

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

TO: CHARLES R. SHOTWELL, JR. 637 Catherine Street
Bloomsburg, PA 17815

Your property at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on Network 73,1993, at 16,66 a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$182,228.52 with additional interest, attorney's commission and costs to be added, obtained by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, against you.

#### 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:

 The sale will be cancelled if you pay to PNC Bank, National Association, (the amount of judgment plus costs) (the back payments, late charges, costs and reasonable attorney's fees due).

To find out how much you must pay, you may call:

Frank DeStefano
Assistant Vice President
PNC Bank, National Association
(717) 961-7193

- 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. You may also ask the Court to postpone the sale for good cause.
- You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the greater chance you will have of stopping the sale. (See notice below to find out 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 NOT TAKE PLACE.

- If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at (717) 389-5622.
- 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 the Sheriff of Columbia County at (717) 389-5622.
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- 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 within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
- 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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Susquehanna Legal Services, Inc. 168 E. 5th Street Bloomsburg, Pennsylvania 17815 (717) 784-8760

Pennsylvania Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, Pennsylvania 17108 (800) 692-7375

## NOTICE PURSUANT TO R.C.P. 3129 OF THE SUPREME COURT OF PENNSYLVANIA

TO THE FOLLOWING DEFENDANT(S) AND OWNER:

Charles R. Shotwell, Jr.

This Notice is given to you as owner(s) and defendant(s) in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, relative to the following judgment and execution: No. 642 of 1989, J.D. and No.

The property together with its location and improvements are described on Exhibit "A" attached to this Notice; and said premises will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice.

The sale will be held on <u>Official 13,1993</u>, 1993 at <u>ICCC</u> a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. A Schedule of Distribution will be filed by the Sheriff within thirty (30) days of sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Dated: 9-7 , 1993

Robert P. Sheirs, Jr. Esq. Attorney for Plaintiff

#### EXHIBIT "A"

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERISTY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional costs. Writ Issued , 1993.

Robert P. Sheils, Jr., Esq. Attorney for Plaintiff

BY VIRIUE OF A WRIT OF EXECUTION NO. 66 OF 1993 E.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE, COURT HOUSE, BLOOMSBURG, PEINSYLVANIA, COLUMBIA COUNTY,

THURSDAY DECEMBER 23, 1993 10:00 A.M.

IN THE FOREMOON OF THE SAID DAY, ALL THE RIGHE, TITLE AND INTEREST OF THE DESCRIBED LUIS, PIECES, OR PARCELS OF LAND:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTVELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERSITY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional cost. Write Issued October 25, 1993.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be unde in accordance with the schedule unless exceptions are filed thereto within the (10) days thereafter.

TERMS OF SALE; Ten (10%) percent cash or certified check TIME OF SALE, Balance cash or certified check within eight (8) days after Sale.

Said Premises to be sold by the Sheriff of Columbia County.

HARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Robert P. Sheils, Jr., Esq. Attorney for Plaintiff

.41 CM (3-90)

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE DEPT. 280946 HARRISBURG, PA 17128-0946

### PRIORITY CLAIM FOR SHERIFFS SALE

Please Print or Type

No. 66 of 1993 ED
EXECUTION NUMBER
No. 642 of 1989 JD
12-23-93
\$4,239.18

MR HARRY A ROADARMEL JR SHERIFF OF COLUMBIA COUNTY BOX 380 BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NU	MBER	
EMPLOYER EIN	<del> </del>	
SALES TAX LICENSE NUMBER		
SOCIAL SECURITY NUMBER		
	198–40–7919	

Charles R. Shotwell, Jr. and Linda Bird Shotwell, his wife, and University Real Estate Co.

DEFENDANT \_

This notice is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes.

The PA Department of Revenue requests priority in the distribution of any judicial sales proceeds (in accordance with the provisions of the Tax Reform Code of 1971, 72 P.S. §7101, et seq). Tax liens were filed with the Prothonotary of Columbia County.

Sales and Use Tax or

☐ Employer Withholding Tax

Pennsylvania Personal Income Tax

The PA Department of Revenue requests a preference in the distribution of sales proceeds (in accordance with the provisions of Section 1401 of the Fiscal Code, 72 P.S. §1401, as amended.) This shall serve as notice in accordance with the provisions of Section 1402 of the Fiscal Code, 72 P.S. §1402, as amended.

