

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

24 HOUR PHONE
(717) 714-6300

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

NO. 42 of 1996

WRIT OF EXECUTION

Service on Borough of Berwick Sewer Authority

on Sept. 18, 1996 at 2:05 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 description of property was served on

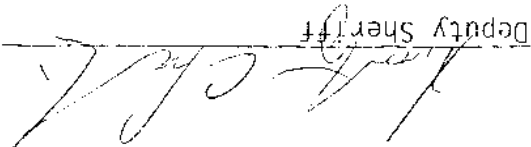
Berwick Sewer Authority, at 344 Market St. Berwick, PA 18603

by deputy sheriff Timothy Chamberlain. Service was made by hand-

ing the said writ of execution and notice of sheriff's sale in real estate and a

copy of the description to Chris Klinger, Chief Sewage Officer

So Answers:

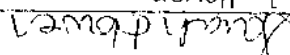

Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

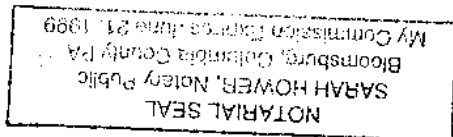
Sworn and subscribed before me

this 24th day of

September 1996



Sarah J. Hower



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

24 HOUR PHONE
(717) 784-6100

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

NO. 42 of 1996

WRIT OF EXECUTION

Service on _____
Columbia County Tax Claim
on September 18, 1996 at _____ 7:40 A.M., a true and attested copy
of the within writ of execution. A true copy of the notice of sheriff's sale in
Real Estate and a copy of the description of property was served on
Columbia County Tax Claim _____, at _____ Courthouse Bloomsburg

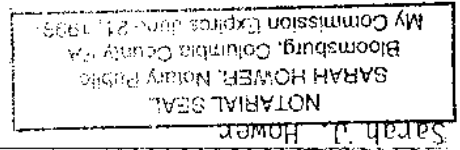
by deputy sheriff Timothy Chamberlain. Service was made by hand-
ing the said writ of execution and notice of sheriff's sale in real estate and a
copy of the description to _____, Lot's Dunn, Secretary

So Answers:

Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 24th day of
September 1996



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

24 HOUR PHONE
(717) 784-6300

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

NO. 42 of 1996

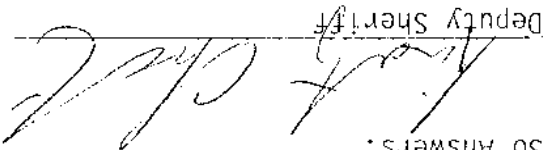
WRIT OF EXECUTION

Lenahan & Dempsey, P.C.
Suite 400 Kane Building
116 North Washington Ave.
PO Box 234
Scranton, PA 18503

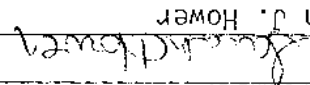
PHONE
(717) 389-5622

Service on _____
Berwick Tax Collector
on September 18, 1996 at 2:00 P.M. _____
of the within writ of execution. A true copy of the notice of sheriff's sale in
Real Estate and a copy of the description of property was served on
Berwick Tax Collector _____, at
Rear 120 E. 3rd St. Berwick, PA _____
by deputy sheriff Timothy Chamberlain. Service was made by hand-
ing the said writ of execution and notice of sheriff's sale in real estate and a
copy of the description to _____
Connie Gingham, Tax Collector.

So Answers:


Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 24th day of
September 1996

Sarah J. Hower

NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

SHERIFF'S SALE--COST SHEET

VS

NO. _____ E.D. _____ J.D. _____ DATE OF SALE/6 _____ TIME OF SALE 10:00

DOCKET AND RETURN
SERVICE PER DEFENDANT OR GARNISHEE
LEVY (PER PARCEL)
MAILING COSTS
ADVERTISING, SALE BILLS, COPIES
ADVERTISING SALE (PLUS NEWSPAPER COSTS)
MILEAGE
POSTING HANDBILLS
CRYING/ADJOURN SALE (EACH SALE)
SHERIFF'S DEED
TRANSFER TAX (FORM)
OTHER

PRESS-ENTERPRISE, INC
SOLICITOR'S SERVICES

PROTHONOTARY (NOTARY)
RECORDER OF DEEDS
OTHER

REAL ESTATE TAXES:

BOROUGH, TWP, & COUNTY TAXES, 19 _____
SCHOOL DISTRICT TAXES, 19 _____
DELINQUENT TAXES, 19 _____, 19 _____

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL
WATER--MUNICIPAL

MISCELLANEOUS:

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL COSTS \$ 1379.00

TOTAL \$ 1379.00

TOTAL \$ 1379.00

TOTAL \$ 1379.00

TOTAL \$ 1379.00

TOTAL \$ 1379.00

TOTAL \$ 1379.00

TOTAL \$ 1379.00

TOTAL \$ 1379.00

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

PNC Bank VS Steven R. Weiners
NO. 27-96 E.D. NO. 887-76 J.D.

DATE OF SALE: 10-31-76

BID PRICE (INCLUDES COSTS)	\$ <u>1352.²⁴</u>
POUNDAGE 2% BID PRICE	\$ <u>21.04</u>
TRANSFER TAX 2% BID PRICE	\$ <u>-0-</u>
MISC. COSTS	\$ <u>-0-</u>

TOTAL NEEDED TO PURCHASE

\$ 1379.88

PURCHASER(S) : _____

ADDRESS : _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$ <u>1379.⁸⁸</u>
LESS DEPOSIT	\$ <u>900.⁰⁰</u>
DOWN PAYMENT	\$ <u>479.⁸⁸</u>
AMOUNT DUE IN EIGHT DAYS	\$ <u>1379.⁸⁸</u>

1000
NK 0039752

PNC BANK, NATIONAL ASSOCIATION,
successor by merger and acquisition:
to FIRST EASTERN BANK, N.A.,
Mortgagee/
Plaintiff

VS.

STEVEN D. WIENERS, surviving tenant:
in command of KATHLEEN E. WIENERS,
Deceased,

Mortgagor and
Real Owner/
Defendant

AND

KATHY WIENERS a/k/a KATHLEEN
WIENERS his wife,

Real Owner/
Defendant

AND

DAVID S. WIENERS and DEBRA WIENERS,
his wife,

Real Owners/
Defendants

AND

JERRY W. TAYLOR and DEBBIE J.
TAYLOR, his wife,

Real Owners/
Defendants

AND

JOHN SCHEFFLER and VICKI A. BROWN
SCHEFFLER, his wife,

Real Owners/
Defendants

AND

MICHAEL E. McCALLA and PAM McCALLA,
his wife,

Real Owners/
Defendants

AND

PATRICK D. McCALLA and BETH
McCALLA, his wife,

Real Owners/
Defendants

AND

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

MORTGAGE FORECLOSURE

42 E.D. 1996

NO. 534-CIVIL-1996

PERRY L. McCALLA and CAROL	:	
McCALLA, his wife,	:	
	:	Real Owners/
	:	Defendants
AND	:	
TIMOTHY A. McCALLA,	:	
	:	Real Owner/
	:	Defendant
AND	:	
SEAN M. McCALLA,	:	
	:	Real Owner/
	:	Defendant
AND	:	
BRIAN WIENERS and RHONDA WIENERS,	:	
his wife,	:	
	:	Real Owners/
	:	Defendants
	:	NO. 534-CIVIL-1996
: :		

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL DEFENDANTS:

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 bidder, for cash, in the Columbia County Sheriff's Office, Columbia County Court House, West Main Street, Bloomsburg, Columbia County, Pennsylvania on Oct. 31, 1996, at 10:00 a.m., Eastern time, all your right, title and interest in and to ALL that certain piece or parcel of land situate at 206 Mulberry Street, Berwick, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A" attached hereto and incorporated herein, to enforce the court judgment of \$35,588.33 plus interest thereon at the rate of 8.375% from 3/2/96 to July 5, 1996, and at the rate of 6% thereafter to the date of Sheriff Sale, plus additional accrued tax and insurance escrow fees,

late charges and inspections fees and attorneys' fees thereon and costs of this suit as obtained by the judgment creditor against you.

