

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

FRANKLIN FIRST FEDERAL SAVINGS  
BANK n/k/a FRANKLIN FIRST SAVINGS  
BANK

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 1451 Term 1992 J.D.

vs.

PATRICK M. KIDWELL and EVE L.  
KIDWELL a/k/a EVE KIDWELL, his wife

No. 31 Term 1993 E.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"

PARCEL NO. 23-09-22-12

Amount Due	\$43,567.49
Interest to 3/11/93	4,433.48
Attorney's Commission	<u>4,356.75</u>
TOTAL	\$52,357.72 and costs*

as endorsed.

Jamie L. Hline  
Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania

Dated: May 3, 1993  
(SEAL)

BY: Deborah Long, Deputy  
Deputy

\* Plus a per diem charge at the rate of \$11.96 from March 11, 1993, 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.

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 31 of 1993, 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 Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Thursday, July 22, 1993 at 10.00 a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

ALL those two certain pieces, parcels and tracts of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a post on the southern line of other lands now or formerly of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins, north 85 degrees 04 minutes 48 seconds east, 148.15 feet to a steel pin set on line of lands of said Robbins;

THENCE along the same, north 85 degrees 04 minutes 48 seconds east, 25 feet to a concrete nail in the center line of State Route No. 2017;

THENCE along the center line of said State Route No. 2017, south 04 degrees 55 minutes 12 seconds east, 534.10 feet to a concrete nail at the intersection of the said State Route No. 2017 and State Route No. 2028;

THENCE along the center line of said State Route No. 2028, north 71 degrees 16 minutes 58 seconds west, 113.02 feet to a concrete nail;

THENCE along the same, north 68 degrees 36 minutes 19 seconds west, 103.94 feet to a concrete nail in line of lands now or formerly of B. & J. Allen;

THENCE along the westerly line of lands of said Allen, north 01 degree 20 minutes 19 seconds east, 26.39 feet to a steel pin set on line of lands of said Allen;

THENCE along the same, north 01 degree 20 minutes 19 seconds east, 445.36 feet to a post on the southern line of lands of said Robbins, the place of beginning.

EXHIBIT "A"

CONTAINING 1.965 acres of land.

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene and Debra Robbins as prepared by Charles B. Webb, R.S., R.E., dated November 17, 1987. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on December 10, 1987, and the Mifflin Township Board of Supervisors on December 7, 1987, and is recorded in Columbia County Map Book 6, page 297.

TRACT NO. 2

BEGINNING at a steel pin set on the eastern right-of-way of State Route No. 2017 at the southeast corner of lands now or formerly of Raymond L. Seigel;

THENCE along the eastern right-of-way of said State Route No. 2017, south 5 degrees 02 minutes 00 seconds east, 218.56 feet to a corner at the northeast corner of other lands of Gene and Debra Robbins adjoining Tract No. 1 hereinabove described;

THENCE along the northern line of lands of said Robbins through a steel pin found south 85 degrees 04 minutes 48 seconds west, 128.15 feet to a wooden fence post found at the northeast corner of lands now or formerly of Benjamin L. and Joan J. Allen;

THENCE along the northern line of lands of said Allen, South 86 degrees 29 minutes 13 seconds west, 519.48 feet to a steel pin set on the eastern line of lands now or formerly of Michael Mowery;

THENCE along the eastern line of lands of said Mowery and the eastern line of lands now or formerly of Lee S. Mowery, north 5 degrees 11 minutes 41 seconds west, 645.39 feet to a steel pin set at the southeast corner of other lands of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins north 83 degrees 41 minutes 58 seconds east, 281.59 feet to a steel pin set on the western line of lands now or formerly of Gary R. Frace;

THENCE along the western line of lands of said Frace and the western line of lands now or formerly of Ronald C. Davis and the western line of lands now or formerly of Raymond L. Seigel, south 5 degrees 12 minutes 02 seconds east, 455.20 feet to a wooden fence post found at the southwest corner of lands of said Seigel;

THENCE along the southern line of lands of said Seigel, north 83 degrees 41 minutes 58 seconds east, 366.50 feet to a steel pin set on the eastern right-of-way of said State Route No. 2017, the place of beginning.

CONTAINING 6.000 acres of land.

EXHIBIT "A"

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene A. and Debra K. Robbins as prepared by Charles B. Webb, R.S., R.E., dated April 24, 1989. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on May 31, 1989, and the Mifflin Township Board of Supervisors on June 12, 1989, and is recorded in Columbia County Map Book 6, page 298.

The aforesaid subdivisions were approved "Not for Development" by the Mifflin Township Planning Commission and by the Mifflin Township Board of Supervisors. Accordingly, the above described parcels of ground may not be developed by the Grantees, their heirs, successors or assigns, without first obtaining the written approval of the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors pursuant to their review of a properly submitted application in conformance with the Mifflin Township Subdivision and Land Development Ordinance.

BEING the same premises conveyed to Patrick M. Kidwell and Eve Kidwell, his wife, by Deed of Gene A. Robbins and Debra K. Robbins, his wife, said Deed dated September 29, 1989 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Record Book 438 at Page 249.

PREMISES improved with a two story frame double type dwelling more commonly known as RR 2, Box 2377, Nescopeck, Mifflin Township, Columbia County, Pennsylvania.

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

TOGETHER with all buildings and improvements thereon.

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 BANK n/k/a FRANKLIN FIRST SAVINGS BANK, against PATRICK M. KIDWELL and EVE L. KIDWELL a/k/a EVE KIDWELL, his wife, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

ROSENN, JENKINS & GREENWALD  
Attorneys for Plaintiff

DERR, PURSEL, LUSCHAS & NORTON  
Co-Counsel for Plaintiff

EXHIBIT "A"

FRANKLIN FIRST FEDERAL SAVINGS	:	IN THE COURT OF COMMON PLEAS
BANK n/k/a FRANKLIN FIRST SAVINGS	:	
BANK,	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	IN MORTGAGE FORECLOSURE
	:	
PATRICK M. KIDWELL and EVE L.	:	
KIDWELL a/k/a EVE KIDWELL, his wife,	:	
	:	
Defendants	:	NO. 1451 OF 1992

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.

Susquehanna Legal Services  
168 East Fifth Street  
Bloomsburg, Pennsylvania 17815  
(717) 784-8760

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 31 of 1993, 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 Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Thursday, July 22, 1993 at 10:00 a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

ALL those two certain pieces, parcels and tracts of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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SHERIFF OF COLUMBIA COUNTY

ROSENN, JENKINS & GREENWALD  
Attorneys for Plaintiff

DERR, PURSEL, LUSCHAS & NORTON  
Co-Counsel for Plaintiff

EXHIBIT "A"



FRANKLIN FIRST FEDERAL SAVINGS	:	IN THE COURT OF COMMON PLEAS
BANK n/k/a FRANKLIN FIRST SAVINGS	:	
BANK,	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	IN MORTGAGE FORECLOSURE
	:	
PATRICK M. KIDWELL and EVE L.	:	
KIDWELL a/k/a EVE KIDWELL, his wife,	:	
	:	
Defendants	:	NO. 1451 OF 1992

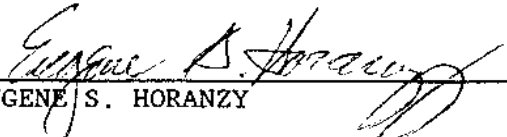
AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

\*\*\*\*\*


COMMONWEALTH OF PENNSYLVANIA :  
: SS:  
COUNTY OF LUZERNE :

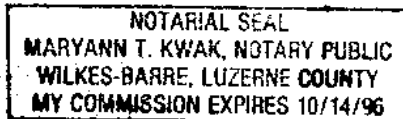
EUGENE S. HORANZY, being duly sworn according to law, does depose and say that he did, upon request of FRANKLIN FIRST FEDERAL SAVINGS BANK n/k/a FRANKLIN FIRST SAVINGS BANK, investigate the status of PATRICK M. KIDWELL and EVE L. KIDWELL a/k/a EVE KIDWELL, his wife, the above-captioned Defendants, with 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 they are not now, nor were they 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' Civil Relief Act of 1940; and that the last known address of said Defendants, PATRICK M. KIDWELL and EVE L. KIDWELL a/k/a EVE KIDWELL, his wife, is 1020 Larkspur Street, Philadelphia, Pennsylvania 19116; and the address of the

above Plaintiff is 44 West Market Street, Wilkes-Barre, Luzerne County,  
Pennsylvania.