Corporation Taxes

## **STATEMENT OF ACCOUNT**

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
ANNUAL ANNUAL ANNUAL	09-24-93 12-29-89 07-23-86	S13983 1273–89 7621986	\$1,605.41 1,698.00 935.77

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity. (Corporate taxes are a first lien from the date of settlement, 72 P.S. §1401, as amended.)

WITNESS my hand and the seal of the Department of

DIRECTOR, BUREAU OF COMPLIANCE

Revenue this 16th day of November, 19 93

SECRETARY OF REVENUE

Eileen H. McNulty

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE DEPT. 280946 HARRISBURG, PA 17128-0946

### PRIORITY CLAIM FOR SHERIFFS SALE

Please Print or Type

66 of 1993 ED

EXECUTION NUMBER

642 of 1989 JD

DATE OF SALE

12-23-93

AMOUNT

\$683.00

MR HARRY A ROADAMEL JR SHERIFF OF COLUMBIA COUNTY BOX 380 BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER	0246982	
EMPLOYER EIN		
SALES TAX LICENSE NUMBER		
SOCIAL SECURITY NUMBER		
oodaa E deddaar Tromisea		

Charles R. Shotwell, Jr and Linda Bird Shotwell, his wife, and University Real Estate Co., A Pennsylvania Corporation

#### DEFENDANT

This notice is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes.

The PA Department of Revenue requests priority in the distribution of any judicial sales proceeds (in accordance with the provisions of the Tax Reform Code of 1971, 72 P.S. §7101, et seq). Tax liens were filed with the Prothonotary of Columbia \_\_\_\_\_\_\_County.

- ☐ Sales and Use Tax or
- ☐ Employer Withholding Tax
- Dennsylvania Personal Income Tax

The PA Department of Revenue requests a preference in the distribution of sales proceeds (in accordance with the provisions of Section 1401 of the Fiscal Code, 72 P.S. §1401, as amended.) This shall serve as notice in accordance with the provisions of Section 1402 of the Fiscal Code, 72 P.S. §1402, as amended.

#### STATEMENT OF ACCOUNT

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
CORP	03-20-91	12-31-87	\$ 47.00
CORP	03-20-91	12-31-88	618.00
CORP	03-20-91	12-31-89	18.00

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity. (Corporate taxes are a first lien from the date of settlement, 72 P.S. §1401, as amended.)

WITNESS my hand and the seal of the Department of

Revenue this  $\underline{\hspace{1cm}}^{16\text{th}}$  day of  $\underline{\hspace{1cm}}^{\text{November}}$ , 19  $\underline{\hspace{1cm}}^{93}$ 

DIRECTOR BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Eileen H. McNulty

,	IF YOU DESI	HOURS WEEKDAYS CLOSED WEDNE CLOSED 12-1P PHONE 717-784- TAXES ARB DUES PAYAB  M SHOTWELI A SHOTWELI C 637 CATI O BLOOMSBI	TAX NOTICE TOWN OF TOWN HARY F. WARD TOWN HALL, 30: BLOOMS BURG PA
	E A RECEIPT, ENGLOSE A STA	WEEKDAYS 9AM TED WEDNESDAY ASED 12-1PM NOV 717-784-1581 AREDUSS PAVABLE PROMPLE CHALINDA J BIRD 637 CATHERINE BLOOMSBURG PA	JSC.
	IF YOU DESIRE A RECEIPT ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT	OURS WEEKDAYS 9AM TO 4:30PM,  LOSED WEDNESDAY AT NOON,  LOSED 12-1PM NOV 22 - MAR 1  HONE 717-784-1581  TAXES ARE DUES PAVABLE - PROMPT PAVABLES R JR  A SHOTWELL, CHARLES R JR  LINDA J BIRD  637 CATHERINE STREET  T BLOOMSBURG PA 17815	SCHOOL REAL ESTATE IF BLOOMSBURG FOR RE E MAIN STREET 17815
	WITH YOUR PAYMENT	THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE  SI ACC PARK 63	FOR BLOOMSBURG DESCRIPTION REAL ESTATE
	THIS TAX NOTICE MUST	PAY AMC CHOOL O5 7 CATH	JURG
	THIS TAX NOTICE MUST BE REIUHNED WITH YOUR PAYMENT	TY DESC TY AT TY AT ST	19.40L
	[ota]:	125.32 31 PARDON BEFORE 100 5690	DISTRICT  LESS DISCOUNT  0 1125-32
,	S 59190	THIS TAX TO COURT JANUARY	07/01/93   07/01/93   07/01/93
		1263.12 DCT 31 PPAID AFFER  AX RETURNED RT HOUSE Y 24, 1994	91 PRL NO. 1263-12