NOTICE OF OWNERS' RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the PNC Bank, National Association, in care of Lenahan & Dempsey, P.C., 116 North Washington Avenue, Suite 400, Scranton, PA 18503, the amount of the judgment plus interest, late charges, all costs and reasonable attorneys' fees due. To find out how much you must pay, you may call

Thomas R. Daniels, Esquire
Lenahan & Dempsey, P. C.
717-346-2097

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS

EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's office at (717) 389-5624.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Columbia County Sheriff's office at (717) 389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days from the date of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the distribution schedule.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES

168 E. 5TH STREET
BLOOMSBURG, PA 17815

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

BEGINNING at a point on the east side of Mulberry Street, said point being Fifty and Three-Fourths (50-3/4) feet south of the intersection of Mulberry Street and Third Street; thence along Mulberry Street in a southerly direction a distance of Forty (40) feet to a point in line of land now or late of E. A. Marquand; thence along line of land now or late of E. A. Marquand in an easterly direction a distance of Ninety-Nine (99) feet to line of land now or late of James L. Evans; thence along line of land now or late of James L. Evans, in a northerly direction a distance of Forty (40) feet to other land of a Grantor in the chain of title; thence along other land of a Grantor in the chain of title in a westerly direction a distance of Ninety-Nine (99) feet to Mulberry Street, the place of beginning.

BEING the same premises conveyed to Steven D. Wieners and Kathleen E. Wieners by Deed of Richard Elder Sheep, Surviving Administrator DBNCTA and Trustee under the Last Will and Testament of Mary Heller Sheep, dated November 3, 1989, and recorded November 6, 1989, in Columbia County Deed Book 440 at Page 751. Thereafter, on October 18, 1993, the marriage of Steven D. Wieners and Kathleen E. Wieners was dissolved by Order of the Seventeenth Judicial Circuit in and for Broward County, Florida, thereby creating a tenancy in common interest in the premises. Moreover, on June 2, 1995, the said Kathleen E. Wieners passed away, and her remaining 50% interest in the aforescribed premises passed to David S. Wieners, Debra Wieners, Jerry W. Taylor, Debbie J. Taylor, John Scheffler, Vicki Brown Scheffler, Michael E. McCalla, Pam McCalla, Patrick D. McCalla, Beth McCalla, Perry L. McCalla, Carol McCalla, Timothy A. McCalla, Sean M. McCalla, Brian Wieners and Rhonda Wieners as the residuary beneficiaries and heirs named in the Last Will and Testament of Kathleen E. Wieners, deceased, dated May 17, 1991. The said Steven D. Wieners has since been remarried to Kathy Wieners a/k/a Kathleen Wieners.

PREMISES improved with a residential dwelling.

PIN: 04B, 06-89

TOGETHER with all buildings and improvements thereon.

SUBJECT to all exceptions, conditions, restrictions and reservations as contained in the Deeds forming the chain of title.

Exhibit "A"

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS
successor by merger and acquisition: OF COLUMBIA COUNTY
to FIRST EASTERN BANK, N.A., :
Mortgagee/ : CIVIL ACTION - LAW
Plaintiff :
:

VS. :
:

STEVEN D. WIENERS, surviving tenant: :
in command of KATHLEEN E. WIENERS, :
Deceased, :
Mortgagor and :
Real Owner/ :
Defendant :

AND :

KATHY WIENERS a/k/a KATHLEEN :
WIENERS his wife, :

Real Owner/ :
Defendant :

AND :

DAVID S. WIENERS and DEBRA WIENERS, :
his wife, :

Real Owners/ :
Defendants :

AND :

JERRY W. TAYLOR and DEBBIE J. :
TAYLOR, his wife, :

Real Owners/ :
Defendants :

AND :

JOHN SCHEFFLER and VICKI A. BROWN :
SCHEFFLER, his wife, :

Real Owners/ :
Defendants :

AND :

MICHAEL E. McCALLA and PAM McCALLA, :
his wife, :

Real Owners/ :
Defendants :

AND :

PATRICK D. McCALLA and BETH :
McCALLA, his wife, :

Real Owners/ :
Defendants :

AND :

MORTGAGE FORECLOSURE

NO. 534-CIVIL-1996

4.2-ED-1996

PERRY L. McCALLA and CAROL
McCALLA, his wife,
Real Owners/
Defendants
AND
TIMOTHY A. McCALLA,
Real Owner/
Defendant
AND
SEAN M. McCALLA,
Real Owner/
Defendant
AND
BRIAN WIENERS and RHONDA WIENERS,
his wife,
Real Owners/
Defendants
NO. 534-CIVIL-1996

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA) ss.:
COUNTY OF COLUMBIA)

TO THE SHERIFF OF COLUMBIA COUNTY:

In order to satisfy the judgment, interest and costs in the above-captioned matter, you are directed to levy upon and sell the premises known as 206 Mulberry Street, Berwick, Columbia County, Pennsylvania, which are more fully described on Exhibit "A" attached hereto and made a part hereof.

Amount due.....	\$35,588.33
Interest from 3/2/96 to 10/31/96.....	\$ 1,630.26
Attorneys' Fees	\$ 1,724.20
Costs.....	\$ 2,200.00
Additional Costs to Date of Sale.....	To be computed

Total	\$41,142.79

Prothonotary

Sami B. Kline
~~Deputy~~

Dated: AUG 21 1996, 1996

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

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PREMISES improved with a residential dwelling.

PIN: 04B, 06-89

TOGETHER with all buildings and improvements thereon.

SUBJECT to all exceptions, conditions, restrictions and reservations as contained in the Deeds forming the chain of title.

Exhibit "A"

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS
successor by merger and acquisition: OF COLUMBIA COUNTY
to FIRST EASTERN BANK, N.A., :
Mortgagee/ : CIVIL ACTION - LAW
Plaintiff :
: :
: :

VS. :
: :
: :

STEVEN D. WIENERS, surviving tenant: :
in command of KATHLEEN E. WIENERS, :
Deceased, :
: :

Mortgagor and :
Real Owner/ :
Defendant :
: :

AND :
: :

KATHY WIENERS a/k/a KATHLEEN :
WIENERS his wife, :
: :

Real Owner/ :
Defendant :
: :

AND :
: :

DAVID S. WIENERS and DEBRA WIENERS, :
his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

JERRY W. TAYLOR and DEBBIE J. :
TAYLOR, his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

JOHN SCHEFFLER and VICKI A. BROWN :
SCHEFFLER, his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

MICHAEL E. McCALLA and PAM McCALLA, :
his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

PATRICK D. McCALLA and BETH :
McCALLA, his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

NO. 534-CIVIL-1996

42-ED-1996

PERRY L. McCALLA and CAROL
McCALLA, his wife,
Real Owners/
Defendants
AND
TIMOTHY A. McCALLA,
Real Owner/
Defendant
AND
SEAN M. McCALLA,
Real Owner/
Defendant
AND
BRIAN WIENERS and RHONDA WIENERS,
his wife,
Real Owners/
Defendants

NO. 534-CIVIL-1996

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA)) ss.:
COUNTY OF COLUMBIA)

TO THE SHERIFF OF COLUMBIA COUNTY:

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Attorneys' Fees	\$ 1,724.20
Costs.....	\$ 2,200.00
Additional Costs to Date of Sale.....	To be computed

Total	\$41,142.79
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Prothonotary

Tami B. Kline

Deputy

Dated: **AUG 21 1996**, 1996

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PREMISES improved with a residential dwelling.

PIN: 04B, 06-89

TOGETHER with all buildings and improvements thereon.

SUBJECT to all exceptions, conditions, restrictions and reservations as contained in the Deeds forming the chain of title.

Exhibit "A"

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS
successor by merger and acquisition: OF COLUMBIA COUNTY
to FIRST EASTERN BANK, N.A., :
Mortgagee/ : CIVIL ACTION - LAW
Plaintiff :
: :
: :

VS. :
: :
: :

STEVEN D. WIENERS, surviving tenant: :
in command of KATHLEEN E. WIENERS, :
Deceased, :
: :

Mortgagor and :
Real Owner/ :
Defendant :
: :

AND :
: :

KATHY WIENERS a/k/a KATHLEEN :
WIENERS his wife, :
: :

Real Owner/ :
Defendant :
: :

AND :
: :

DAVID S. WIENERS and DEBRA WIENERS, :
his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

JERRY W. TAYLOR and DEBBIE J. :
TAYLOR, his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

JOHN SCHEFFLER and VICKI A. BROWN :
SCHEFFLER, his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

MICHAEL E. McCALLA and PAM McCALLA, :
his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

PATRICK D. McCALLA and BETH :
McCALLA, his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

PERRY L. McCALLA and CAROL :
McCALLA, his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

TIMOTHY A. McCALLA, :
: :

Real Owner/ :
Defendant :
: :

AND :
: :

MORTGAGE FORECLOSURE

NO. 534-CIVIL-1996

Oct 16 10 47 AM '96

FILED
PROthonary
CLERK OF COMMONS
OFFICE

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE - POSTMASTER			
Received From:		TRD	
		LENAHAN & DEMPSEY, P.C.	
		P.O. BOX 234	
		SCRANTON, PA 18501-0234	
One piece of ordinary mail addressed to:			
Tax Claim Bureau			
Columbia County Court House			
P.O. Box 380			
Bloomsburg PA 17815			