  
EUGENE S. HORANZY

SWORN to and subscribed  
before me this 23<sup>rd</sup> day  
of April, 1993.

  
NOTARY PUBLIC



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

Phone  
(717) 784-1441

24 HOUR PHONE  
(717) 781-6100

PRESS/ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: May 19, 1993

Re: Sheriff's Sale Advertising Dates

Franklin First Federal Savings

Bank n/k/a Franklin First Savings Bank

vs.

Patrick M. Kidwell and Eve L. Kidwell

a/k/a Eve Kidwell, his wife

No. 31 of 1993 FD No. 1451 of 1992 (J)

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week July 1, 1993

2nd week July 8, 1993

3rd week July 15, 1993

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: May 19, 1993

To: Office of F.A.I.R.  
Department of Public Welfare  
P.O. Box 8016  
Harrisburg, Pa. 17105

Re: Franklin First Federal Savings Bank  
n/k/a Franklin First Savings Bank VS. Patrick M. Kidwell and Eve L. Kidwell a/k/a  
Eve Kidwell, his wife  
No: 31 of 1993 ED No: 1451 of 1992 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.

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

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

24 HOUR PHONE  
(717) 784 6300

PHONE  
(717) 784-1991

Date: May 19, 1993

To: Small Business Administration  
20 N. Pennsylvania Ave.,  
Room 2327  
Wilkes-Barre, Pa. 18701

Re: Franklin First Federal Savings Bank  
n/k/a Franklin First Savings Bank VS. Patrick M. Kidwell and Eve L. Kidwell a/k/a  
Eve Kidwell, his wife  
No: 31 of 1993 ED No: 1451 of 1992 JD

Dear Sir:

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Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: May 19, 1993

To: IRS  
P.O. Box 12050  
Philadelphia, Pa. 19106  
Attention: Special Procedures Function

Franklin First Federal Savings Bank  
Re: n/k/a Franklin First Savings Bank VS. Patrick M. Kidwell and Eve L. Kidwell a/k/a  
Eve Kidwell, his wife  
No: 31 of 1993 ED No: 1451 of 1992 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.

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

Respectfully,

Note: Also enclosed is a copy of the Writ  
of Execution and list of recorded  
lien holders

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: May 19, 1993

To: Commonwealth of Pennsylvania  
Department of Revenue  
~~Bureau of Accounts Settlement~~  
P.O. Box 2055  
Harrisburg, Pa. 17105

Re: Franklin First Federal Savings Bank  
n/k/a Franklin First Savings Bank vs. Patrick M. Kidwell and Eve L. Kidwell a/k/a  
Eve Kidwell, his wife  
No: 31 of 1993 ED No: 1451 of 1992 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale, If you have any  
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Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: May 19, 1993

To: Mr. Stephen Brandwene  
Deputy Attorney General  
Collections Unit  
Fourth and Walnut Sts.  
Harrisburg, Pa. 17120

Re: Franklin First Federal Savings Bank  
n/k/a Franklin First Savings Bank VS. Patrick M. Kidwell and Eve L. Kidwell, a/k/a  
Eve Kidwell, his wife  
No: 31 of 1993 ED No: 1451 of 1992 JD

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Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784 6100

Date: May 17, 1993

To: Susan Nevel  
Mifflin Township Tax Collector  
East Fifth Street  
Mifflinville, Pa. 18631

Franklin First Federal Savings Bank  
Re: n/k/a Franklin First Savings Bank Patrick M. Kidwell and Eve L. Kidwell a/k/a  
Eve Kidwell, his wife  
No: 31 of 1993 ED No: 1451 of 1992 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.

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

Respectfully,

Note: Please send any all unpaid tax's  
to the Sheriffs Office.

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: May 17, 1993

To: Pennsylvania Housing Finance Agency  
2101 North Front Street  
Harrisburg, Pa. 17105

Franklin First Federal Savings Bank  
n/k/a Franklin First Savings Bank  
Re: VS. Patrick M. Kidwell and Eve L. Kidwell  
a/k/a Eve Kidwell, his wife  
No: 31 of 1993 ED No: 1451 of 1992 JD

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: May 17, 1993

To: Eve L. Kidwell a/k/a Eve Kidwell  
1020 Larkspur Street  
Philadelphia, Pa. 19116

Re: Franklin First Federal Savings Bank  
n/k/a Franklin First Savings Bank VS. Patrick M. Kidwell and Eve L. Kidwell a/k/a  
Eve Kidwell, his wife  
No: 31 of 1993 ED No: 1451 of 1992 JD

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HARRY A. ROADARMEL, JR.



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BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784 6100

Date: May 19, 1993

To: Patrick M. Kidwell  
1020 Larkspur Street  
Philadelphia, Pa. 19116

Franklin First Federal Savings  
Re: Bank n/k/a Franklin First Savings vs. Patrick M. Kidwell and Eve L. Kidwell a/k/a  
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No: 31 of 1993 ED No: 1451 of 1992 JD

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

24 HOUR PHONE  
(717) 784-6300  
FAX (717) 784-0257

PHONE  
(717) 784-1991

Franklin First Federal Savings Bank  
n/k/a Franklin First Savings Bank

PLAINTIFF

vs.

Patrick M. Kidwell and Eve L. Kidwell  
a/k/a Eve Kidwell, his wife

DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 1451 CD Term, 19 92

WRIT Mortgage Foreclosure

ISSUED May 3, 1993

NOW, Wednesday May 19 19 93, I, Harry A. Roadarmel, Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Philadelphia County  
High Sheriff Honorable John D. Green

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is 1020 Larkspur Street, Philadelphia, Pa. 19116

Enclosed is CK#5676 in the amount of  
\$68.00 for service

*Harry A. Roadarmel Jr.*  
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, \_\_\_\_\_ 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, served the  
within \_\_\_\_\_ upon \_\_\_\_\_  
at \_\_\_\_\_ by handing to \_\_\_\_\_  
a true and attested copy of the  
original \_\_\_\_\_ and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_  
day of \_\_\_\_\_ 19 \_\_\_\_\_

Notary Public

Sheriff

BY: \_\_\_\_\_  
Deputy Sheriff

19, \_\_\_\_\_, See return endorsed hereon by Sheriff of  
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff



**Franklin First  
Savings Bank**

44 W. Market St., Wilkes-Barre, PA 18773  
Escrow Dept.



10-86  
220

97-956377226

Date **04-23-93** Amount  
\$750.00

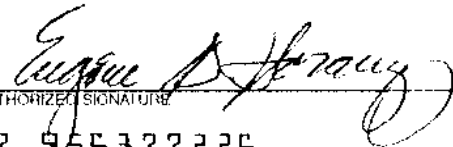
PAY **EXACTLY \$750dols 00cts**

**VOID OVER \$750.00**

TO THE ☐  
ORDER  
OF

Sheriff of Columbia County

DRAWER: FRANKLIN FIRST SAVINGS BANK

  
AUTHORIZED SIGNATURE

⑆022000868⑆ 811409937 956377226

FRANKLIN FIRST FEDERAL SAVINGS  
BANK n/k/a FRANKLIN FIRST SAVINGS  
BANK,

Plaintiff

vs.