## HARRY A. ROADARMEL, JR.



## SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

BLOOMSBURG, PA 17815

Date: November 5, 1993	
Io: Mrs. Mary F. Ward Tax Collector Town Hall Bloomsburg, Pa. 17815	
PNC BANK, NATIONAL ASSOCIATION, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Re: Bank of Pennsylvania VS.	CHARLES R. SHOTWELL, JR., and LINDA BIRD SHOTWELL, his wife, and UNIVERSITY REAL ESTATE CO., a Pennsylvania Corporation
No: 66 of 1993 ED No	o: 642 of 1989 JO

Dear Sir:

PHONE

1717) 784-1991

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

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County

24 HOUR PHOSE

(217) 784 6300

## HARRY A. ROADARMEL, JR.



### SHERILL OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 300 BLOOMSBURG, PA 17815

111111 CT (2) 784 1994

of Helling processis C17) 781 6 990

Mr. Robert P. Sheils, Jr., Esquire 108 North Washington Avenue Suite#603 Scranton, Pennsylvania 18503

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

66 of 1993 E.D.

WRIT OF EXECUTION (MORIGAGE FORECLOSURE)

## POSTING OF PROPERTY

Friday November 12, 1993 POSIED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF Charles R. Shotwell, Jr., and Linda Bird Shotwell, his wife, and University Real Estate Co., a Pennsylvania Corporation COLUMBIA COUNTY, PENNSYLVANIA. SALD POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY

SHERIFF J.H. Dent

Note: Deputy Dent also posted a copy of the Sale bill within the Sheriffs Office and Lobby of the Court House.

DEPUTY SHERTER

SHERIFF, HARRY A. ROADARMIL, JR.

SWORN AND SUBSCRIBED BEFORE ME

DAY OF Movember 1993

MI B. KLINE, PROTHONOTARY OF COLUMBIA COBNIA

11 Carl A. C. 4 176 11 - 12 C 118 380 SHERIFF'S SALE BY VIRTUE OF A WRIT OF EXECUTION NO. 66 OF 1993 E.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE, COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY, THURSDAY DECEMBER 23, 1993 10:00 A.M. IN THE FOREWOON OF THE SAID DAY, ALL THE RIGHE, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND: ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street. SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVÁNIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERSITY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional cost. Writ Issued October 25, 1993. NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within the (10) days thereafter. TERMS OF SALE; Ten (10%) percent cash or certified check TIME OF SALE, Balance cash or certified check within eight (8) days after Sale. Said Premises to be sold by the Sheriff of Columbia County. HARRY A. ROADARMEL, Jr. Sheriff of Columbia County Robert P. Sheils, Jr., Esq. Attorney for Plaintiff

## LIEN CERTIFICATE

DATE November	8,	1993
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This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1992, EXCLUDING: INTERIM TAX BILLINGS are as follows:

Owner or Reputed Owner: Shotwell, Charles R. & Bird, Linda J.

Former Owner: N/A

Parcel No. 05E,02--249-00,000

Description 637 Catherine Street

YEAR	TOTAL.
1991	\$1,443.47
1990 1989	\$1,470.87 \$1,579.04
1988 1987	\$ .00 \$1,654.92
1986	\$1,655.91
TOTAL	\$7,804.21

The above figures represent the amount(s) due during the month of <u>January</u> 19<u>94</u>

Requested by: Columbia County Sheriff's Office

Fee: \$5,00

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long Director

1

## HARRY A. ROADARMEL, JR.



### SHERRE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 300 BLOOMSBURG, PA 17815

1717) 781-1994

21 1030m 20000 (742) 781 6300

Mr. Robert P. Sheils, Jr. 108 North Washington Avenue Scranton, Pennsylvania 18503

TAMI B. KLINE, PROTHONOTARY

OF COLUMBIA COUNTY

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

NO. 66 of 1993 E.D.