PS Form 3817, Mar. 1989

U.S.G.P.O.: 1992-329-823/69237



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE - POSTMASTER			
Received From:		TRD	
		LENAHAN & DEMPSEY, P.C.	
		P.O. BOX 234	
		SCRANTON, PA 18501-0234	
One piece of ordinary mail addressed to:			
Court Clerk, Tax Collector			
120 R East Third Street			
Berwick PA 18603			

PS Form 3817, Mar. 1989

U.S.G.P.O.: 1992-329-823/69237



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE - POSTMASTER			
Received From:		TRD	
		LENAHAN & DEMPSEY, P.C.	
		P.O. BOX 234	
		SCRANTON, PA 18501-0234	
One piece of ordinary mail addressed to:			
Tenant / Occupant			
226 Mulberry St.			
Berwick PA 18603			



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

BEGINNING at a point on the east side of Mulberry Street, said point being Fifty and Three-Fourths (50-3/4) feet south of the intersection of Mulberry Street and Third Street; thence along Mulberry Street in a southerly direction a distance of Forty (40) feet to a point in line of land now or late of E. A. Marquand; thence along line of land now or late of E. A. Marquand in an easterly direction a distance of Ninety-Nine (99) feet to line of land now or late of James L. Evans; thence along line of land now or late of James L. Evans, in a northerly direction a distance of Forty (40) feet to other land of a Grantor in the chain of title; thence along other land of a Grantor in the chain of title in a westerly direction a distance of Ninety-Nine (99) feet to Mulberry Street, the place of beginning.

BEING the same premises conveyed to Steven D. Wieners and Kathleen E. Wieners by Deed of Richard Elder Sheep, Surviving Administrator DBNCTA and Trustee under the Last Will and Testament of Mary Heller Sheep, dated November 3, 1989, and recorded November 6, 1989, in Columbia County Deed Book 440 at Page 751. Thereafter, on October 18, 1993, the marriage of Steven D. Wieners and Kathleen E. Wieners was dissolved by Order of the Seventeenth Judicial Circuit in and for Broward County, Florida, thereby creating a tenancy in common interest in the premises. Moreover, on June 2, 1995, the said Kathleen E. Wieners passed away, and her remaining 50% interest in the aforescribed premises passed to David S. Wieners, Debra Wieners, Jerry W. Taylor, Debbie J. Taylor, John Scheffler, Vicki Brown Scheffler, Michael E. McCalla, Pam McCalla, Patrick D. McCalla, Beth McCalla, Perry L. McCalla, Carol McCalla, Timothy A. McCalla, Sean M. McCalla, Brian Wieners and Rhonda Wieners as the residuary beneficiaries and heirs named in the Last Will and Testament of Kathleen E. Wieners, deceased, dated May 17, 1991. The said Steven D. Wieners has since been remarried to Kathy Wieners a/k/a Kathleen Wieners.

PREMISES improved with a residential dwelling.

PIN: 04B, 06-89

TOGETHER with all buildings and improvements thereon.

SUBJECT to all exceptions, conditions, restrictions and reservations as contained in the Deeds forming the chain of title.

Exhibit "A"

BY VIRTUE of Writ of Execution No. 42-96 issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Columbia County Courthouse in the City of Bloomsburg, Pennsylvania, on Oct. 31, 1996, at 10:00 a.m. in the forenoon of said day, all the right, title and interest of the Defendants in and to the following real property:

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

BEGINNING at a point on the east side of Mulberry Street, said point being Fifty and Three-Fourths (50-3/4) feet south of the intersection of Mulberry Street and Third Street; thence along Mulberry Street in a southerly direction a distance of Forty (40) feet to a point in line of land now or late of E. A. Marquand; thence along line of land now or late of E. A. Marquand in an easterly direction a distance of Ninety-Nine (99) feet to line of land now or late of James L. Evans; thence along line of land now or late of James L. Evans, in a northerly direction a distance of Forty (40) feet to other land of a Grantor in the chain of title; thence along other land of a Grantor in the chain of title in a westerly direction a distance of Ninety-Nine (99) feet to Mulberry Street, the place of beginning.

BEING the same premises conveyed to Steven D. Wieners and Kathleen E. Wieners by Deed of Richard Elder Sheep, Surviving Administrator DBNCTA and Trustee under the Last Will and Testament of Mary Heller Sheep, dated November 3, 1989, and recorded November 6, 1989, in Columbia County Deed Book 440 at Page 751. Thereafter, on October 18, 1993, the marriage of Steven D. Wieners and Kathleen E. Wieners was dissolved by Order of the Seventeenth Judicial Circuit in and for Broward County, Florida, thereby creating a tenancy in common interest in the premises. Moreover, on June 2, 1995, the said Kathleen E. Wieners passed away, and her remaining 50% interest in the aforescribed premises passed to David S. Wieners, Debra Wieners, Jerry W. Taylor, Debbie J. Taylor, John Scheffler, Vicki Brown Scheffler, Michael E. McCalla, Pam McCalla, Patrick D. McCalla, Beth McCalla, Perry L. McCalla, Carol McCalla, Timothy A. McCalla, Sean M.

McCalla, Brian Wieners and Rhonda Wieners as the residuary beneficiaries and heirs named in the Last Will and Testament of Kathleen E. Wieners, deceased, dated May 17, 1991. The said Steven D. Wieners has since been remarried to Kathy Wieners a/k/a Kathleen Wieners.

PREMISES improved with a residential dwelling.

PIN: 04B, 06-89

TOGETHER with all buildings and improvements thereon.

SUBJECT to all exceptions, conditions, restrictions and reservations as contained in the Deeds forming the chain of title.

SEIZED AND TAKEN into execution at the suit of Plaintiff, PNC Bank, National Association, formerly known as First Eastern Bank, N.A., through its attorneys, Lenahan & Dempsey, P.C., by Thomas R. Daniels, Esquire, against Defendants, Steven D. Wieners, individually and as surviving tenant in command of Kathleen E. Wieners, deceased, Kathy Wieners a/k/a Kathleen Wieners, David S. Wieners, Debra Wieners, Jerry W. Taylor, Debbie J. Taylor, John Scheffler, Vicki Brown Scheffler, Michael E. McCalla, Pam McCalla, Patrick D. McCalla, Beth McCalla, Perry L. McCalla, Carol McCalla, Timothy A. McCalla, Sean M. McCalla, Brian Wieners and Rhonda Wieners, and will be sold by:

Harry A. Roadarmel
Sheriff of Columbia County

Thomas R. Daniels, Esquire
Lenahan & Dempsey, P.C.
Attorneys for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,	:	IN THE COURT OF COMMON PLEAS
successor by merger and acquisition:	:	OF COLUMBIA COUNTY
to FIRST EASTERN BANK, N.A.,	:	
Mortgagee/	:	CIVIL ACTION - LAW
Plaintiff	:	
	:	
VS.	:	
	:	
STEVEN D. WIENERS, surviving tenant:	:	
in command of KATHLEEN E. WIENERS,	:	
Deceased,	:	
Mortgagor and	:	
Real Owner/	:	
Defendant	:	
AND	:	MORTGAGE FORECLOSURE
KATHY WIENERS a/k/a KATHLEEN	:	
WIENERS his wife,	:	
Real Owner/	:	
Defendant	:	
AND	:	
DAVID S. WIENERS and DEBRA WIENERS,	:	
his wife,	:	
Real Owners/	:	
Defendants	:	
AND	:	
JERRY W. TAYLOR and DEBBIE J.	:	
TAYLOR, his wife,	:	
Real Owners/	:	
Defendants	:	
AND	:	
JOHN SCHEFFLER and VICKI A. BROWN	:	
SCHEFFLER, his wife,	:	
Real Owners/	:	
Defendants	:	
AND	:	
MICHAEL E. McCALLA and PAM McCALLA,	:	
his wife,	:	
Real Owners/	:	
Defendants	:	
AND	:	
PATRICK D. McCALLA and BETH	:	
McCALLA, his wife,	:	
Real Owners/	:	
Defendants	:	
AND	:	NO. 534-CIVIL-1996

PERRY L. McCALLA and CAROL
McCALLA, his wife,
Real Owners/
Defendants

AND
TIMOTHY A. McCALLA.

Real Owner/
Defendant

AND
SEAN M. McCALLA,

Real Owner/
Defendant

AND
BRIAN WIENERS and RHONDA WIENERS,
his wife,

Real Owners/
Defendants

E.D. 420F 1996

NO. 534-CIVIL-1996

[illegible]

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

To Lienholders/Interested Parties:

This Notice is given to you as Lienholders/Interested Parties in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania, by PNC Bank, National Association, formerly known as First Eastern Bank, N.A., relative to the default judgment entered against the above-captioned Defendants to Civil Term No. 534 of 1996.

