

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

GARY E. NORTON
238 MARKET ST.,
BLOOMSBURG, PA. 17815

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

NO. #34 of 1987

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

JULY 20, 1987, at 9:20 A.M. POSTED A COPY OF THE SHERIFF'S
SALE BILL ON THE PROPERTY OF Harry N. Wert, Widowner
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF Jim Dent

SO ANSWERS

Jim Dent
Deputy Sheriff

FOR:

John R. Adler, Sheriff

Sworn and subscribed before me this
10th day of August, 1987

Tami B. Kline
by: Dorothy Long
Tami B. Kline, Prothonotary
Columbia County, Pennsylvania

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1, 1988



Franklin First Federal
Savings and Loan Association
44 W. Market St., Wilkes-Barre, PA 18773

Escrow Account



98- 913191378

JUN 1 1987

Amount
\$500.00

50-1042
223

PAY

FRANKLIN 500.00 dts 00 cts

TO THE
ORDER
OF

Sheriff of Columbia County

DRAWER FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

TO CITIBANK (NEW YORK STATE), N.A.

⑆022310422⑆ 8⑆409688 9⑆1191378

AUTHORIZED SIGNATURE

[Signature]

OFFICE OF
JOHN R. ADLER



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

PHONE
717-764-1691

Date: Aug 26 1987

To: S. B. A.

20 North Penna Ave

Room 2327

Wilkes-Barre, Penna. 18701

RE: 1st Fed Supp v Doan vs Harry N Went

No. 34 of 1987 ED

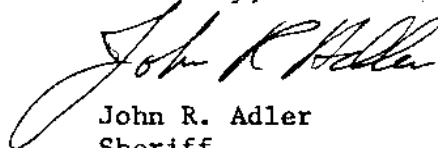
No. 73 of 1987 JD

Dear Sir:

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

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

Sincerely,



John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: Aug 26 1987

To: T. R. S.

PO Box 12050

Phila. Penna, 19106

SPECIAL PROCEDURES FUNCTION

RE: FEDERAL SAVINGS vs HARRY N WENT

No. 34 of 1987 ED

No. 73 of 1987 JD

Dear Sir:

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

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

Sincerely,

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1091

Date: 26 Aug 1987
To: Office of F.A.I.R.
Dept of Public Welfare
PO Box 8016
HARRISBURG, PENNA 17105
RE: Fed SAV & Loan vs HARRY N Went
No. 34 of 1987 ED No. 73 of 1987 JD

Dear Sir:

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

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

Sincerely,

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

June 23, 1987

Bloomsburg Water Company
235 Market Street
Bloomsburg, PA 17815

TO WHOM IT MAY CONCERN:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

If you have any questions, please feel free to contact this office.

Sincerely,



Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

June 23, 1987

H. James Hock
Scott Twp. Tax Collector
2626 Old Berwick Road
Bloomsburg, PA 17815

Dear Mr. Hock:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

If you have any questions, please feel free to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Susan S. Beaver".

Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

June 23, 1987

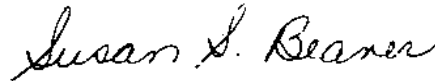
Bloomsburg Municipal Authority
c/o Charles B. Pursel
Derr, Oursel, & Luschas
238 Market St., P.O. Box 539
Bloomsburg, PA 17815

Dear Sir:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

If you have any questions, please feel free to contact this office.

Sincerely,



Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

June 23, 1987

Columbia County Tax Claim Bureau
Columbia County Courthouse,
Bloomsburg, PA 17815

Dear Sir:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

If you have any questions, please feel free to contact this office.

Sincerely,

Susan S. Beaver

Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

June 23, 1987

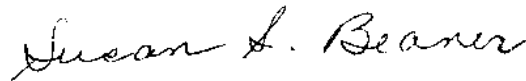
Commonwealth of Pennsylvania
Department of Public Welfare
Bureau of Claim Settlement
300 North Second St., 5th Floor
Harrisburg, PA 17105

Dear Sir:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

If you have any questions, please feel free to contact this office.

Sincerely,



Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

June 23, 1987

Berkheimer Associates
18 Sherwood Drive
Bloomsburg, PA 17815

Dear Sir:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

If you have any questions, please feel free to contact this office.