WRIT OF EXECUTION -MORTGAGE FORECLOSURE

SERVICE ON Linda Bird Shotwell
ON Monday November 8, 1993 AT 8:55 A.M. , A TRUE AND ATTESTED COPY
OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN
REAL ESTATE AND A COPY OF THE THE DESCRIPTION OF PROPERTY WAS SERVED ON
Linda Bird Shotwell , A1 637 Catherine St., Bloomsburg, Pa. 1781
BY DEPUTY SHERIFF J.H. Dent
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO
Charles R. Shotwell
SO ANSWERS!
DEPUTY SHERIFF
SWORN AND SUBSCRIBED BEFORE ME
THIS SHERIFF
DAY OF 740: 1993
Janu & Kline

## HARRY A. ROADARMII, JR.



# SHERITE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOY 380

190090 (717) 783-1993

TIRE HOUSE - P. O. BOY 380 MOOMSBURG, PA 17815

21 Junio 2005 a. (717) 781 6300

Mr. Robert P. Sheils, Jr. 108 North Washington Avenue Scranton, Pennsylvania 18503

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

NO. 66 of 1993 E.D.

WRIT OF EXECUTION -MORTGAGE FORECLOSURE

SERVICE ON University Real Estate Co.
ON Monday November 8, 1993 AT 8:55 A.M., A TRUE AND ATTESTED COPY OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN
REAL ESTATE AND A COPY OF THE THE DESCRIPTION OF PROPERTY WAS SERVED ON
University Real Estate Co. , A1 637 Catherine St., Bloomsburg, Pa. 1/815  BY DEPUTY SHERIFF J.H. Dent
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S  SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO  Charles R. Shotwell
J.H. Dent  DEPUTY SHERIFF
SWORN AND SUBSCRIBED BEFORE ME  THIS SHERIFF  DAY OF Thomselve 1993

TAMI B. KLINE, PROTHONOTARY OF COLUMBIA COUNTY

## HARRY A. ROADARMEL, JR.



## SHERIET OF COLUMBIA COUNTY

1900ar (747) 781 (1914 COURT HOUSE - P. D. BOX 300 NICOMSBURG, PA 17815

21 (pator (pveo) (717) 781 6 000

Mr. Robert P. Sheils, Jr. 108 North Washington Avenue Scranton, Pennsylvania 18503

OF COLUMBIA COUNTY

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

NO. 66 of 1993 E.D.

WRIT OF EXECUTION -MORTGAGE FORECLOSURE

SERVICE ON Charles R. Shotw	<u>re11</u>
ON Monday November 8, 1993 At 8:55 A	.M. , A TRUE AND ATTESTED COPY
OF THE WITHIN WRIT OF EXECUTION, A TRUE COP	
REAL ESTATE AND A COPY OF THE THE DESCRIPTIO	
	, Af 637 Catherine St., Bloomsburg, Pa. 1/815
BY DEPUTY SHERIFF	J.H. Dent
SERVICE WAS MADE BY HANDING THE SALD WRIT O	
SALE IN REAL ESTATE AND A COPY OF THE DESCR	IPTION 10
Charles R. Shotwell .	<del></del>
	J.H. Dent DEPUTY SHERIFF
SWORN AND SUBSCRIBED BEFORE ME  THIS SHI  DAY OF JUNEAU 1943  JAME B. KLINE, PROTHONOTARY	SHERIFF

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania,

Plaintiff

No. 642 of 1989

vs.

Charles R. Shotwell, Jr., and Linda Bird Shotwell, his wife, and University Real Estate Co., a Pennsylvania corporation,

(SEAL)

Wait + 66- 1993

Defendant

#### TO THE SHERIFF OF SAID COUNTY:

Principal due

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

637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania 17815, more particularly described in Exhibit "A" attached hereto

(Specifically describe property)

Note: Description of property may be included in, or attached to, the Writ.