The real premises situate at 206 Mulberry Street, Berwick, Columbia County, Pennsylvania, together with its improvements will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice. Said premises are more fully described in Exhibit "A" attached hereto.

The sale will be held on Oct. 31, 1996, at 10:00 a.m. in the Office of the Sheriff of Columbia County, Columbia County Court House, West Main Street, Bloomsburg, Pennsylvania.

A Schedule of Distribution will be filed by the Sheriff within thirty (30) days from the date of the sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Lenahan & Dempsey, P.C.
Attorneys for the Plaintiff

By Thomas R. Daniels
Thomas R. Daniels, Esquire

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PREMISES improved with a residential dwelling.

PIN: 04B, 06-89

TOGETHER with all buildings and improvements thereon.

SUBJECT to all exceptions, conditions, restrictions and reservations as contained in the Deeds forming the chain of title.

Exhibit "A"

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
HARRISBURG, PA 17105

PHONE
(717) 389-5622

TELEPHONE
(717) 784-6300

Date: Sept. 6, 1996

To:

Office of F.A.I.R.
Dept. of Public Welfare
P.O. BOX 8016
Harrisburg, PA 17105

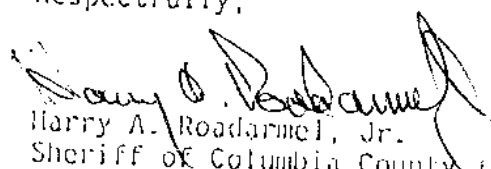
Re: PNC Bank, National Assoc VS. Steven D. Wieners, surviving tenant in
command of Kathleen E. WIENERS, deceased
No: 42 of 1996 ED No: 534 of 1996 JU

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 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

TELEPHONE
(717) 703-6300

Date: Sept. 6, 1996

TO COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 280946
HARRISBURG PA 17128-0946

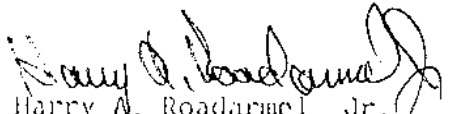
Re: PNC Bank, National Assoc. vs. Steven D. Weivers, surviving tenant in
common of Kathleen WIENERS,, deceased
No: 42 of 1996 ED No: 534 of 1996 JD

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 300
BLOOMSBURG, PA 17015

PHONE
(717) 389-5622

TELEFAX
(717) 389-6300

Date: Sept. 6, 1996

To: Small Business Administration
20 N. Penna. Avenue
Room 2327
Wilkes-Barre, PA 18701


Re: PNC Bank, National Assoc. VS. Steven D. Weiners, surviving tenant in
command of Kathleen WIENERS, deceased
No: 42 of 1996 ED No: 534 of 1996 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

1. Attach this form to the front of the mailpiece, or on the back if space does not permit.

2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
Jerry Taylor
6100 Shangri-La Blvd
Milton, FL 32583

4a. Article Number 42-96
P 097 432 490

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery 9-10-96

8. Addressee's Address (Only if requested and fee is paid)
6100 Shangri-La Blvd,
Milton, FL 32583

5. Signature (Addressee)
[Signature]

6. Signature (Agent)
[Signature]

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

5. Signature (Addressee)
[Signature]

6. Signature (Agent)
[Signature]

3. Article Addressed to:
Steven D. WILKINS
3907 N.W. 69th Terrace
Coral Springs, FL 33065

4a. Article Number 42-96
P 097 432 485

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery 9-10-96

8. Addressee's Address (Only if requested and fee is paid)
Coral Springs, FL 33065

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
Vickie Brown Scheffler
2817 Main Ave.,
Sheboygan, WI 53083

4a. Article Number 42-96
P 097 432 493

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery SEP 10 1996

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)
[Signature]

6. Signature (Agent)
[Signature]

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

SENDER:

- Complete items 1 and/or 2 for additional services.
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3. Article Addressed to:
John Scheffler
2817 Main Avenue
Sheboygan, WI 53083

4a. Article Number 42-96
P 097 432 492

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery SEP 10 1996

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)
[Signature]

6. Signature (Agent)
[Signature]

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
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- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
Debbie J. Taylor
6100 Shangri-La Blvd.
Milton, FL 32583

4a. Article Number 42-96
P 097 432 491

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery 9-10-96

8. Addressee's Address (Only if requested and fee is paid)
6100 Shangri-La Blvd,
Milton, FL 32583

5. Signature (Addressee)
[Signature]

6. Signature (Agent)
[Signature]

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

1. Attach this form to the front of the mailpiece, or on the back if space does not permit.

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

3. The Return Receipt will show to whom the article was delivered and the date delivered.

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Beth McCalla
1550 Persimmon Place
Noblesville, IN 46040

4a. Article Number
P 097 432 466

4b. Service Type
☐ Registered
☒ Certified
☐ Express Mail
☐ Insured
☐ COD
☐ Return Receipt for Merchandise

7. Date of Delivery
9-10-96

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ★U.S. GPO: 1992-323-402

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☒ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:

Debra Wieners
R.D.2, Box 435
Fulton, N.Y. 13069

4a. Article Number
P097 432 488 42-96

4b. Service Type
☐ Registered
☒ Certified
☐ Express Mail
☐ Insured
☐ COD
☐ Return Receipt for Merchandise

7. Date of Delivery
9-10-96

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ★U.S. GPO: 1992-323-402

Thank you for using Return Receipt Service.

1. Attach this form to the front of the mailpiece, or on the back if space does not permit.

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

3. The Return Receipt will show to whom the article was delivered and the date delivered.

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Pam McCalla
R.R.3, Box 391-T
Reed City, MI 49677

4a. Article Number
P 097 432 468

4b. Service Type
☐ Registered
☒ Certified
☐ Express Mail
☐ Insured
☐ COD
☐ Return Receipt for Merchandise

7. Date of Delivery
9-10-96

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ★U.S. GPO: 1992-323-402

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Patrick D. McCalla
1550 Persimmon Place
Noblesville, IN 46040

4a. Article Number
P 097 432 465

4b. Service Type
☐ Registered
☒ Certified
☐ Express Mail
☐ Insured
☐ COD
☐ Return Receipt for Merchandise

7. Date of Delivery
9-21-96

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ★U.S. GPO: 1992-323-402

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Michael McCalla
R.R.3, Box 391-T
Reed City, MI 49677

4a. Article Number
P 097 432 495

4b. Service Type
☐ Registered
☒ Certified
☐ Express Mail
☐ Insured
☐ COD
☐ Return Receipt for Merchandise

7. Date of Delivery
9-24-96

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ★U.S. GPO: 1992-323-402

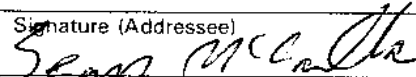
PS Form 3811, December 1991 ★U.S. GPO: 1992-323-402

I also wish to receive the following se is (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input checked="" type="checkbox"/> Restricted Delivery Consult postmaster for fee.		3. Article Addressed to: David Wiener R.D. 2, Box 435 Fulton, N.Y. 13069	
4a. Article Number 42-96 P 097 432 487		4b. Service Type <input type="checkbox"/> Insured <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
7. Date of Delivery 9/10/96		8. Addressee's Address (Only if requested and fee is paid) 9. Signature (Agent) 10. Signature (Addressee)	

Return Receipt Service. Thank you for using

SENDER: <ul style="list-style-type: none"> • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered. 		I also wish to receive the following services (for an extra fee): <ul style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Kathy WIENERS 3907 N.W. 69th Terrace Coral Springs, FL 33065		4a. Article Number 42-96 P 097 432 486	
		4b. Service Type <ul style="list-style-type: none"> <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Express Mail <input type="checkbox"/> Signature Required 	
		7. Date of Delivery SEP 17 1988	
5. Signature (Addressee) <i>Kathleen Wieners</i>		8. Address of Addressee (Only if requested and fee is paid)	
6. Signature (Agent)			

PS Form 3811, December 1991 ★U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

SENDER: <ul style="list-style-type: none"> • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered. 		I also wish to receive the following services (for an extra fee): <ul style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Sean McCalla 2308 Langley Ave St. Joseph, MI 49085		4a. Article Number 42-96 P876 695 559	
		4b. Service Type <ul style="list-style-type: none"> <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise 	
5. Signature (Addressee) 		7. Date of Delivery 9-10-96	
6. Signature (Agent)		8. Addressee's Address (Only if requested and fee is paid)	

PS Form 3811, December 1991 ★U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

<p>SENDER:</p> <ul style="list-style-type: none"> • Complete items 1 and/or 2 - additional services. • Complete items 3, and 4 • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered. <p>3. Article Addressed to:</p>	<p>I also wish to receive the following services for an extra fee:</p> <p>42 of 1096</p> <p>1. <input checked="" type="checkbox"/> Addressee's Address</p> <p>2. <input type="checkbox"/> Restricted Delivery</p> <p>Consult postmaster for fee.</p>
<p>PNC Bank, National Association 201 Penn Ave. Scranton, PA 18501</p> <p>5. Signature (Addressee)</p>	<p>4a. Article Number P 097 432 494</p> <p>4b. Service Type</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p> <p>7. Date of Delivery</p> <p>8. Addressee's Address (Only if request for extra fee is paid)</p>

Thank you for using Return Receipt Service.