Sincerely,



Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

June 23, 1987

Avco Financial Services
31 North Main Street
Pittston, PA 18640

Dear Sir:

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

If you have any questions, please feel free to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Susan S. Beaver".

Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

June 23, 1987

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

Dear Mr. Zerbe

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

If you have any questions, please feel free to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Susan S. Beaver".

Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

June 23, 1987

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement
P.O. Box 2055
Harrisburg, PA 17105

Enclosed is a notice of a Sheriff's Sale to be held in our office. If you have any claims against this property, please inform our office.

If you have any questions, please feel free to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Susan S. Beaver".

Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

June 23, 1987

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

Dear Sir:

Enclosed is a notice of a Sheriff's Sale to be held in our office on September 3, 1987. Please advertise this in the paper on the following dates: August 13, 20, and 27.

If you have any questions, please feel free to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Susan S. Beaver".

Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
VS.	:	CIVIL ACTION - LAW
	:	
HARRY N. WERT, Widower,	:	IN MORTGAGE FORECLOSURE
	:	
DEFENDANT	:	NO. 73 OF 1987

WRIT OF EXECUTION
NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, 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 with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

Northern Pennsylvania Legal Services
Suite 200
200 Scranton Electric Building
Scranton, Pennsylvania 18503
(717) 342-0184

Pennsylvania Lawyer Referral Service
P.O. Box 1086
100 South Street
Harrisburg, Pennsylvania 17108
PA Residents 1-800-692-7375
Out Of State 1-717-238-6715

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 34 of 1987, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Thurs. Sept 3, 1987, at 10:00 o'clock ^A.m., in the forenoon of the said day, all the right, title and interest of the defendant in and to:

ALL THOSE (2) tracts of land situate in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING on Second Street at a point forty-two and one-half ($42\frac{1}{2}$) feet from the intersection of said Second Street with an alley and running Northwardly by a line parallel with said alley and along other land of the Grantors herein one hundred and seventy-three and one-quarter ($173\frac{1}{4}$) feet to an alley; thence Eastwardly along said last mentioned-alley forty (40) feet to line of Planing Mill lot, formerly owned by Thomas Edgar; thence by said lot Southwardly one hundred and seventy-three and one-quarter ($173\frac{1}{4}$) feet to Second Street, and thence Westwardly along said Second Street forty (40) feet to the point of beginning. A two and one-half story ($2\frac{1}{2}$) frame dwelling house, a cement block garage, and additional improvements are erected upon said tract of land.

TRACT NO. 2: BEGINNING at a point on Second Street and in line of lands of J.P. Mills, thence along Second Street, North seventy-two (72) degrees east, fifteen (15) feet to a point; thence north eighteen (18) degrees thirty (30) minutes west, one hundred seventy-three and twenty-five one-hundredths (173.25) feet to a point in line of lands of a public alley; thence south seventy-two (72) degrees west, fifteen (15) feet to an iron pin in line of lands of J. P. Mills; thence along said lands south eighteen (18) degrees thirty (30) minutes east, one hundred seventy-three and twenty-five one hundredths (173.25) feet to a point, the place of beginning. CONTAINING 2,598.75 square feet.

ALSO, ALL THAT CERTAIN piece, parcel and tract of land situate in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point on the northerly side of Second Street, 75 feet west of an iron pin in line of lands of Long;

EXHIBIT "A"

THENCE North 18 degrees 30 minutes West, 173.25 feet to a point on the southerly side of a public alley;

THENCE along said alley South 72 degrees West, 25 feet to a point in line of lands of Flick;

THENCE along the lands of Flick, South 18 degrees 30 minutes East, 173.25 feet to a point on the northerly side of Second Street;

THENCE along said Street, North 72 degrees East 25 feet to a point, the place of beginning.

CONTAINING 4,331.25 square feet.

BEING the westerly one-half portion of Tract No. 2 taken from a survey map prepared by H. G. Shulde, R.E., dated September 10, 1952.