50,083.00 Interest to September 2, 1993 3,241.39 (per diem \$13.72) Interest from September 2, 1993 to date of payment in full To Be Computed Costs To Be Computed

Attorney's Commission (not to exceed 7,512.45 15% of amount due hereunder) TOTAL

\$ 60,836.84

DATE MOLASIAN 25 1993

PNC Bank, National Association, : IN THE COURT OF COMMON PLEAS successor by merger to PNC Bank, :

Northeast PA, formerly : OF COLUMBIA COUNTY

Northeastern Bank of Pennsylvania, :

Plaintiff : CIVIL ACTION - LAW

\*\*

VS. :

CHARLES R. SHOTWELL, JR., and LINDA : No. 642 of 1989

BIRD SHOTWELL, his wife, and UNIVERSITY :

REAL ESTATE Co., a Pennsylvania

Corporation,

Defendants

# VOLUNTARY SUBSTITUTION OF PNC BANK, NATIONAL ASSOCIATION AS A PARTY

- 1. I, Frank DeStefano, am an Assistant Vice President of PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, which is Plaintiff herein, and desire to substitute PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, for Northeastern Bank of Pennsylvania, as Plaintiff herein.
- The material facts on which my right of succession and substitution is based as follows:
  - a. Northeastern Bank of Pennsylvania was mergered into PNC Bank, Northeast PA on February 8, 1993; PNC Bank, Northeast PA was merged into PNC Bank, National Association on June 25, 1993.
- 3. I do hereby voluntarily substitute PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, as Plaintiff herein in the place and instead of Northeastern Bank of Pennsylvania.

PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeaster, Bank of Pennsylvania

September / , 1993

Frank DeStefano
Assistant Vice President

TO THE PROTHONOTARY:

Enter my appearance for PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, as a party herein.

september \_\_\_\_\_, 1993

Robert P. Sheils, Jr. Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS successor by merger to PNC Bank,: Northeast PA, formerly Northeastern: OF COLUMBIA COUNTY Bank of Pennsylvania, Plaintiff CIVIL ACTION - LAW vs. CHARLES R. SHOTWELL, JR., and LINDA: No. 642 of 1989 BIRD SHOTWELL, his wife, and UNIVERSITY: REAL ESTATE CO., a Pennsylvania corporation, Defendants

#### AFFIDAVIT PURSUANT TO RULE 3129.1

PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, 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 637 Catherine Street, Bloomsburg, Columbia, County, Pennsylvania:

#### SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

Name	Address
Charles R. Shotwell, Jr. and Linda Bird Shotwell, his wife	637 Catherine Street Bloomsburg, Pennsylvania 17815

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

Name	Address
Charles R. Shotwell, Jr. and Linda Bird Shotwell, his wife, and University Real Estate Co., a Pennsylvania corporation	627 Catherine Street Bloomsburg, Pennsylvania 17815

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

Name	<u>Address</u>
Director, Tax Claim Bureau	Columbia County Tax Claim Bureau Courthouse, 35 West Main Street

	Bloomsburg, Pennsylvania 17815		
Attn: District Director Internal Revenue Service One (1) Lien as follows:	P.O. Box 1205 I  Philadelphia, Pennsylvania 19106  No.1384-1984; Filed: 12-17-84; \$572.66  No.514-1985; Filed: 05-03-85; \$8,173.63  No.515-1985; Filed: 05-03-85; \$14,308.99  No.516-1985; Filed: 05-03-85; \$3,600.96  No.1364-1989; Filed: 12-14-89; \$4,909.09  No. 664-1991; Filed: 05-14-91; \$600.66  No.771-1992; Filed: 05-29-92; \$4,909.09		
Commonwealth of Pennsylvania Department of Revenue	4th & Walnut Street, Strawberry Square Harrisburg, Pennsylvania 17128		
One (1) Lien as follows: One (1) Lien as follows:	No.762-1986; Filed: 07-14-86; \$472.37 No.763-1986; Filed: 07-14-86; \$442.50		
Commonwealth of Pennsylvania Department of Labor & Industry	4th & Walnut Street, Strawberry Square Harrisburg, Pennsylvania 17128		
One (1) Lien as follows: One (1) Lien as follows:	Nó.800-1989; Filed: 08-04-89; \$1,861.89 No.763-1986; Filed: 07-14-86; \$442.50		
Municipal Auth. of Town of Bloomsburg	(sewer claim) Bloomsburg, Pennsylvania 17815		
Acceptance Associates of America	Assigned: 3-18-86 First PA Bank, N.A.  Central Penn National Bank, Fidelity Bank, N.A., Hamilton Bank  144 East DeKalb Pike, Box 1089  King of Prussia, Pennsylvania 19406		
PA Gas & Water Company	West 7th Street Berwick, Pennsylvania 18603		
Finance America Consumer Discount Co.	29th & North Church St., Suite B410 Hazelton Office Campus Hazelton, Pennsylvania 18201		
Chrysler First Business Credit Corp.	1251 South Cedar Crest Blvd., Suite 105-A Allentown, Pennsylvania 18105		
Borough of Berwick	364 Market Street Berwick, Pennsylvania 18603		
Barry Maguda	RR 4, Box 4053 Berwick, Pennsylvania 18603		
Jim Thorpe National Bank	12 Broadway Jim Thorpe, Pennsylvania 18229		
4. Name and address of the last recorded	holder of every mortgage of record:		
Name	Address		
Northeastern Bank of PA	Wyoming Avenue & Spruce Street Scranton, Pennsylvania 18503		