1. SENDER: • Complete items 1 and/or 2 additional services. • Complete items 3, and 4a • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered.		2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 280946 HARRISBURG PA 17128-0946		4a. Article Number 097 432 485	
4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise		5. Signature (Addressee) 	
7. Date of Delivery 10/1/96		8. Addressee's Address (Only if request and fee is paid) 	

SENDER: • Complete items 1 and 2 for additional services. • Complete items 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Small Business Administration 20 N. Penna. Avenue Room 2327 Wilkes - Barre, PA 18701		4a. Article Number 097 432 489	
		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise	
5. Signature (Addressee) Bill Wilkes		6. Signature (Agent) Bill Wilkes	
7. Date of Delivery SEP 9 1996		8. Addressee's Address (only if requested and fee is paid) Addressee's Address	

Is your RETURN AD		on the reverse side:	
PS Form 3811 , December 1991 *U.S. GPO: 1992-323-402		*Complete items 1 and/or 2 for additional services. *Complete items 3, and 4a & b. *Print your name and address on the reverse of this form so that we can return this card to you. *Attach this form to the front of the mailpiece, or on the back if space does not permit. *Write "Return Receipt Requested" on the mailpiece below the article number. *The Return Receipt will show to whom the article was delivered and the date delivered.	
3. Article Addressed to:		4a. Article Number P 097 432 434	
Office of F.A.I.R. Dept. of Public Welfare P.O. BOX 8016 Harrisburg, PA 17105		I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise		7. Date of Delivery SEP 09 1995	
5. Signature (Addressee) 		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature (Agent) Kelly DLG		DOMESTIC RETURN RECEIPT	

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

FROM
6712 704-6,000
389-5622

24 HOUR PHONE
(717) 704-6,000

Date: Sept. 6, 1996

To:

Atty. Stephen Brandwene
Deputy Atty. General
Collection Unit-4th & Walnut St.
Harrisburg, PA 17120

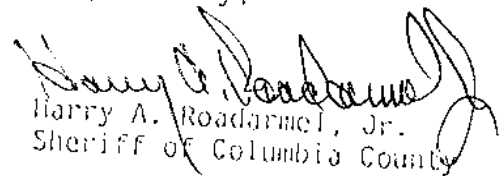
Re: BNC Bank, National Assoc. vs. Steven D. WEINERS, surviving tenant in
command of Kathleen WEINERS, deceased
No: 42 of 1996 ED No: 534 of 1996 JD

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 300
BLOOMSBURG, PA 17815

PHONE
(717) 784-6300
389-5622

TELETYPE
(717) 784-6300

Date: Sept. 6, 1996

To: Columbia Co. Tax Claim Bureau

P.O. Box 380

Bloomsburg, PA 17815

Re: PNC Bank, National Assoc.

vs.

Steven D. WEINERS, surviving tenant in
common of Kathleen WIENERS, deceased

No: 42 of 1996 ID

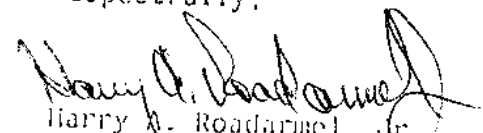
No: 534 of 1996 JD

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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) 339-5622

TELEPHONE
(717) 706-6000

Date: Sept. 6, 1996

To: Ms. Connie Ginger, Tax Collector
Rear 120 E. 3rd St.,
Midtown Plaza
Berwick, PA 18603

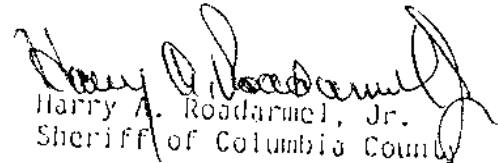
Re: PNC Bank, National Assoc. VS. Steven D. WEINERS, surviving tenant in
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No: 42 of 1996 ED No: 534 of 1996 JD

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 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

TELEFAX
(717) 783-6300

Date: Mr. Chris Klinger
Berwick Sewer Authority
344 Market St., Berwick, PA 18603

Sept. 6, 1996

To: _____

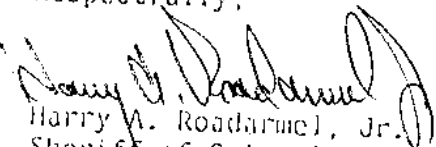
Re: PNC Bank, National Assoc. vs. Steven D. WEINERS, surviving tenant in
command of Kathleen WIENERS, deceased
No: 42 of 1996 ED No: 534 of 1996 JD

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 300
HOOVERSBURG, PA 17815

PHONE
(717) 389-5622

TELETYPE
(717) 703-6300

Date: Sept. 6, 1996

To: PNC Bank, National Association
201 Penna Ave.
Scranton, PA 18501

Re: PNC Bank, National Association vs. Steven Wieners, Kathleen Wieners & Tenant

No: 42 of 1996 ED

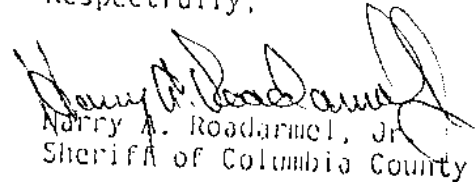
No: 534 of 1996 JD

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 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6100

DATE: Sept. 6, 1996

RE: Sheriff's Sale Advertising Dates

PNC Bank National Assoc. vs. Steven E. Wieners, surviving tenant in command
of Kathleen E. Wieners; deceased
No. 43 of 1996 ED No. 534 of 1996 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

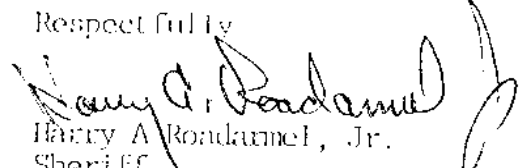
1st week October 10, 1996

2nd week October 17, 1996

3rd week October 24, 1996 SALE DATE: October 31, 1996

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

SHERIFF'S SALE REAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT Writ 21-96

DOCKET AND INDEX 3-96

SET FILE FOLDER UP 11

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~1500.00~~ ^{1000.00} CO33752- 900.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO SALE Oct 31-1000

SET SALE DATE AND ADV. DATES AND POSTING DATES ADV. Oct 18-17-24

POST ALL DATES ON CALANDER Sep 3-96 Post Oct 3-96

- * SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE _____

- * MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- * MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS ✓

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales) _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____

PUT PAPERS TOGETHER FOR DEFENDANTS _____

- * COPY OF WRIT FOR EACH DEFENDANT
- * NOTICE OF SHERIFF SALE
- * COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS _____

- * NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT _____

- * DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

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(2)

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

▲* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date September 18, 1996

OWNER OR REPUTED OWNER

Weiners, Steven D. & Kathleen E.

DESCRIPTION OF PROPERTY

206 Mulberry St.
.09 Acres

PARCEL NUMBER 4B,06--089-00,000 IN Berwick Boro Township
Borough
City

YEAR	TOTAL
Certifi.	\$ 5.00
TOTAL	\$ 5.00

The above figures represent the amount(s) due during the month of
November, 1996.

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 1995.