PATRICK M. KIDWELL and EVE L.  
KIDWELL a/k/a EVE KIDWELL, his wife,

Defendants

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 1451 OF 1992 J.D.  
NO. 31 OF 1993 E.D.

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE


TO: SUSAN NEVEL, MIFFLIN TOWNSHIP TAX COLLECTOR, East Fifth Street, Mifflinville,  
Pennsylvania 18631; you may have an interest in the Real Estate hereinafter described.

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, on Thursday, July 22, 1993, at 10:00 A. M., eastern time, in the forenoon of the said day, all the individual Defendants' right, title and interest, in and to ALL those certain pieces or parcels of land situate at RR 2, Box 2377, Nescopeck, Mifflin Township, Columbia County, Pennsylvania, the same more particularly described in Exhibit "A", attached hereto and incorporated herein.

*7/22/93  
7:49 PM Sent by 7/21/93  
7:53 PM Sent by 7/21/93*

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 that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

ROSENN, JENKINS & GREENWALD

BY:   
MARY M. GRIFFIN, ESQUIRE  
15 South Franklin Street  
Wilkes-Barre, PA 18711  
Attorneys for Plaintiff



### SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 31 of 1993, 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 Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Thursday, July 22, 1993 at 10:00 A.M., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

ALL those two certain pieces, parcels and tracts of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

#### TRACT NO. 1

BEGINNING at a post on the southern line of other lands now or formerly of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins, north 85 degrees 04 minutes 48 seconds east, 148.15 feet to a steel pin set on line of lands of said Robbins;

THENCE along the same, north 85 degrees 04 minutes 48 seconds east, 25 feet to a concrete nail in the center line of State Route No. 2017;

THENCE along the center line of said State Route No. 2017, south 04 degrees 55 minutes 12 seconds east, 534.10 feet to a concrete nail at the intersection of the said State Route No. 2017 and State Route No. 2028;

THENCE along the center line of said State Route No. 2028, north 71 degrees 16 minutes 58 seconds west, 113.02 feet to a concrete nail;

THENCE along the same, north 68 degrees 36 minutes 19 seconds west, 103.94 feet to a concrete nail in line of lands now or formerly of B.& J. Allen;

THENCE along the westerly line of lands of said Allen, north 01 degree 20 minutes 19 seconds east, 26.39 feet to a steel pin set on line of lands of said Allen;

THENCE along the same, north 01 degree 20 minutes 19 seconds east, 445.36 feet to a post on the southern line of lands of said Robbins, the place of beginning.

CONTAINING 1.965 acres of land.

EXHIBIT "A"

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene and Debra Robbins as prepared by Charles B. Webb, R.S., R.E., dated November 17, 1987. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on December 10, 1987, and the Mifflin Township Board of Supervisors on December 7, 1987, and is recorded in Columbia County Map Book 6, page 297.

TRACT NO. 2

BEGINNING at a steel pin set on the eastern right-of-way of State Route No. 2017 at the southeast corner of lands now or formerly of Raymond L. Seigel;

THENCE along the eastern right-of-way of said State Route No. 2017, south 5 degrees 02 minutes 00 seconds east, 218.56 feet to a corner at the northeast corner of other lands of Gene and Debra Robbins adjoining Tract No. 1 hereinabove described;

THENCE along the northern line of lands of said Robbins through a steel pin found south 85 degrees 04 minutes 48 seconds west, 128.15 feet to a wooden fence post found at the northeast corner of lands now or formerly of Benjamin L. and Joan J. Allen;

THENCE along the northern line of lands of said Allen, South 86 degrees 29 minutes 13 seconds west, 519.48 feet to a steel pin set on the eastern line of lands now or formerly of Michael Mowery;

THENCE along the eastern line of lands of said Mowery and the eastern line of lands now or formerly of Lee S. Mowery, north 5 degrees 11 minutes 41 seconds west, 645.39 feet to a steel pin set at the southeast corner of other lands of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins north 83 degrees 41 minutes 58 seconds east, 281.59 feet to a steel pin set on the western line of lands now or formerly of Gary R. Frace;

THENCE along the western line of lands of said Frace and the western line of lands now or formerly of Ronald C. Davis and the western line of lands now or formerly of Raymond L. Seigel, south 5 degrees 12 minutes 02 seconds east, 455.20 feet to a wooden fence post found at the southwest corner of lands of said Seigel;

THENCE along the southern line of lands of said Seigel, north 83 degrees 41 minutes 58 seconds east, 366.50 feet to a steel pin set on the eastern right-of-way of said State Route No. 2017, the place of beginning.

CONTAINING 6.000 acres of land.

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene A. and Debra K. Robbins as prepared by Charles B. Webb, R.S., R.E., dated April 24, 1989. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on

EXHIBIT "A"

May 31, 1989, and the Mifflin Township Board of Supervisors on June 12, 1989, and is recorded in Columbia County Map Book 6, page 298.

The aforesaid subdivisions were approved "Not for Development" by the Mifflin Township Planning Commission and by the Mifflin Township Board of Supervisors. Accordingly, the above described parcels of ground may not be developed by the Grantees, their heirs, successors or assigns, without first obtaining the written approval of the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors pursuant to their review of a properly submitted application in conformance with the Mifflin Township Subdivision and Land Development Ordinance.

BEING the same premises conveyed to Patrick M. Kidwell and Eve Kidwell, his wife, by Deed of Gene A. Robbins and Debra K. Robbins, his wife, said Deed dated September 29, 1989 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Record Book 438 at Page 249.

PREMISES improved with a two story frame double type dwelling more commonly known as RR 2, Box 2377, Nescopeck, Mifflin Township, Columbia County, Pennsylvania.

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

TOGETHER with all buildings and improvements thereon.

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 BANK n/k/a FRANKLIN FIRST SAVINGS BANK, against PATRICK M. KIDWELL and EVE L. KIDWELL a/k/a EVE KIDWELL, his wife, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

ROSENN, JENKINS & GREENWALD  
Attorneys for Plaintiff

DERR, PURSEL, LUSCHAS & NORTON  
Co-Counsel for Plaintiff

LAW OFFICES

**ROSENN, JENKINS & GREENWALD**

15 SOUTH FRANKLIN STREET

WILKES-BARRE, PENNSYLVANIA 18711-0075

TELEPHONE  
717-826-5600

TELECOPIER  
717-826-5640

DIRECT DIAL  
(717) 826-5683

June 17, 1993

FRANCIS G. WENZEL JR.  
CAROLYN CAHR RHODEN  
CARL J. STEINBRENNER  
LEWIS A. SERIA  
THOMAS F. FORD  
NORMAN D. NAMEY  
ROBERT N. GAWLAS JR.  
RUTH C. HUGHES  
GERARD M. MUSTO, JR.  
JAMES C. OSCHAI  
SILVEN P. ROTH  
JOSEPH G. FERGUSON  
MARYJO KISHEL  
JUDITH W. DALEY  
MARY M. GRIFFIN  
PATRICIA A. ERMEL  
NEIL F. MAC DONALD  
MARK W. DRASNIN  
DANIEL O. RITTENHOUSE  
LAWRENCE W. ROTH