<u>Jim</u>	Thorpe	National	Bank
------------	--------	----------	------

12 Broadway
Jim Thorpe, Pennsylvania 18229

5. Name and address of every other person who has any record lien on the property:

<u>Name</u>

Address

None.

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

Name

Address

Tax Collector, Town of Bloomsburg

Bloomsburg, PA 17815

7. 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>

None.

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

PNC BANK, NATIONAL ASSOCIATION, successor by merger to PNC BANK, NORTHEAST PA, formerly Northeastern Bank of Pennsylvania

DATED: September 7, 1993

Frank DeStefano

Title: Assistant Vice President

SWORN TO AND SUBSCRIBED TO

n this the day of September, 1993.

Notary Public

NOTARIAL SEAL

JUDITH A. MALAVE, Notary Public Lackawanna County, City of Scranton My Commission Expires April 28, 1997

#### EXHIBIT "A"

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERISTY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional costs. Writ Issued, 1993.

Robert P. Sheils, Jr., Esq. Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS successor by merger to PNC Bank,: Northeast PA, formerly Northeastern: OF COLUMBIA COUNTY Bank of Pennsylvania, Plaintiff CIVIL ACTION - LAW vs. CHARLES R. SHOTWELL, JR., and LINDA: No. 642 of 1989 BIRD SHOTWELL, his wife, and UNIVERSITY: REAL ESTATE CO., a Pennsylvania corporation, Defendants

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

# TO: CHARLES R. SHOTWELL, JR. 637 Catherine Street Bloomsburg, PA 17815

Your property at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on Decentry 3, at (C,CC) a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$182,228.52 with additional interest, attorney's commission and costs to be added, obtained by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, against you.

#### 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:

 The sale will be cancelled if you pay to PNC Bank, National Association, (the amount of judgment plus costs) (the back payments, late charges, costs and reasonable attorney's fees due).

To find out how much you must pay, you may call:

Frank DeStefano
Assistant Vice President
PNC Bank, National Association
(717) 961-7193

- 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. You may also ask the Court to postpone the sale for good cause.
- 3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the greater chance you will have of stopping the sale. (See notice below to find out 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 NOT 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 bid price by calling the Sheriff of Columbia County at (717) 389-5622.
- 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 the Sheriff of Columbia County at (717) 389-5622.
- 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 within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
- 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 HELP.

Susquehanna Legal Services, Inc. 168 E. 5th Street Bloomsburg, Pennsylvania 17815 (717) 784-8760 Pennsylvania Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, Pennsylvania 17108 (800) 692-7375

#### NOTICE PURSUANT TO R.C.P. 3129 OF THE SUPREME COURT OF PENNSYLVANIA

TO THE FOLLOWING DEFENDANT(S) AND OWNER:

Charles R. Shotwell, Jr.

This Notice is given to you as owner(s) and defendant(s) in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, relative to the following judgment and execution: No. 642 of 1989, J.D. and No.

The property together with its location and improvements are described on Exhibit "A" attached to this Notice; and said premises will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice.

The sale will be held on December 1997, 1993 at 1000 a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. A Schedule of Distribution will be filed by the Sheriff within thirty (30) days of sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Dated: 9-7 , 1993

Robert P. Sheirs, Jr. Eso Attorney for Plaintiff

#### EXHIBIT "A"

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERISTY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional costs. Writ Issued, 1993.

Robert P. Sheils, Jr., Esq. Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS successor by merger to PNC Bank,: Northeast PA, formerly Northeastern: OF COLUMBIA COUNTY Bank of Pennsylvania, Plaintiff CIVIL ACTION - LAW vs. CHARLES R. SHOTWELL, JR., and LINDA: No. 642 of 1989 BIRD SHOTWELL, his wife, and UNIVERSITY: REAL ESTATE CO., a Pennsylvania corporation, Defendants

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

### TO: LINDA BIRD SHOTWELL 637 Catherine Street Bloomsburg, PA 17815

Your property at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on December 3,1993, at 10:00 a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$182,228.52 with additional interest, attorney's commission and costs to be added, obtained by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, against you.