Excluding: Interim Tax Billings

Requested by:

Columbia County Sheriff Department
Sherrill Sale 10-31-96

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

pd
11-13-96



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280602
HARRISBURG, PA 17128-0602

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Harry A. Roadarmel Jr., Sheriff of Columbia Co. Telephone Number: _____
Street Address: P.O. Box 380, W. Main St., Bloomsburg, PA 17815 Area Code: 717, 389-5622
City: Bloomsburg State: PA Zip Code: _____

B TRANSFER DATA

Grantor(s)/Lessor(s) Steven D. & Kathleen E. Wieners	Date of Acceptance of Document
Street Address 206 Mulberry St.	Grantee(s)/Lessee(s) Federal National Mortgage Association
City Bloomsburg, PA 17815	Street Address 3900 W-isconsin Ave.,
State PA	City Washington, D.C.
Zip Code 17815	State D.C.
	Zip Code 20016-2899

C PROPERTY LOCATION

Street Address: 206 Mulberry - St.
County: Columbia School District: Berwick Area Tax Parcel Number: 04B, 06-89
City, Township, Borough: Borough of Berwick

D VALUATION DATA

1. Actual Cash Consideration \$1379.89	2. Other Consideration + 0	3. Total Consideration = \$1379.89
4. County Assessed Value 27,224.00	5. Common Level Ratio Factor x 2.49	6. Fair Market Value = 67,787.76

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 440, Page Number 755
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Harry A. Roadarmel Jr., Columbia Co. Sheriff

Date

NOV 12, 1996

(SEE REVERSE)

4325-1

ASSIGNMENT OF MORTGAGE

THIS ASSIGNMENT OF MORTGAGE is made as of the 31st day of October, 1996, between PNC Bank, National Association, as successor by merger and acquisition to First Eastern Bank, N.A., (hereinafter referred to as "Assignor") and FEDERAL NATIONAL MORTGAGE ASSOCIATION (hereinafter referred to as "Assignee").

Assignor is the Mortgagee under a certain Mortgage given and executed by Steven D. Wieners and Kathleen E. Wieners, to First Eastern Bank, N.A., dated the 3rd day of November, 1989, and recorded in Mortgage Book 440 Page 755 ("Mortgage"), given to secure the payment of a Note of even date thereof in the principal sum of \$42,400.00 with interest, etc. ("Note"), and secured on all that certain real property located at 206 Mulberry Street, Berwick, Columbia County, Pennsylvania, as more fully described by said Mortgage.

Assignor now desires to transfer all of its rights as Mortgagee under the Mortgage to Assignee.

NOW THEREFORE, for and in consideration of the sum of One (\$1.00) Dollar paid by the Assignee to Assignor, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, assign, transfer and set over unto Assignee, its successors and assigns, all rights of Assignor under the Note and Mortgage, and all monies, principal and interest due thereon, together with all rights, remedies, and incidents thereunto belonging and all of the Assignor's right, title, interest, property, claim and demand in and to the same;

★ NOTARY PUBLIC ★
Sandra S. Moore
Kentucky State-at-Large
My Commission expires Nov. 11, 1999

LAW OFFICES

**LENAHAN
& DEMPSEY**

A PROFESSIONAL CORPORATION

SUITE 400 KANE BUILDING
118 NORTH WASHINGTON AVENUE
P.O. BOX 234

SCRANTON, PENNSYLVANIA 18501-0234

(717) 346-2097
FAX (717) 346-1174

MYLES R. MCALINEY*
TERRENCE E. DEMPSEY
CARMINA M. RINKUNAS
CHRISTINE S. LEZINSKI
MICHAEL J. DOMANISH
JOHN M. MULCAHEY
MARGARET M. DEMPSEY
LISA G. WILSON

JOHN R. LENAHAH, SR.
RETIRED

WILLIAM J. DEMPSEY
OF COUNSEL

JOHN R. LENAHAH, JR.*
JOSEPH R. LENAHAH*
KATHLEEN A. LENAHAH
DAVID E. HEISLER*
TIMOTHY G. LENAHAH*
MATTHEW D. DEMPSEY*
MARILANNE J. GILMARTIN*
ALAN P. SCHOEN*
BRIAN J. LENAHAH
DIANE H. LENAHAH
GEORGE E. MEHALCHICK
BRIAN YEAGER
THOMAS R. DANIELS

November 6, 1996

C
Ms. Beverly J. Michael
Recorder of Deeds
Columbia County Court House
P.O. Box 380
Bloomsburg, PA 17815

RE: PNC BANK, N.A. VS. STEVEN D. WIENERS, ET AL.
NO. 534-Civil-1996
OUR FILE NO. 13601


O
Dear Madam:

P
Enclosed for filing please find an original Assignment of Mortgage from PNC Bank, National Association to the Federal National Mortgage Association executed by its duly authorized agent, PNC Mortgage Corporation of America for recordation. To that end, we enclose a check in the amount of \$15.50 representing the necessary filing fees. Once the Assignment has been recorded, please return the original copy to the attention of the undersigned in a stamped, self-addressed envelope provided herein for your convenience.

Y
By copy of this correspondence, we are providing a copy of the Assignment to Sheriff Roadarmel in order that he may complete the paperwork for the Sheriff's sale conducted on October 31, 1996 relative to the above-captioned matter. We thank you for your kind cooperation and assistance in this regard.

Very truly yours,

LENAHAN & DEMPSEY, P.C.


Thomas R. Daniels, Esquire

TRD/vm

cc: Sheriff Harry A. Roadarmel ✓
Enclosures

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

Paula J. Barry, Publisher's Assistant . . . , being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the date of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on October 10, 17, 24 . . . , 19. 96 . . . exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paula J. Barry

Sworn and subscribed to before me this 24th day of October 19. 96 . . .

[Signature]

(Notary Public)

My Commission Expires

Notary Public
Columbia County
Expires July
Member, Pennsylvania Association of Notaries

And now, . . . , 19 . . . , I hereby certify that the advertising and publication charges amounting to \$. . . for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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

October 16, 1996

Lenahan & Dempsey, P.C.
Suite 400 Kane Building
116 North Washington Ave.,
PO Box 234
Scranton, PA 18503

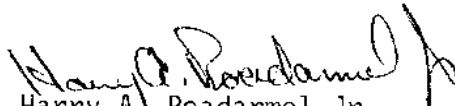
IN THE COURT OF COMMON PLEAS
OF Columbia County, Commonwealth
of Penna.

PNC Bank, National Assoc.
VS
Steven D. Wieners, survivor-heirs
Writ of Execution 42 of 1996
(MORTGAGE FORECLOSURE)
J.D. 534-1996

CERTIFICATION OF MAILINGS

Enclosed you will find the Certificate of Mailings, Certified Mailings with Return Receipts Required and copies of Unclaimed letters to the various lein holders and survivor-heirs. All others have been served personally. The mailings were accomplished by Sheriff Harry A. Roadarmel Jr., personally, with the originals being kept on file in the office of the Columbia County Sheriff.

SO ANSWERS:


Harry A. Roadarmel Jr.
Columbia Co. Sheriff

Sworn to and subscribed before
me this 16th day of October,
1996.

Sarah J. Hower

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 704-4300

Lenahan & Dempsey, P.C.
Suite 400 Kane Building
116 North Washington Ave.
PO Box 234
Scranton, PA 18503

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

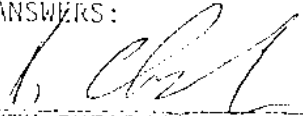
VS.

WRIT OF EXECUTION 42 of 1996
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

October 2, 1996 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Steven D. Wieners, survivor-heirs
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF T. Chamberlain.


SO ANSWERS:


DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 8th day of

October 1996


Sarah J. Hower

NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

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

PNC Bank, National Association

PLAINTIFF

vs.

Brian and Rhonda Wieners

DEFENDANTS

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 42

CD

Term, 19 96

WRIT of Execution Mortgage Foreclosure

ISSUED

NOW, September 6

19 96

, I, Harry A. Roadarmel Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Luzerne

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

Defendants alleged address is 600 East Third Street Berwick, PA

Sheriff's Check No. 09226 for \$66.00 advance
costs attached.

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

AFFIDAVIT OF SERVICE

NOW, MONDAY, SEPTEMBER 9TH 19 96, at 10:53 o'clock A. M, served the
within NOTICE OF SHERIFF'S SALE OF REAL PROPERTY upon BRIAN WIENERS
at HIS PLACE OF RESIDENCE, 600 EAST THIRD STREET, BERWICK by handing to
RHONDA WIENERS, DEFENDANT'S WIFE a true and attested copy of the
original _____ and made known to HER the contents thereof.

Sworn and Subscribed before me

this 9TH

day of SEPTEMBER 19 96

Lawrence E. Duffey
Notary Public

So Answers,

Carl Zawatski

Sheriff

BY: St. Paul

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) 784-1991

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

PNC Bank, National Association

PLAINTIFF

vs.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 42 CD Term, 19 96

WRIT of Execution Mortgage Foreclosure

Brian and Rhonda Wieners

DEFENDANTS \$ ISSUED

NOW, September 6 19 96, I, Harry A. Roadarmel Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Luzerne

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

Defendants alleged address is 600 East Third Street Berwick, PA

Sheriff's Check No. 09226 for \$66.00 advance costs attached.

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

AFFIDAVIT OF SERVICE

NOW, MONDAY, SEPTEMBER 9TH 19 96, at 10:50 o'clock A. M, served the
within NOTICE OF SHERIFF SALE OF REAL PROPERTY upon RHONDA WIENERS
at HER PLACE OF RESIDENCE, 600 EAST THIRD STREET, BERWICK by handing to
HER PERSONALLY a true and attested copy of the
original and made known to HER the contents thereof.