EXCEPTING AND RESERVING unto the Grantors, their predecessors in title, their heirs and assigns, full and free liberty and right at all times hereafter and forever to have and use a water main, to repair and replace the same at the location where the same is now buried.

UNDER AND SUBJECT to the same reservations, restrictions, conditions, covenants, exceptions and easements as appear in prior instruments in the chain of title.

BEING the same premises conveyed to Harry N. Wert and Dayle A. Wert, his wife, by Deed of Roy L. Flick and Lois M. Flick, his wife, said Deed dated the 18th day of May, 1979 and recorded in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 292 at page 598.

PREMISES improved with a two story, single family frame dwelling more commonly known as 2439 Second Street, Bloomsburg, Columbia County, Pennsylvania.

TOGETHER with all buildings and improvements thereon.

EXHIBIT "A"

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 ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of Franklin First Federal Savings and Loan Association of Wilkes-Barre, Pennsylvania, against HARRY N. WERT, Widower, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

GARY E. WERTZ, Sheriff
~~ROSENN, JENKINS & GREENWALD~~
Attorneys

W. OF EXECUTION - (MORTGAGE FORE SURE)
P.R.C.P. 3180 to 3183 and Rule 3257

FRANKLIN FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF WILKES-BARRE,

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

NO. 73 Term 1987J.D.

HARRY N. WERT, Widower,

NO. #34 Term 1987E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO-EXHIBIT "A"

**Amount due as of the date of Sheriff's Sale, , 1987, will be TWENTY-SIX THOUSAND FIVE HUNDRED ELEVEN and 27/100 (\$26,511.27), plus a per diem charge at the rate of FIVE and 85/100 (\$5.85) from May 15, 1987, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money hereinafter expended by the Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

	<u>TRACT NO. 1</u>	<u>TRACT NO. 2</u>	
PARCEL NO.	31-3C-2-140-A	31-3C-2-139	
Amount Due		\$20,687.62	
Attorney's Commission		\$ 2,068.76	
Interest to 5/15/87		\$ 3,754.89	
	TOTAL	\$26,511.27	Plus costs

**

as endorsed.

TAMI B. KLINE.
Prothonotary, Court of Common
Pleas of Columbia County, Pa.

Dated 12 June 1987.

(SEAL)

BY: Barbara N. Silvetto
Barbara N. Silvetto, Deputy
CHIEF


FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS
 LOAN ASSOCIATION OF WILKES-BARRE, :
 : OF COLUMBIA COUNTY
 PLAINTIFF :
 VS. : CIVIL ACTION - LAW
 :
 HARRY N. WERT, Widower, : IN MORTGAGE FORECLOSURE
 :
 DEFENDANT : NO. 73 OF 1987

AFFIDAVIT OF NON-MILITARY SERVICE
 AND CERTIFICATION OF LAST KNOWN
 ADDRESS OF DEFENDANT AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA :
 : SS:
 COUNTY OF LUZERNE :

EUGENE S. HORANZY, being duly sworn according to law, does depose and say that he did, upon request of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, investigate the status of Harry N. Wert, Widower, the above-captioned Defendant, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers that he is not now, nor was he within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940; and that the last known address of said Defendant, Harry N. Wert, Widower is 2439 Second Street, Bloomsburg, Columbia County,

Pennsylvania; and the address of the above Plaintiff is 44 West Market Street, Wilkes-Barre, Luzerne County, Pennsylvania.


EUGENE S. HORANZY, Vice-President
Franklin First Federal Savings and
Loan Association of Wilkes-Barre

SWORN to and subscribed
before me this ^{1st} day
of June, 1987.


NOTARY PUBLIC

NOTARY PUBLIC
Wilkes-Barre, Luzerne County, Pa.
My Commission Expires August 15, 1988

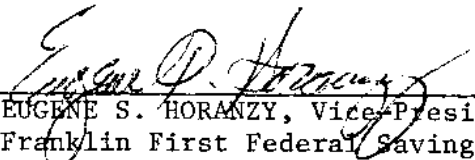
FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS
 LOAN ASSOCIATION OF WILKES-BARRE, :
 : OF COLUMBIA COUNTY
 PLAINTIFF :
 VS. : CIVIL ACTION - LAW
 :
 HARRY N. WERT, Widower, : IN MORTGAGE FORECLOSURE
 :
 DEFENDANT : NO. 73 OF 1987