OF COUNSEL  
HENRY GREENWALD  
HAROLD ROSENN  
JOSEPH J. SAVITZ

EUGENE ROTH  
HARRY R. HISCOX  
JOHN J. APONICK, JR.  
DANILL G. FLANNERY  
MARSHALL S. JACOBSON  
MURRAY UFFERG  
BRUCE C. ROSENTHAL  
DONALD H. BROBST  
JOSEPH L. PERSICO  
HOWARD M. LEVINSON  
ALAN S. HOLLANDER  
GARRY S. TAROLI  
RICHARD A. RUSSO  
JAMES P. VALENTINE  
MARK A. VAN LOON  
LEE S. PIATT  
DAVID R. HISCOX  
ROBERT SPIELMAN  
WILLIAM L. HIGGS  
ROBERT D. SCHAUB  
MICHAEL A. SHUCOSKY  
HARRY V. CARDONI

Mr. James H. Dent  
Deputy Sheriff  
Office of the Sheriff  
Columbia County Courthouse  
35 West Main  
Bloomsburg, PA 18715-0380

RE: Franklin First Federal Savings and Loan Association of  
Wilkes-Barre n/k/a Franklin First Savings Bank vs. Patrick M.  
Kidwell and Eve L. Kidwell a/k/a Eve Kidwell, his wife;  
Columbia County CP No: 1451 of 1992

Dear Jim:

The purpose of this correspondence is to confirm my telephone conversation with Denise of your office regarding the whereabouts of the above-referenced Defendants. Please be advised that I have obtained a new address, which is as follows:

438 Tomlinson Road  
Philadelphia, PA 19166

As you know, the Sheriff's Sale is scheduled for July 22, 1993 and, therefore, it is important that we have the Kidwells served as soon as possible. It is my understanding that the Pennsylvania Rules of Civil Procedure 3129.2(c)(1)(i)(B) permits service of the Notice of Sheriff's Sale by sending the same via certified mail, return-receipt-requested.

Please advise at your earliest convenience as to the status of service upon the Defendants. Of course, if you have any questions, please do not hesitate to contact me.

Very truly yours,

MARY M. GRIFFIN

MMG/mvb

cc: Mr. Eugene S. Horanzy

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COUNTY HOUSE - P. O. BOX 300  
HARRISBURG, PA 17109

Phone  
(717) 241-1991

Telex  
(717) 241-1991

Mary M. Griffin, Esquire  
15 South Franklin St.,  
Wilkes-Barre, Pa. 18711

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

VS. 31 of 1993 ED

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Friday June 18, 1993 POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Patrick M. & Eve L. Kidwell  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF J.H. Dent

Note: A copy of the Sale bill was also  
posted within the Sheriffs Office  
and Lobby of the Court House.

SO ANSWERS:

J.H. Dent  
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME  
THIS 19<sup>th</sup>

DAY OF June 1993

Deputy Sheriff  
TAMM D. KLEIN, PROTHONOTARY OF  
COLUMBIA COUNTY

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17013

PHONE  
(717) 784-1991

TELETYPE  
(717) 784-6100

Date: June 17, 1993

To: Patrick M. Kidwell  
438 Tomlinson Road  
Philadelphia, Pa. 19116

Franklin First Federal Savings Bank  
Re: n/k/a Franklin First Savings Banks. Patrick M. Kidwell and Eve L. Kidwell a/k/a  
Eve Kidwell, his wife  
No: 31 of 1993 10 No: 1451 of 1992 10

Dear Sir:

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

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 784-1991

TELETYPE  
(717) 784-6100

Date: June 17, 1993

To: Eve L. Kidwell  
438 Tomlinson Road  
Philadelphia, Pa. 19116

Franklin First Federal Savings Bank  
Re: n/k/a Franklin First Savings Bank VS. Patrick M. Kidwell and Eve L. Kidwell a/k/a  
Eve Kidwell, his wife  
No: 31 of 1993 FD No: 1451 of 1992 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.

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

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE  
(717) 781 6200  
FAX (717) 781 0257

PHONE  
(717) 781-1991

Franklin First Federal Savings Bank  
n/k/a Franklin First Savings Bank

PLAINTIFF

vs

Patrick M. Kidwell and Eve L. Kidwell  
a/k/a Eve Kidwell, his wife

DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No 1451 CD Term. 19 92

WRII Mortgage Foreclosure

ISSUED May 3, 1993

NOW Thursday June 17

19 93 , I, Harry A. Roadarmel, Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Philadelphia County  
High Sheriff Honorable John D. Green

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff  
Defendants alleged address is 438 Tomlinson Road, Philadelphia, Pa. 19116

Enclosed is CK#5776 in the amount of  
\$68.00 for service

*Harry A. Roadarmel, Jr.*  
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, 19 , at o'clock M, served the  
within upon  
at by handing to  
original and made known to the contents thereof  
Sworn and Subscribed before me So Answers.  
this  
day of 19

Notary Public

BY:

Deputy Sheriff

19, See return endorsed hereon by Sheriff of  
County, Pennsylvania, and made a part of this return

So Answers.

Sheriff

Deputy Sheriff



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

June 10, 1993


Mary M. Griffin, Esquire  
15 South Franklin Street  
Wilkes-Barre, Pa. 18711

Dear Mary:

In reference to our phone conversation this date, enclosed are copies of the returns this office received from the Post Office and Philadelphia County Sheriffs Dept.

If I can be of any further help, call.

Sincerely,

  
J.H. Dent  
Deputy Sheriff

**HARRY A. ROADARMEL, JR.**



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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300  
FAX (717) 784-0257

Franklin First Federal Savings Bank  
n/k/a Franklin First Savings Bank

PLAINTIFF

vs.

Patrick M. Kidwell and Eve L. Kidwell  
a/k/a Eve Kidwell, his wife

DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 1451 CD Term, 19 92

WRIT Mortgage Foreclosure

ISSUED May 3, 1993

NOW, Wednesday May 19 19 93, I, Harry A. Roadarmel, Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Philadelphia County  
High Sheriff Honorable John D. Green

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is 1020 Larkspur Street, Philadelphia, Pa. 19116

Enclosed is CK#5676 in the amount of  
\$68.00 for service

*Harry A. Roadarmel Jr.*  
Sheriff Columbia County, Pennsylvania

**AFFIDAVIT OF SERVICE**

NOW, 19, at o'clock M, served the  
within upon  
at by handing to  
a true and attested copy of the  
original and made known to the contents thereof.

Sworn and Subscribed before me

So Answers,

this

day of 19

Notary Public

Sheriff

BY:

Deputy Sheriff

19, See return endorsed hereon by Sheriff of  
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

FRANKLIN FIRST FEDERAL SAVINGS  
BANK n/k/a FRANKLIN FIRST SAVINGS  
BANK,

Plaintiff

vs.

PATRICK M. KIDWELL and EVE L.  
KIDWELL a/k/a EVE KIDWELL, his wife,

Defendants

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 1451 OF 1992 J.D.  
NO. 31 OF 1993 E.D.

FILED  
JUN 9 11 11 AM '93  
CLERK OF COURT

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA

:SS:

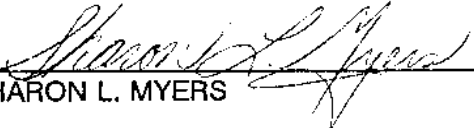
COUNTY OF LUZERNE

The undersigned, being duly sworn according to law, does hereby state that she is a person of such age and discretion as to be competent to serve papers; that on June 2, 1993, she served a Notice of Sheriff's Sale of Real Estate pursuant to Pennsylvania Rules of Civil Procedure 3129.2, inter alia, describing the property to be sold, its location, the improvements, if any, the judgment of the court on which the sale is being held, the name of the owners, and the time and place of sale by placing same in a post paid envelope first class mail, addressed to the persons who are hereinafter named, who are or may be Lienholders on the real estate subject to sale, at the places and addresses stated below, by delivering said envelopes and contents to a Post Office Employee at a United States Post Office in Wilkes-Barre, Luzerne County, Pennsylvania and obtaining a Certificate of Mailing for each Notice. A copy of the Certificates of Mailing are attached hereto, marked Exhibit "A" and incorporated herein by reference thereto.