Sworn and Subscribed before me

this 9TH
day of SEPTEMBER 19 96

Notary Public

So Answers,

Carl Zawatski

Sheriff

BY:

John F. Ziemer
Deputy Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS
successor by merger and acquisition: OF COLUMBIA COUNTY
to FIRST EASTERN BANK, N.A., :
Mortgagee/ : CIVIL ACTION - LAW
Plaintiff :
: :
: :

VS. :
: :
: :

STEVEN D. WIENERS, surviving tenant:
in command of KATHLEEN E. WIENERS, :
Deceased, :

Mortgagor and :
Real Owner/ :
Defendant :
: :

AND :
: :

KATHY WIENERS a/k/a KATHLEEN :
WIENERS his wife, :

Real Owner/ :
Defendant :
: :

AND :
: :

DAVID S. WIENERS and DEBRA WIENERS, :
his wife, :

Real Owners/ :
Defendants :
: :

AND :
: :

JERRY W. TAYLOR and DEBBIE J. :
TAYLOR, his wife, :

Real Owners/ :
Defendants :
: :

AND :
: :

JOHN SCHEFFLER and VICKI A. BROWN :
SCHEFFLER, his wife, :

Real Owners/ :
Defendants :
: :

AND :
: :

MICHAEL E. McCALLA and PAM McCALLA, :
his wife, :

Real Owners/ :
Defendants :
: :

AND :
: :

PATRICK D. McCALLA and BETH :
McCALLA, his wife, :

Real Owners/ :
Defendants :
: :

AND :
: :

NO. 534-CIVIL-1996

PERRY L. McCALLA and CAROL
McCALLA, his wife,

Real Owners/
Defendants

AND
TIMOTHY A. McCALLA,

Real Owner/
Defendant

AND
SEAN M. McCALLA,

Real Owner/
Defendant

AND
BRIAN WIENERS and RHONDA WIENERS,
his wife,

Real Owners/
Defendants

NO. 534-CIVIL-1996

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC Bank, National Association, formerly known as First Eastern Bank, N.A., 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 206 Mulberry Street, Berwick, Columbia County, Pennsylvania, see Schedule "A" attached for more specific description.

1. Name and address of owners or reputed owners:

Mr. Steven D. Wieners
3907 N.W. 69th Terrace
Coral Springs, Florida 33065.

Mrs. Kathy Wieners
3907 N.W. 69th Terrace
Coral Springs, Florida 33065.

Mr. David S. Wieners
RD 2, Box 435
Fulton, New York 13069.

Mrs. Debra Wieners
RD 2, Box 435
Fulton, New York 13069.

Mr. Jerry W. Taylor
6100 Shangri-La Blvd.
Milton, Florida 32583

Mrs. Debbie J. Taylor
6100 Shangri-La Blvd.
Milton, Florida 32583

Mr. John Scheffler
2817 Main Avenue
Sheboygan, Wisconsin 53083

Mrs. Vickie Brown Scheffler
2817 Main Avenue
Sheboygan, Wisconsin 53083

Mr. Michael E. McCalla
RR 3, Box 391-T
Reed City, Michigan 49677

Mrs. Pam McCalla
RR 3, Box 391-T
Reed City, Michigan 49677

Mr. Patrick D. McCalla
1550 Persimmon Place
Noblesville, Indiana 46060

Mrs. Beth McCalla
1550 Persimmon Place
Noblesville, Indiana 46040

Mr. Perry L. McCalla
7100 Blue Star Highway
Coloma, Michigan 49038

Mrs. Carol McCalla
7100 Blue Star Highway
Coloma, Michigan 49038

Mr. Timothy McCalla
28 Voerman Street
Tomahawk, Wisconsin 54487

Mr. Sean McCalla
2308 Langley Avenue
St. Joseph, Michigan 49085

Mr. Brian Wieners
600 East Third Street
Berwick, PA 18603

Mrs. Rhonda Wieners
600 East Third Street
Berwick, PA 18603

2. Name and address of Defendants in the judgement:

Mr. Steven D. Wieners
3907 N.W. 69th Terrace
Coral Springs, Florida 33065.

Mrs. Kathy Wieners
3907 N.W. 69th Terrace
Coral Springs, Florida 33065.

Mr. David S. Wieners
RD 2, Box 435
Fulton, New York 13069.

Mrs. Debra Wieners
RD 2, Box 435
Fulton, New York 13069.

Mr. Jerry W. Taylor
6100 Shangri-La Blvd.
Milton, Florida 32583

Mrs. Debbie J. Taylor
6100 Shangri-La Blvd.
Milton, Florida 32583

Mr. John Scheffler
2817 Main Avenue
Sheboygan, Wisconsin 53083

Mrs. Vickie Brown Scheffler
2817 Main Avenue
Sheboygan, Wisconsin 53083

Mr. Michael E. McCalla
RR 3, Box 391-T
Reed City, Michigan 49677

Mrs. Pam McCalla
RR 3, Box 391-T
Reed City, Michigan 49677

Mr. Patrick D. McCalla
1550 Persimmon Place
Noblesville, Indiana 46060

Mrs. Beth McCalla
1550 Persimmon Place
Noblesville, Indiana 46040

Mr. Perry L. McCalla
7100 Blue Star Highway
Coloma, Michigan 49038

Mrs. Carol McCalla
7100 Blue Star Highway
Coloma, Michigan 49038

Mr. Timothy McCalla
28 Voerman Street
Tomahawk, Wisconsin 54487

Mr. Sean McCalla
2308 Langley Avenue
St. Joseph, Michigan 49085

Mr. Brian Wieners
600 East Third Street
Berwick, PA 18603

Mrs. Rhonda Wieners
600 East Third Street
Berwick, PA 18603

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

PNC Bank, National Association
201 Penn Avenue
Scranton, PA 18501

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

PNC Bank, National Association
201 Penn Avenue
Scranton, PA 18501

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:

Tax Claim Bureau
Columbia County Court House
P.O. Box 380
Bloomsburg, PA 17815

Connie Ginger
Tax Collector
120 Rear East Third Street
Berwick, PA 18603

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

Tenant/Occupant
206 Mulberry Street
Berwick, PA 18603

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

LENAHAN & DEMPSEY, P.C.

BY: Thomas R. Daniels
THOMAS R. DANIELS, ESQ.
ATTORNEYS FOR PLAINTIFF

DATED: AUGUST 8, 1996

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS
successor by merger and acquisition: OF COLUMBIA COUNTY
to FIRST EASTERN BANK, N.A., :
Mortgagee/ : CIVIL ACTION - LAW
Plaintiff :
: :
: :

VS. :
: :
: :

STEVEN D. WIENERS, surviving tenant: :
in command of KATHLEEN E. WIENERS, :
Deceased, :
: :

Mortgagor and :
Real Owner/ :
Defendant :
: :

AND :
: :

KATHY WIENERS a/k/a KATHLEEN :
WIENERS his wife, :
: :

Real Owner/ :
Defendant :
: :

AND :
: :

DAVID S. WIENERS and DEBRA WIENERS, :
his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

JERRY W. TAYLOR and DEBBIE J. :
TAYLOR, his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

JOHN SCHEFFLER and VICKI A. BROWN :
SCHEFFLER, his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

MICHAEL E. McCALLA and PAM McCALLA, :
his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

PATRICK D. McCALLA and BETH :
McCALLA, his wife, :
: :

Real Owners/ :
Defendants :
: :

AND :
: :

PERRY L. McCALLA and CAROL :
McCALLA, his wife, :
: :

Real Owners/ :
Defendants :
: :

MORTGAGE FORECLOSURE

NO. 534-CIVIL-1996

AND	:	
TIMOTHY A. McCALLA,	:	
Real Owner/	:	
Defendant	:	
AND	:	
SEAN M. McCALLA,	:	
Real Owner/	:	
Defendant	:	
AND	:	
BRIAN WIENERS and RHONDA WIENERS,	:	
his wife,	:	
Real Owners/	:	
Defendants	:	NO. 534-CIVIL-1996
: :		

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

COMMONWEALTH OF PENNSYLVANIA))
COUNTY OF LACKAWANNA) ss.:
)

Thomas R. Daniels, Esquire, a Partner in the Law Firm of Lenahan & Dempsey, P.C., counsel for PNC Bank, National Association, being duly sworn according to law, deposes and says that he did, upon request of PNC Bank, National Association investigate the status of the above-named 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 does aver that 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 Sailor's Civil Relief Act of 1940; and that the last known addresses of the Defendants are listed in Exhibit "A" attached hereto, and the address of the above Plaintiff is 201 Penn Avenue, Scranton, Pennsylvania.