AFFIDAVIT OF NON-MILITARY SERVICE
 AND CERTIFICATION OF LAST KNOWN
 ADDRESS OF DEFENDANT AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA :
 : SS:
 COUNTY OF LUZERNE :

EUGENE S. HORANZY, being duly sworn according to law, does depose and say that he did, upon request of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, investigate the status of Harry N. Wert, Widower, the above-captioned Defendant, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers that he is not now, nor was he within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940; and that the last known address of said Defendant, Harry N. Wert, Widower is 2439 Second Street, Bloomsburg, Columbia County,

Pennsylvania; and the address of the above Plaintiff is 44 West Market Street, Wilkes-Barre, Luzerne County, Pennsylvania.


EUGENE S. HORANZY, Vice-President
Franklin First Federal Savings and
Loan Association of Wilkes-Barre

SWORN to and subscribed
before me this ¹² day
of June, 1987.


NOTARY PUBLIC

NOTARY PUBLIC
Wilkes-Barre, Luzerne County, Pa.
My Commission Expires August 15, 1988

FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE,	:	IN THE COURT OF COMMON PLEAS
	:	
	:	OF COLUMBIA COUNTY
	:	
VS.	:	CIVIL ACTION-LAW
	:	
HARRY N. WERT, Widower,	:	IN MORTGAGE FORECLOSURE
	:	
DEFENDANT	:	NO. 73 OF 1987

WAIVER OF WATCHMAN - Any deputy sheriff levying upon on attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

DERR, PURSEL & LUSCHAS

ROSENN, JENKINS & GREENWALD

BY:

Gary E. Norton
GARY E. NORTON, ESQUIRE
Attorney for Plaintiff

BY:

Robert M. Danenberg
ROBERT M. DANENBERG, ESQUIRE
Attorney for Plaintiff

_____, 1987


SHERIFF OF
COLUMBIA COUNTY, PENNSYLVANIA

Sir: There will be placed in your hands for service a Writ of Execution (Mortgage Foreclosure) styled as follows: FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, Plaintiff v. HARRY N. WERT, Widower, Defendant.

The Defendant, HARRY N. WERT, Widower, has a last known address of 2439 Second Street, Bloomsburg, Pennsylvania.


DERR, PURSEL & LUSCHAS

BY:


GARY E. NORTON, ESQUIRE
Attorney for Plaintiff

ROSENN, JENKINS & GREENWALD

BY:


ROBERT M. DANENBERG, ESQUIRE
Attorney for Plaintiff

If Writ of Execution, state below where Defendant will be found, what goods and chattels shall be seized and be levied upon. If real estate, attach five (5) double spaced type written copies of description as it shall appear in the new deed together with Street and Number of the Premises. Please do not furnish us with the old deed or mortgage.

SEE ATTACHED DESCRIPTION

ALL THOSE (2) tracts of land situate in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING on Second Street at a point forty-two and one-half ($42\frac{1}{2}$) feet from the intersection of said Second Street with an alley and running Northwardly by a line parallel with said alley and along other land of the Grantors herein one hundred and seventy-three and one-quarter ($173\frac{1}{4}$) feet to an alley; thence Eastwardly along said last mentioned-alley forty (40) feet to line of Planing Mill lot, formerly owned by Thomas Edgar; thence by said lot Southwardly one hundred and seventy-three and one-quarter ($173\frac{1}{4}$) feet to Second Street, and thence Westwardly along said Second Street forty (40) feet to the point of beginning. A two and one-half story ($2\frac{1}{2}$) frame dwelling house, a cement block garage, and additional improvements are erected upon said tract of land.

TRACT NO. 2: BEGINNING at a point on Second Street and in line of lands of J.P. Mills, thence along Second Street, North seventy-two (72) degrees east, fifteen (15) feet to a point; thence north eighteen (18) degrees thirty (30) minutes west, one hundred seventy-three and twenty-five one-hundredths (173.25) feet to a point in line of lands of a public alley; thence south seventy-two (72) degrees west, fifteen (15) feet to an iron pin in line of lands of J. P. Mills; thence along said lands south eighteen (18) degrees thirty (30) minutes east, one hundred seventy-three and twenty-five one hundredths (173.25) feet to a point, the place of beginning. CONTAINING 2,598.75 square feet.