Pennsylvania Housing Finance Agency  
2101 North Front Street  
Harrisburg, PA 17105

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

Susan Nevel  
Mifflin Township Tax Collector  
East Fifth Street  
Mifflinville, PA 18631

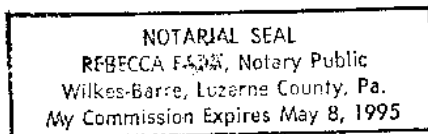
  
SHARON L. MYERS

SWORN TO and subscribed to

before me this 2nd day of

June, 1993.

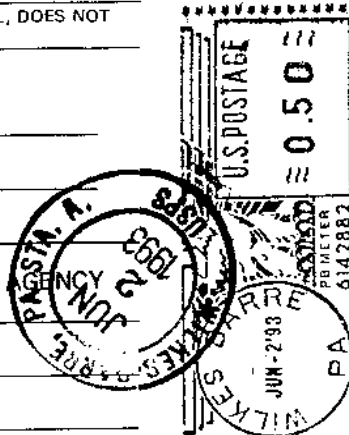
  
NOTARY PUBLIC



**U.S. POSTAL SERVICE CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:  
ROSENN, JENKINS & GREENWALD  
15 South Franklin Street  
Wilkes-Barre, PA 18711

One piece of ordinary mail addressed to:  
PENNSYLVANIA HOUSING FINANCE  
2101 NORTH FRONT STREET  
HARRISBURG PA 17105



PS Form 3817, Mar. 1989

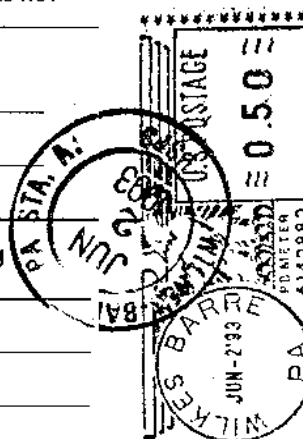
U.S. GPO:1991-312-605/51430

m 1451 of 1992

**U.S. POSTAL SERVICE CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:  
ROSENN, JENKINS & GREENWALD  
15 South Franklin Street  
Wilkes-Barre, PA 18711

One piece of ordinary mail addressed to:  
COLUMBIA COUNTY TAX CLAIM BUREAU  
COLUMBIA COUNTY COURTHOUSE  
BLOOMSBURG PA 17815



PS Form 3817, Mar. 1989

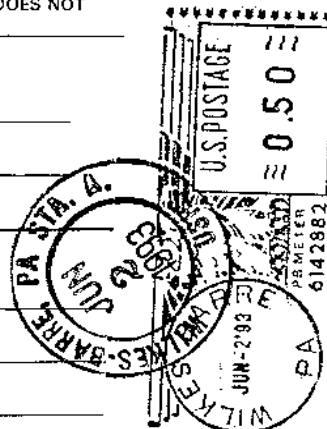
U.S. GPO:1991-312-605/51430

I 1451 of 1992

**U.S. POSTAL SERVICE CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:  
ROSENN, JENKINS & GREENWALD  
15 South Franklin Street  
Wilkes-Barre, PA 18711

One piece of ordinary mail addressed to:  
SUSAN NEVEL  
MIFFLIN TOWNSHIP TAX COLLECTOR  
EAST FIFTH STREET  
MIFFLINVILLE PA 18631



PS Form 3817, Mar. 1989

U.S. GPO:1991-312-605/51430

I 1451 of 1992  
EXHIBIT "A"

HARRY A. ROADARMIT, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 781-1231

TELETYPE  
(717) 781-6200

Mary M. Griffin, Esquire  
15 South Franklin Street  
Wilkes-Barre, Pa. 18711

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

NO. 31 of 1993 E.D.

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVICE ON David Masteller-Occupants

ON Monday May 24, 1993 AT 3:12 P.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

David Masteller-Occupant, AT RD#2 Box 2377, Nescopeck, Pa.

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

David Masteller-Occupants

Note: Also enclosed is copies of the  
certified, registered mail  
accepted by the Defendants.  
Deputy Dent also Deputized  
Philadelphia County to  
personally serve the Def.'s,  
but nothing heard from  
Philadelphia County Yet.

SWORN AND SUBSCRIBED BEFORE ME

THIS 24<sup>th</sup>

DAY OF May, 1993

Tami B. Kline

TAMI B. KLINE, PROTHONOTARY  
OF COLUMBIA COUNTY ABK

PROTH. & CLK. OF SEV. COURTS  
MY COMM. EX. 1st MON. JAN. 1996

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784 6100

Date: May 17, 1993

To: Susan Nevel  
Mifflin Township Tax Collector  
East Fifth Street  
Mifflinville, Pa. 18631

Franklin First Federal Savings Bank  
Re: n/k/a Franklin First Savings Bank, Patrick M. Kidwell and Eve L. Kidwell a/k/a  
Eve Kidwell, his wife  
No: 31 of 1993 ED No: 1451 of 1992 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.

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

Respectfully,

Note: Please send any all unpaid tax's to the Sheriffs Office.

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

*1992 County Township Taxes at face  
189.43 - until June 30  
\$66.75 after June 30th*

*All other unpaid taxes (previous years)  
into the tax claim bureau, Columbia County Court  
House, 1993 School Taxes come out July 1, 1993  
(There should be a school tax due, too.)*

*Susan J. Nevel  
Tax Collector, Mifflin Twp.*

LIEN CERTIFICATE

DATE 5/21/93

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,

in Mifflin Twp. are as follows:

Owner or Reputed Owner: Kidwell, Patrick M. & Eve

Former Owner: Obbins, Gene & Debra

Parcel No. 23-9-22-12

Description 7.96 Ac.

YEAR	TOTAL
1992	\$1,081.52
TOTAL	\$1,081.52

The above figures represent the amount(s) due during the  
month of August 1993

Requested by: Harry A. Roadarmel, Jr., Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long  
Dennis Long  
Director



FRANKLIN FIRST FEDERAL SAVINGS  
BANK n/k/a FRANKLIN FIRST SAVINGS  
BANK,

Plaintiff

vs.

PATRICK M. KIDWELL and EVE L.  
KIDWELL a/k/a EVE KIDWELL, his wife,

Defendants

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 1451 OF 1992

**AFFIDAVIT PURSUANT TO RULE 3129.1**

FRANKLIN FIRST FEDERAL SAVINGS BANK n/k/a FRANKLIN FIRST SAVINGS BANK, Plaintiff  
in the above action, sets forth as of the date the Praeipce for the Writ of Execution was filed the  
following information concerning the real property located at RR 2, Box 2377, Nescopeck, Mifflin  
Township, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A",  
attached.