Lenahan & Dempsey, P.C.
Thomas R. Daniels

Thomas R. Daniels, Esquire

Sworn to and subscribed :
before me this 16th day :
of Aug. 1996:

Jaroslav P. Carek
Notary Public
My Comm. Exp. 12/31/99

Mr. Steven D. Wieners
3907 N.W. 69th Terrace
Coral Springs, Florida 33065.

Mrs. Kathy Wieners
3907 N.W. 69th Terrace
Coral Springs, Florida 33065.

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RR 3, Box 391-T
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Coloma, Michigan 49038

Mr. Timothy McCalla
28 Voerman Street
Tomahawk, Wisconsin 54487

Mr. Sean McCalla
2308 Langley Avenue
St. Joseph, Michigan 49085

Mr. Brian Wieners
600 East Third Street
Berwick, PA 18603

Mrs. Rhonda Wieners
600 East Third Street
Berwick, PA 18603

Exhibit "A"

PNC BANK, NATIONAL ASSOCIATION,	:	IN THE COURT OF COMMON PLEAS
successor by merger and acquisition:	:	OF COLUMBIA COUNTY
to FIRST EASTERN BANK, N.A.,	:	
Mortgagee/	:	CIVIL ACTION - LAW
Plaintiff	:	
	:	
VS.	:	
	:	
STEVEN D. WIENERS, surviving tenant:	:	
in command of KATHLEEN E. WIENERS,	:	
Deceased,	:	
	:	
Mortgagor and	:	
Real Owner/	:	
Defendant	:	
AND	:	MORTGAGE FORECLOSURE
KATHY WIENERS a/k/a KATHLEEN	:	
WIENERS his wife,	:	
	:	
Real Owner/	:	
Defendant	:	
AND	:	
DAVID S. WIENERS and DEBRA WIENERS,	:	
his wife,	:	
	:	
Real Owners/	:	
Defendants	:	
AND	:	
JERRY W. TAYLOR and DEBBIE J.	:	
TAYLOR, his wife,	:	
	:	
Real Owners/	:	
Defendants	:	
AND	:	
JOHN SCHEFFLER and VICKI A. BROWN	:	
SCHEFFLER, his wife,	:	
	:	
Real Owners/	:	
Defendants	:	
AND	:	
MICHAEL E. McCALLA and PAM McCALLA,	:	
his wife,	:	
	:	
Real Owners/	:	
Defendants	:	
AND	:	
PATRICK D. McCALLA and BETH	:	
McCALLA, his wife,	:	
	:	
Real Owners/	:	
Defendants	:	
AND	:	NO. 534-CIVIL-1996

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS
successor by merger and acquisition: OF COLUMBIA COUNTY
to FIRST EASTERN BANK, N.A., :
Mortgagee/ : CIVIL ACTION - LAW
Plaintiff :
:

VS. :
:

STEVEN D. WIENERS, surviving tenant:
in command of KATHLEEN E. WIENERS, :
Deceased, :

Mortgagor and :
Real Owner/ :
Defendant :

AND :

KATHY WIENERS a/k/a KATHLEEN :
WIENERS his wife, :

Real Owner/ :
Defendant :

AND :

DAVID S. WIENERS and DEBRA WIENERS, :
his wife, :

Real Owners/ :
Defendants :

AND :

JERRY W. TAYLOR and DEBBIE J. :
TAYLOR, his wife, :

Real Owners/ :
Defendants :

AND :

JOHN SCHEFFLER and VICKI A. BROWN :
SCHEFFLER, his wife, :

Real Owners/ :
Defendants :

AND :

MICHAEL E. McCALLA and PAM McCALLA, :
his wife, :

Real Owners/ :
Defendants :

AND :

PATRICK D. McCALLA and BETH :
McCALLA, his wife, :

Real Owners/ :
Defendants :

AND :

PERRY L. McCALLA and CAROL :
McCALLA, his wife, :

Real Owners/ :
Defendants :

MORTGAGE FORECLOSURE

NO. 534-CIVIL-1996

LENAHAN & DEMPSEY
A PROFESSIONAL CORPORATION
116 NORTH WASHINGTON AVENUE
SCRANTON, PA 18503

FIRST NATIONAL COMMUNITY BANK
DUNMORE, PA 18512
60-310312

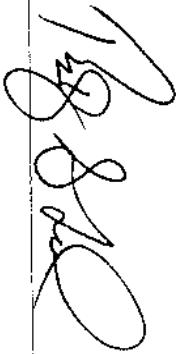
CHECK NO. **0033950**

VENDOR DATE CHECK NO.
11/15/12 11/15/12 0033950

PAY EXACTLY
\$ 3,395.00

PAY TO THE ORDER OF:

XX



⑈033950⑈ ⑆031303132⑆ 56 0804708⑈

LENAHAN & DEMPSEY
A PROFESSIONAL CORPORATION
116 NORTH WASHINGTON AVENUE
SCRANTON, PA 18503

FIRST NATIONAL COMMUNITY BANK
DUNMORE, PA 15512
60-315313

CHECK NO. 0034953

VENDOR 74529

DATE 10/30/96

CHECK NO. 34953

PAY EXACTLY
*****479.89

PAY TO THE ORDER OF:
Sheriff, Columbia County

⑈034953⑈ ⑆031303132⑆ 55 0804206⑈

John Lee

S H E R I F F ' S S A L E

BY VIRTUE OF A WRIT OF EXECUTION NO. 42 OF 1996 AND 534 CV 1996, 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 OR BEST BIDDER, FOR CASH, IN THE OFFICE OF THE COLUMBIA COUNTY SHERIFF, COLUMBIA COUNTY COURT HOUSE, WEST MAIN STREET, TOWN OF BLOOMSBURG, PENNA.

THURSDAY OCTOBER 31, 1996 AT 1000 AM

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

BEGINNING at a point on the east side of Mulberry Street, said point being Fifty and Three-Fourths (50-3/4) feet south of the intersection of Mulberry Street and Third Street; thence along Mulberry Street in a southerly direction a distance of Forty (40) feet to a point in line of land now or late of E. A. Marquand; thence along line of land now or late of E. A. Marquand in an easterly direction a distance of Ninety-Nine (99) feet to line of land now or late of James L. Evans; thence along line of land now or late of James L. Evans, in a northerly direction a distance of Forty (40) feet to other land of a Grantor in the chain of title; thence along other land of a Grantor in the chain of title in a westerly direction a distance of Ninety-Nine (99) feet to Mulberry Street, the place of beginning.

BEING the same premises conveyed to Steven D. Wieners and Kathleen E. Wieners by Deed of Richard Elder Sheep, Surviving Administrator DBNCTA and Trustee under the Last Will and Testament of Mary Heller Sheep, dated November 3, 1989, and recorded November 6, 1989, in Columbia County Deed Book 440 at Page 751. Thereafter, on October 18, 1993, the marriage of Steven D. Wieners and Kathleen E. Wieners was dissolved by Order of the Seventeenth Judicial Circuit in and for Broward County, Florida, thereby creating a tenancy in common interest in the premises. Moreover, on June 2, 1995, the said Kathleen E. Wieners passed away, and her remaining 50% interest in the aforescribed premises passed to David S. Wieners, Debra Wieners, Jerry W. Taylor, Debbie J. Taylor, John Scheffler, Vicki Brown Scheffler, Michael E. McCalla, Pam McCalla, Patrick D. McCalla, Beth McCalla, Perry L. McCalla, Carol McCalla, Timothy A. McCalla, Sean M. McCalla, Brian Wieners and Rhonda Wieners as the residuary beneficiaries and heirs named in the Last Will and Testament of Kathleen E. Wieners, deceased, dated May 17, 1991. The said Steven D. Wieners has since been remarried to Kathy Wieners a/k/a Kathleen Wieners.

PREMISES improved with a residential dwelling.

PIN: 04B, 06-89

TOGETHER with all buildings and improvements thereon.

SUBJECT to all exceptions, conditions, restrictions and reservations as contained in the Deeds forming the chain of title.

SEIZED IN EXECUTION AS THE PROPERTY of Steven D. WIENERS, surviving tenant in command of Kathleen E. WIENERS, Deceased, Et Al., at the suit of PNC BANK, National Association, successor by merger and acquisition to First Eastern Bank, N.A.

TERMS OF SALE: Ten (10) percent cash or cashier's check at time of Sale, balance within eight (8) days after Sale in cash or cashier's check after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS will take notice that a Schedule of Distribution will be filed by November 30, 1996 and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of posting.

Attorney for Plaintiff:
Lenahan & Dempsey, P.C.
116 North Washington, Ave.,
P.O. Box 234
Scranton, PA 18503

Harry A. Roadarmel Jr.
Sheriff of Columbia County