#### 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:

 The sale will be cancelled if you pay to PNC Bank, National Association, (the amount of judgment plus costs) (the back payments, late charges, costs and reasonable attorney's fees due).

To find out how much you must pay, you may call:

Frank DeStefano
Assistant Vice President
PNC Bank, National Association
(717) 961-7193

- 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. You may also ask the Court to postpone the sale for good cause.
- 3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the greater chance you will have of stopping the sale. (See notice below to find out 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 NOT TAKE PLACE.

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- 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 the Sheriff of Columbia County at (717) 389-5622.
- 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 within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
- 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 HELP.

Susquehanna Legal Services, Inc. 168 E. 5th Street Bloomsburg, Pennsylvania 17815 (717) 784-8760

Pennsylvania Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, Pennsylvania 17108 (800) 692-7375

# NOTICE PURSUANT TO R.C.P. 3129 OF THE SUPREME COURT OF PENNSYLVANIA

TO THE FOLLOWING DEFENDANT(S) AND OWNER:

Linda Bird Shotwell

This Notice is given to you as owner(s) and defendant(s) in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, relative to the following judgment and execution: No. 642 of 1989, J.D. and No. 66 07 1983, E.D.

The property together with its location and improvements are described on Exhibit "A" attached to this Notice; and said premises will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice.

Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. A Schedule of Distribution will be filed by the Sheriff within thirty (30) days of sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Dated: 9-1, 1993

Nobert P Shells, Jr., Attorney for Plaintiff

#### EXHIBIT "A"

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred and nineteen feet six inches (199'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, his wife, and UNIVERISTY REAL ESTATE CO., a Pennsylvania corporation, Defendants. Judgment entered to No. 642 of 1989. Sheriff to collect \$60,836.84 plus additional costs. Writ Issued , 1993.

Robert P. Sheils, Jr., Esq. Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS successor by merger to PNC BANK,: NORTHEAST PA, formerly Northeastern: OF COLUMBIA COUNTY Bank of Pennsylvania, Plaintiff CIVIL ACTION - LAW vs. CHARLES R. SHOTWELL, JR., and LINDA: No. 642 of 1989 BIRD SHOTWELL, his wife, and UNIVERSITY: REAL ESTATE CO., a Pennsylvania corporation, Defendants

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

### TO: UNIVERSITY REAL ESTATE 637 Catherine Street Bloomsburg, PA 17815

Your property at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on <u>Utiling 15,1946</u>, at <u>10.00</u> a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$182,228.52 with additional interest, attorney's commission and costs to be added, obtained by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, against you.

#### 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:

 The sale will be cancelled if you pay to PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, (the amount of judgment plus costs) (the back payments, late charges, costs and reasonable attorney's fees due).

To find out how much you must pay, you may call:

Frank DeStefano
Assistant Vice President
PNC Bank, National Association
(717) 961-7193

- 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. You may also ask the Court to postpone the sale for good cause.
- You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the greater chance you will have of stopping the sale. (See notice below to find out 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 NOT 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 bid price by calling the Sheriff of Columbia County at (717) 389-5622.
- 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 the Sheriff of Columbia County at (717) 389-5622.
- 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 within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
- 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 HELP.

Susquehanna Legal Services, Inc. 168 E. 5th Street Bloomsburg, Pennsylvania 17815 (717) 784-8760 Pennsylvania Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, Pennsylvania 17108 (800) 692-7375

#### NOTICE PURSUANT TO R.C.P. 3129 OF THE SUPREME COURT OF PENNSYLVANIA

TO THE FOLLOWING DEFENDANT(S) AND OWNER:

University Real Estate

This Notice is given to you as owner(s) and defendant(s) in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, relative to the following judgment and execution: No. 642 of 1989, J.D. and No.

The property together with its location and improvements are described on Exhibit "A" attached to this Notice; and said premises will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice.

The sale will be held on <u>December 33</u>, 1993 at <u>16,66</u> a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. A Schedule of Distribution will be filed by the Sheriff within thirty (30) days of sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Dated: 9-7, 1993

Robert P. Sheils, Jr., E Attorney for Plaintiff (