1. Name and address of Owners or Reputed Owners:

Name

Address

Patrick M. Kidwell

1020 Larkspur Street  
Philadelphia, PA 19116

Eve L. Kidwell a/k/a Eve Kidwell

1020 Larkspur Street  
Philadelphia, PA 19116

2. Name and address of Defendants in the judgment:

Name

Address

Patrick M. Kidwell

1020 Larkspur Street  
Philadelphia, PA 19116

Eve L. Kidwell a/k/a Eve Kidwell

1020 Larkspur Street  
Philadelphia, PA 19116

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

<u>Name</u>	<u>Address</u>
Franklin First Federal Savings Bank n/k/a Franklin First Savings Bank	44 West Market Street Wilkes-Barre, PA 18773

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

<u>Name</u>	<u>Address</u>
Franklin First Federal Savings Bank n/k/a Franklin First Savings Bank	44 West Market Street Wilkes-Barre, PA 18773
Pennsylvania Housing Finance Agency	2101 North Front Street Harrisburg, PA 17105

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

<u>Name</u>	<u>Address</u>
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None

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

<u>Name</u>	<u>Address</u>
-------------	----------------

None

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>
Columbia County Tax Claim Bureau	Columbia County Courthouse Bloomsburg, PA 17815
Susan Nevel Mifflin Township Tax Collector	East Fifth Street Mifflinville, PA 18631

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.

ROSENN, JENKINS & GREENWALD

DATE: 3/3/93

BY: Mary M. Griffin  
MARY M. GRIFFIN, ESQUIRE  
15 South Franklin Street  
Wilkes-Barre, PA 18711  
Attorneys for Plaintiff

DERR, PURSEL, LUSCHAS & NORTON

DATE: 6/8/93

BY: Gary E. Norton  
GARY E. NORTON, ESQUIRE  
238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815  
Co-Counsel for Plaintiff

ALL those two certain pieces, parcels and tracts of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a post on the southern line of other lands now or formerly of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins, north 85 degrees 04 minutes 48 seconds east, 148.15 feet to a steel pin set on line of lands of said Robbins;

THENCE along the same, north 85 degrees 04 minutes 48 seconds east, 25 feet to a concrete nail in the center line of State Route No. 2017;

THENCE along the center line of said State Route No. 2017, south 04 degrees 55 minutes 12 seconds east, 534.10 feet to a concrete nail at the intersection of the said State Route No. 2017 and State Route No. 2028;

THENCE along the center line of said State Route No. 2028, north 71 degrees 16 minutes 58 seconds west, 113.02 feet to a concrete nail;

THENCE along the same, north 68 degrees 36 minutes 19 seconds west, 103.94 feet to a concrete nail in line of lands now or formerly of B. & J. Allen;

THENCE along the westerly line of lands of said Allen, north 01 degree 20 minutes 19 seconds east, 26.39 feet to a steel pin set on line of lands of said Allen;

THENCE along the same, north 01 degree 20 minutes 19 seconds east, 445.36 feet to a post on the southern line of lands of said Robbins, the place of beginning.

CONTAINING 1.965 acres of land.

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene and Debra Robbins as prepared by Charles B. Webb, R.S., R.E., dated November 17, 1987. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on December 10, 1987, and the Mifflin Township Board of Supervisors on December 7, 1987, and is recorded in Columbia County Map Book 6, page 297.

TRACT NO. 2

BEGINNING at a steel pin set on the eastern right-of-way of State Route No. 2017 at the southeast corner of lands now or formerly of Raymond L. Seigel;

THENCE along the eastern right-of-way of said State Route No. 2017, south 5 degrees 02 minutes 00 seconds east, 218.56 feet to a corner at the northeast corner of other lands of Gene and Debra Robbins adjoining Tract No. 1 hereinabove described;

THENCE along the northern line of lands of said Robbins through a steel pin found south 85 degrees 04 minutes 48 seconds west, 128.15 feet to a wooden fence post found at the northeast corner of lands now or formerly of Benjamin L. and Joan J. Allen;

THENCE along the northern line of lands of said Allen, South 86 degrees 29 minutes 13 seconds west, 519.48 feet to a steel pin set on the eastern line of lands now or formerly of Michael Mowery;

THENCE along the eastern line of lands of said Mowery and the eastern line of lands now or formerly of Lee S. Mowery, north 5 degrees 11 minutes 41 seconds west, 645.39 feet to a steel pin set at the southeast corner of other lands of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins north 83 degrees 41 minutes 58 seconds east, 281.59 feet to a steel pin set on the western line of lands now or formerly of Gary R. Frace;

THENCE along the western line of lands of said Frace and the western line of lands now or formerly of Ronald C. Davis and the western line of lands now or formerly of Raymond L. Seigel, south 5 degrees 12 minutes 02 seconds east, 455.20 feet to a wooden fence post found at the southwest corner of lands of said Seigel;

THENCE along the southern line of lands of said Seigel, north 83 degrees 41 minutes 58 seconds east, 366.50 feet to a steel pin set on the eastern right-of-way of said State Route No. 2017, the place of beginning.

CONTAINING 6.000 acres of land.

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene A. and Debra K. Robbins as prepared by Charles B. Webb, R.S., R.E., dated April 24, 1989. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on May 31, 1989, and the Mifflin Township Board of Supervisors on June 12, 1989, and is recorded in Columbia County Map Book 6, page 298.

The aforesaid subdivisions were approved "Not for Development" by the Mifflin Township Planning Commission and by the Mifflin Township Board of Supervisors. Accordingly, the above described parcels of ground may not be developed by the Grantees, their heirs, successors or assigns, without first obtaining the written approval of the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors pursuant to their review of a properly submitted application in conformance with the Mifflin Township Subdivision and Land Development Ordinance.

BEING the same premises conveyed to Patrick M. Kidwell and Eve Kidwell, his wife, by Deed of Gene A. Robbins and Debra K. Robbins, his wife, said Deed dated September 29, 1989 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Record Book 438 at Page 249.

PREMISES improved with a two story frame double type dwelling more commonly known as RR 2, Box 2377, Nescopeck, Mifflin Township, Columbia County, Pennsylvania.

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

TOGETHER with all buildings and improvements thereon.

EXHIBIT "A"

FRANKLIN FIRST FEDERAL SAVINGS  
BANK n/k/a FRANKLIN FIRST SAVINGS  
BANK,

Plaintiff

vs.

PATRICK M. KIDWELL and EVE L.  
KIDWELL a/k/a EVE KIDWELL, his wife,

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 1451 OF 1992

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or 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 & NORTON

BY: 

GARY E. NORTON, ESQUIRE  
Co-counsel for Plaintiff  
238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815

ROSENN, JENKINS & GREENWALD

BY: 

MARY M. GRIFFIN, ESQUIRE  
Attorney for Plaintiff  
15 South Franklin Street  
Wilkes-Barre, PA 18711  
(717) 826-5600

\_\_\_\_\_, 1993  
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 BANK n/k/a FRANKLIN FIRST SAVINGS BANK, Plaintiff v. PATRICK M. KIDWELL and EVE L. KIDWELL a/k/a EVE KIDWELL, his wife, Defendants.

The Defendants, PATRICK M. KIDWELL and EVE L. KIDWELL a/k/a EVE KIDWELL, his wife, will be found at 1020 Larkspur Street, Philadelphia, Pennsylvania 19116.