ALSO, ALL THAT CERTAIN piece, parcel and tract of land situate in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point on the northerly side of Second Street, 75 feet west of an iron pin in line of lands of Long;

THENCE North 18 degrees 30 minutes West, 173.25 feet to a point on the southerly side of a public alley;

THENCE along said alley South 72 degrees West, 25 feet to a point in line of lands of Flick;

THENCE along the lands of Flick, South 18 degrees 30 minutes East, 173.25 feet to a point on the northerly side of Second Street;

THENCE along said Street, North 72 degrees East 25 feet to a point, the place of beginning.

CONTAINING 4,331.25 square feet.

BEING the westerly one-half portion of Tract No. 2 taken from a survey map prepared by H. G. Shulde, R.E., dated September 10, 1952.

EXHIBIT "A"

EXCEPTING AND RESERVING unto the Grantors, their predecessors in title, their heirs and assigns, full and free liberty and right at all times hereafter and forever to have and use a water main, to repair and replace the same at the location where the same is now buried.

UNDER AND SUBJECT to the same reservations, restrictions, conditions, covenants, exceptions and easements as appear in prior instruments in the chain of title.

BEING the same premises conveyed to Harry N. Wert and Dayle A. Wert, his wife, by Deed of Roy L. Flick and Lois M. Flick, his wife, said Deed dated the 18th day of May, 1979 and recorded in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 292 at page 598.

PREMISES improved with a two story, single family frame dwelling more commonly known as 2439 Second Street, Bloomsburg, Columbia County, Pennsylvania.

TOGETHER with all buildings and improvements thereon.

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
VS.	:	CIVIL ACTION-LAW
	:	
HARRY N. WERT, Widower,	:	IN MORTGAGE FORECLOSURE
	:	
DEFENDANT	:	NO. 73 OF 1987

AFFIDAVIT PURSUANT TO PA. R.C.P. RULE 3129

FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, 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 2439 Second Street, Bloomsburg, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

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

<u>Name:</u>	<u>Address:</u>
HARRY N. WERT, Widower	2439 Second Street Bloomsburg, PA 17815

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

<u>Name:</u>	<u>Address:</u>
HARRY N. WERT, Widower	2439 Second Street Bloomsburg, PA 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>	<u>Address:</u>
AVCO FINANCIAL SERVICES /	31 North Main Street Pittston, PA 18640

COMMONWEALTH OF PENNSYLVANIA

Department of Public Welfare
Bureau of Claim Settlement
300 North Second Street
5th Floor
Harrisburg, PA 17105

BERKHEIMER ASSOCIATES

18 Sherwood Drive
Bloomsburg, PA 17815

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

Name:

Address:

FRANKLIN FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF WILKES-BARRE

44 West Market Street
Wilkes-Barre, PA 18773

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:

Address:

NONE

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

Name:

Address:

COLUMBIA COUNTY TAX CLAIM BUREAU

Columbia County Courthouse
Bloomsburg, PA 17815

H. JAMES HOCK,
Scott Township Tax Collector

2636 Old Berwick Road
Bloomsburg, PA 17815

BLOOMSBURG WATER COMPANY

235 Market Street
Bloomsburg, PA 17815

BLOOMSBURG MUNICIPAL AUTHORITY


c/o Charles B. Pursel, Esquire
Derr, Pursel and Luschas
238 Market Street
P.O. Box 539
Bloomsburg, PA 17815

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.