DERR, PURSEL, LUSCHAS & NORTON

BY: 

GARY E. NORTON, ESQUIRE  
Co-counsel for Plaintiff  
238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815

ROSENN, JENKINS & GREENWALD

BY: 

MARY M. GRIFFIN, ESQUIRE  
Attorney for Plaintiff  
15 South Franklin Street  
Wilkes-Barre, PA 18711  
(717) 826-5600

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

SEE ATTACHED DESCRIPTION

ALL those two certain pieces, parcels and tracts of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a post on the southern line of other lands now or formerly of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins, north 85 degrees 04 minutes 48 seconds east, 148.15 feet to a steel pin set on line of lands of said Robbins;

THENCE along the same, north 85 degrees 04 minutes 48 seconds east, 25 feet to a concrete nail in the center line of State Route No. 2017;

THENCE along the center line of said State Route No. 2017, south 04 degrees 55 minutes 12 seconds east, 534.10 feet to a concrete nail at the intersection of the said State Route No. 2017 and State Route No. 2028;

THENCE along the center line of said State Route No. 2028, north 71 degrees 16 minutes 58 seconds west, 113.02 feet to a concrete nail;

THENCE along the same, north 68 degrees 36 minutes 19 seconds west, 103.94 feet to a concrete nail in line of lands now or formerly of B. & J. Allen;

THENCE along the westerly line of lands of said Allen, north 01 degree 20 minutes 19 seconds east, 26.39 feet to a steel pin set on line of lands of said Allen;

THENCE along the same, north 01 degree 20 minutes 19 seconds east, 445.36 feet to a post on the southern line of lands of said Robbins, the place of beginning.

CONTAINING 1.965 acres of land.

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene and Debra Robbins as prepared by Charles B. Webb, R.S., R.E., dated November 17, 1987. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on December 10, 1987, and the Mifflin Township Board of Supervisors on December 7, 1987, and is recorded in Columbia County Map Book 6, page 297.

TRACT NO. 2

BEGINNING at a steel pin set on the eastern right-of-way of State Route No. 2017 at the southeast corner of lands now or formerly of Raymond L. Seigel;

THENCE along the eastern right-of-way of said State Route No. 2017, south 5 degrees 02 minutes 00 seconds east, 218.56 feet to a corner at the northeast corner of other lands of Gene and Debra Robbins adjoining Tract No. 1 hereinabove described;

THENCE along the northern line of lands of said Robbins through a steel pin found south 85 degrees 04 minutes 48 seconds west, 128.15 feet to a wooden fence post found at the northeast corner of lands now or formerly of Benjamin L. and Joan J. Allen;

THENCE along the northern line of lands of said Allen, South 86 degrees 29 minutes 13 seconds west, 519.48 feet to a steel pin set on the eastern line of lands now or formerly of Michael Mowery;

THENCE along the eastern line of lands of said Mowery and the eastern line of lands now or formerly of Lee S. Mowery, north 5 degrees 11 minutes 41 seconds west, 645.39 feet to a steel pin set at the southeast corner of other lands of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins north 83 degrees 41 minutes 58 seconds east, 281.59 feet to a steel pin set on the western line of lands now or formerly of Gary R. Frace;

THENCE along the western line of lands of said Frace and the western line of lands now or formerly of Ronald C. Davis and the western line of lands now or formerly of Raymond L. Seigel, south 5 degrees 12 minutes 02 seconds east, 455.20 feet to a wooden fence post found at the southwest corner of lands of said Seigel;

THENCE along the southern line of lands of said Seigel, north 83 degrees 41 minutes 58 seconds east, 366.50 feet to a steel pin set on the eastern right-of-way of said State Route No. 2017, the place of beginning.

CONTAINING 6.000 acres of land.

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene A. and Debra K. Robbins as prepared by Charles B. Webb, R.S., R.E., dated April 24, 1989. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on May 31, 1989, and the Mifflin Township Board of Supervisors on June 12, 1989, and is recorded in Columbia County Map Book 6, page 298.

The aforesaid subdivisions were approved "Not for Development" by the Mifflin Township Planning Commission and by the Mifflin Township Board of Supervisors. Accordingly, the above described parcels of ground may not be developed by the Grantees, their heirs, successors or assigns, without first obtaining the written approval of the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors pursuant to their review of a properly submitted application in conformance with the Mifflin Township Subdivision and Land Development Ordinance.

BEING the same premises conveyed to Patrick M. Kidwell and Eve Kidwell, his wife, by Deed of Gene A. Robbins and Debra K. Robbins, his wife, said Deed dated September 29, 1989 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Record Book 438 at Page 249.

PREMISES improved with a two story frame double type dwelling more commonly known as RR 2, Box 2377, Nescopeck, Mifflin Township, Columbia County, Pennsylvania.

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

TOGETHER with all buildings and improvements thereon.

EXHIBIT "A"



mv  
#72.216

SHERIFF'S SALE

AV  
36108

BY VIRTUE OF A WRIT OF EXECUTION NO. 31 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 JULY 22, 1993

10:00 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

ALL those two certain pieces, parcels and tracts of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a post on the southern line of other lands now or formerly of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins, north 85 degrees 04 minutes 48 seconds east, 148.15 feet to a steel pin set on line of lands of said Robbins;

THENCE along the same, north 85 degrees 04 minutes 48 seconds east, 25 feet to a concrete nail in the center line of State Route No. 2017;

THENCE along the center line of said State Route No. 2017, south 04 degrees 55 minutes 12 seconds east, 534.10 feet to a concrete nail at the intersection of the said State Route No. 2017 and State Route No. 2028;

THENCE along the center line of said State Route No. 2028, north 71 degrees 16 minutes 58 seconds west, 113.02 feet to a concrete nail;

THENCE along the same, north 68 degrees 36 minutes 19 seconds west, 103.94 feet to a concrete nail in line of lands now or formerly of B. & J. Allen;

THENCE along the westerly line of lands of said Allen, north 01 degree 20 minutes 19 seconds east, 26.39 feet to a steel pin set on line of lands of said Allen;

THENCE along the same, north 01 degrees 20 minutes 19 seconds east, 445.36 feet to a post on the southern line of lands of said Robbins, the place of beginning.

CONTAINING 1.965 acres of land.

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene and Debra Robbins as prepared by Charles B. Webb, R.S., R. E., dated November 17, 1987. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on December 10, 1987, and the Mifflin Township Board of Supervisors on December 7, 1987, and is recorded in Columbia County Map Book 6, page 297.

TRACT NO. 2

BEGINNING at a steel pin set on the eastern right-of-way of State Route No. 2017 at the southeast corner of lands now or formerly of Raymond L. Seigel;

THENCE along the eastern right-of-way of said State Route No. 2017, south 5 degrees 02 minutes 00 seconds east, 218.56 feet to a corner at the northeast corner of other lands of Gene and Debra Robbins adjoining Tract No. 1 hereinabove described;

THENCE along the northern line of lands of said Robbins through a steel pin found south 85 degrees 04 minutes 48 seconds west, 128.15 feet to a wooden fence post found at the northeast corner of lands now or formerly of Benjamin L. and Joan J. Allen;

THENCE along the northern line of lands of said Allen, South 86 degrees 29 minutes 13 seconds west, 519.48 feet to a steel pin set on the eastern line of lands now or formerly of Michael Mowery;

THENCE along the eastern line of lands of said Mowery and the eastern line of lands now or formerly of Lee S. Mowery, north 5 degrees 11 minutes 41 seconds west, 645.39 feet to a steel pin set at the southeast corner of other lands of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins north 83 degrees 41 minutes 58 seconds east, 281.59 feet to a steel pin set on the western line of lands now or formerly of Gary R. Frace;

THENCE along the western line of lands of said Frace and the western line of lands now or formerly of Ronald C. Davis and the western line of lands now or formerly of Raymond L. Seigel, south 5 degrees 12 minutes 02 seconds east, 455.20 feet to a wooden fence post found at the southwest corner of lands of said Seigel;

THENCE along the southern line of lands of said Seigel, north 83 degrees 41 minutes 58 seconds east, 366.50 feet to a steel pin set on the eastern right-of-way of said State Route No. 2017, the place of beginning.

CONTAINING 6.000 acres of land

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene A. and Debra K. Robbins as prepared by Charles B. Webb, R.S., R.E., dated April 24, 1989. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on May 31, 1989, and the Mifflin Township Board of Supervisors on June 12, 1989, and is recorded in Columbia County Map Book 6, page 298.

The aforesaid subdivisions were approved "Not for Development" by the Mifflin Township Board of Supervisors. Accordingly, the above described parcels of ground may not be developed by the Grantees, their heirs, successors or assigns, without first obtaining the written approval of the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors pursuant to their review of the properly submitted application in conformance with the Mifflin Township Subdivision and Land Development Ordinance.

BEING the same premises conveyed to Patrick M. Kidwell and Eva Kidwell, his wife, by Deed of Gene A. Robbins and Debra K. Robbins, his wife, said Deed dated September 29, 1989 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Record Book 438 at Page 249.

PREMISES improved with a two story frame double type dwelling more commonly known as RR 2, Box 2377, Nescopeck, Mifflin Township, Columbia County, Pennsylvania.

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

TOGETHER with all buildings and improvements thereon.

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 BANK n/k/a FRANKLIN FIRST SAVINGS BANK, against PATRICK M. KIDWELL and EVE L. KIDWELL a/k/a EVE KIDWELL, his wife.

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

ROSENN, JENKINS & GREENWALD  
Attorneys for Plaintiff

DERR, PURSEL, LUSCHAS & NORTON  
Co-Counsel for Plaintiff

SHERIFF'S SALE

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 31 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 NOVEMBER 4, 1993

10:30 A.M.

---

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

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BEING the same premises conveyed to Patrick M. Kidwell and Eva Kidwell, his wife, by Deed of Gene A. Robbins and Debra K. Robbins, his wife, said Deed dated September 29, 1989 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Record Book 438 at Page 249.

PREMISES improved with a two story frame double type dwelling more commonly known as RR 2, Box 2377, Nescopeck, Mifflin Township, Columbia County, Pennsylvania.

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

TOGETHER with all buildings and improvements thereon.

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 BANK n/k/a FRANKLIN FIRST SAVINGS BANK, against PATRICK M. KIDWELL and EVE L. KIDWELL a/k/a EVE KIDWELL, his wife.

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

ROSENN, JENKINS & GREENWALD  
Attorneys for Plaintiff

DERR, PURSEL, LUSCHAS & NORTON  
Co-Counsel for Plaintiff

SHERIFF'S SALE

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BY VIRTUE OF A WRIT OF EXECUTION NO. 31 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 JULY 22, 1993

10:00 A.M.

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IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

ALL those two certain pieces, parcels and tracts of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a post on the southern line of other lands now or formerly of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins, north 85 degrees 04 minutes 48 seconds east, 148.15 feet to a steel pin set on line of lands of said Robbins;

THENCE along the same, north 85 degrees 04 minutes 48 seconds east, 25 feet to a concrete nail in the center line of State Route No. 2017;

THENCE along the center line of said State Route No. 2017, south 04 degrees 55 minutes 12 seconds east, 534.10 feet to a concrete nail at the intersection of the said State Route No. 2017 and State Route No. 2028;

THENCE along the center line of said State Route No. 2028, north 71 degrees 16 minutes 58 seconds west, 113.02 feet to a concrete nail;

THENCE along the same, north 68 degrees 36 minutes 19 seconds west, 103.94 feet to a concrete nail in line of lands now or formerly of B. & J. Allen;

THENCE along the westerly line of lands of said Allen, north 01 degree 20 minutes 19 seconds east, 26.39 feet to a steel pin set on line of lands of said Allen;

THENCE along the same, north 01 degrees 20 minutes 19 seconds east, 445.36 feet to a post on the southern line of lands of said Robbins, the place of beginning.

CONTAINING 1.965 acres of land.

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene and Debra Robbins as prepared by Charles B. Webb, R.S., R. E., dated November 17, 1987. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on December 10, 1987, and the Mifflin Township Board of Supervisors on December 7, 1987, and is recorded in Columbia County Map Book 6, page 297.

TRACT NO. 2

BEGINNING at a steel pin set on the eastern right-of-way of State Route No. 2017 at the southeast corner of lands now or formerly of Raymond L. Seigel;

THENCE along the eastern right-of-way of said State Route No. 2017, south 5 degrees 02 minutes 00 seconds east, 218.56 feet to a corner at the northeast corner of other lands of Gene and Debra Robbins adjoining Tract No. 1 hereinabove described;

THENCE along the northern line of lands of said Robbins through a steel pin found south 85 degrees 04 minutes 48 seconds west, 128.15 feet to a wooden fence post found at the northeast corner of lands now or formerly of Benjamin L. and Joan J. Allen;

THENCE along the northern line of lands of said Allen, South 86 degrees 29 minutes 13 seconds west, 519.48 feet to a steel pin set on the eastern line of lands now or formerly of Michael Mowery;

THENCE along the eastern line of lands of said Mowery and the eastern line of lands now or formerly of Lee S. Mowery, north 5 degrees 11 minutes 41 seconds west, 645.39 feet to a steel pin set at the southeast corner of other lands of Gene and Debra Robbins;

THENCE along the southern line of lands of said Robbins north 83 degrees 41 minutes 58 seconds east, 281.59 feet to a steel pin set on the western line of lands now or formerly of Gary R. Frace;

THENCE along the western line of lands of said Frace and the western line of lands now or formerly of Ronald C. Davis and the western line of lands now or formerly of Raymond L. Seigel, south 5 degrees 12 minutes 02 seconds east, 455.20 feet to a wooden fence post found at the southwest corner of lands of said Seigel;

THENCE along the southern line of lands of said Seigel, north 83 degrees 41 minutes 58 seconds east, 366.50 feet to a steel pin set on the eastern right-of-way of said State Route No. 2017, the place of beginning.

CONTAINING 6.000 acres of land

BEING designated as Parcel No. 1 on the Proposed Subdivision of Property of Gene A. and Debra K. Robbins as prepared by Charles B. Webb, R.S., R.E., dated April 24, 1989. The said Subdivision was approved "Not for Development" by the Mifflin Township Planning Commission on May 31, 1989, and the Mifflin Township Board of Supervisors on June 12, 1989, and is recorded in Columbia County Map Book 6, page 298.

The aforesaid subdivisions were approved "Not for Development" by the Mifflin Township Board of Supervisors. Accordingly, the above described parcels of ground may not be developed by the Grantees, their heirs, successors or assigns, without first obtaining the written approval of the Mifflin Township Planning Commission and the Mifflin Township Board of Supervisors pursuant to their review of the properly submitted application in conformance with the Mifflin Township Subdivision and Land Development Ordinance.

BEING the same premises conveyed to Patrick M. Kidwell and Eva Kidwell, his wife, by Deed of Gene A. Robbins and Debra K. Robbins, his wife, said Deed dated September 29, 1989 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Record Book 438 at Page 249.

PREMISES improved with a two story frame double type dwelling more commonly known as RR 2, Box 2377, Nescopeck, Mifflin Township, Columbia County, Pennsylvania.

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

TOGETHER with all buildings and improvements thereon.

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.

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Sheriff of Columbia County

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THENCE along the center line of said State Route No. 2017, south 04 degrees 55 minutes 12 seconds east, 534.10 feet to a concrete nail at the intersection of the said State Route No. 2017 and State Route No. 2028;

THENCE along the center line of said State Route No. 2028, north 71 degrees 16 minutes 58 seconds west, 113.02 feet to a concrete nail;

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THENCE along the eastern line of lands of said Mowery and the eastern line of lands now or formerly of Lee S. Mowery, north 5 degrees 11 minutes 41 seconds west, 645.39 feet to a steel pin set at the southeast corner of other lands of Gene and Debra Robbins;

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