DATE

6/10/19

DERR, PURSEL & LUSCHAS


GARY E. NORTON, ESQUIRE
Attorney for Plaintiff

ALL THOSE (2) tracts of land situate in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING on Second Street at a point forty-two and one-half ($42\frac{1}{2}$) feet from the intersection of said Second Street with an alley and running Northwardly by a line parallel with said alley and along other land of the Grantors herein one hundred and seventy-three and one-quarter ($173\frac{3}{4}$) feet to an alley; thence Eastwardly along said last mentioned-alley forty (40) feet to line of Planing Mill lot, formerly owned by Thomas Edgar; thence by said lot Southwardly one hundred and seventy-three and one-quarter ($173\frac{3}{4}$) feet to Second Street, and thence Westwardly along said Second Street forty (40) feet to the point of beginning. A two and one-half story ($2\frac{1}{2}$) frame dwelling house, a cement block garage, and additional improvements are erected upon said tract of land.

TRACT NO. 2: BEGINNING at a point on Second Street and in line of lands of J.P. Mills, thence along Second Street, North seventy-two (72) degrees east, fifteen (15) feet to a point; thence north eighteen (18) degrees thirty (30) minutes west, one hundred seventy-three and twenty-five one-hundredths (173.25) feet to a point in line of lands of a public alley; thence south seventy-two (72) degrees west, fifteen (15) feet to an iron pin in line of lands of J. P. Mills; thence along said lands south eighteen (18) degrees thirty (30) minutes east, one hundred seventy-three and twenty-five one hundredths (173.25) feet to a point, the place of beginning. CONTAINING 2,598.75 square feet.

ALSO, ALL THAT CERTAIN piece, parcel and tract of land situate in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point on the northerly side of Second Street, 75 feet west of an iron pin in line of lands of Long;

THENCE North 18 degrees 30 minutes West, 173.25 feet to a point on the southerly side of a public alley;

THENCE along said alley South 72 degrees West, 25 feet to a point in line of lands of Flick;

THENCE along the lands of Flick, South 18 degrees 30 minutes East, 173.25 feet to a point on the northerly side of Second Street;

THENCE along said Street, North 72 degrees East 25 feet to a point, the place of beginning.

CONTAINING 4,331.25 square feet.

BEING the westerly one-half portion of Tract No. 2 taken from a survey map prepared by H. G. Shulde, R.E., dated September 10, 1952.

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 LOAN ASSOCIATION OF WILKES-BARRE, :
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 :
 HARRY N. WERT, Widower, : IN MORTGAGE FORECLOSURE
 :
 DEFENDANT : NO. 73 OF 1987

WAIVER OF WATCHMAN - Any deputy sheriff levying upon on attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

DERR, PURSEL & LUSCHAS

ROSENN, JENKINS & GREENWALD

BY: *Gary E. Norton*
 GARY E. NORTON, ESQUIRE
 Attorney for Plaintiff

BY: *Robert M. Danenberg*
 ROBERT M. DANENBERG, ESQUIRE
 Attorney for Plaintiff

_____, 1987


SHERIFF OF
 COLUMBIA COUNTY, PENNSYLVANIA

Sir: There will be placed in your hands for service a Writ of Execution (Mortgage Foreclosure) styled as follows: FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, Plaintiff v. HARRY N. WERT, Widower, Defendant.

The Defendant, HARRY N. WERT, Widower, has a last known address of 2439 Second Street, Bloomsburg, Pennsylvania.


DERR, PURSEL & LUSCHAS

BY:


GARY E. NORTON, ESQUIRE
Attorney for Plaintiff

ROSENN, JENKINS & GREENWALD

BY:


ROBERT M. DANENBERG, ESQUIRE
Attorney for Plaintiff

If Writ of Execution, state below where Defendant will be found, what goods and chattels shall be seized and be levied upon. If real estate, attach five (5) double spaced type written copies of description as it shall appear in the new deed together with Street and Number of the Premises. Please do not furnish us with the old deed or mortgage.

SEE ATTACHED DESCRIPTION

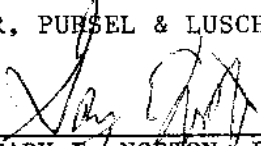
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DERR, PURSEL & LUSCHAS

ROSENN, JENKINS & GREENWALD

BY:


 GARY E. NORTON, ESQUIRE
 Attorney for Plaintiff

BY:


 ROBERT M. DANENBERG, ESQUIRE
 Attorney for Plaintiff

_____, 1987

SHERIFF OF
 COLUMBIA COUNTY, PENNSYLVANIA

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