нувку Л. КОА́равмец, Јв.



RECOMPRESS BY 17812 COURT HOUSE - P.O. BOX 380 SHERIEF OF COLUMBIA COUNTY

7798-680 (212) MOHI

PO Box 234

Scranton, PA 18503

116 North Washington Ave.

Suite 400 Kane Building

Lenahan & Dempsey, P.C.

OF COLUMBIA COUNTY, COMMONWEALTH IN THE COURT OF COMMON PLEAS

(\$13) \$100-000

STROOK MONE

9661 Fo St $^{\circ}$ OM

OK BERRIV'

ANTI OF EDUCUTION	šímjek Zemer	<u>Borough</u>	Service on	
			Sept. 18, 1996	_no
nt oles e'llitrods lo oblico orb lo y	gop bend A .	поддирожа до	nin nidhim odd	30
по Боугов вям узпочота Т	o noinqinoso	b orb to year	r Refate and a c]{Git]
44 Market St. Berwick, PA 18603	30 C	VJino	wick Sewer Auth	Ber
Service was made by hand	nis[nədr	Timothy Cham	deputy sheriff	pX e
a bas states from at other states a	о ээлдон Гин	πούπμουνω Το	o diw bine odd	gui
. Chief Sewage Officer	yapni[X zind:) of notife	nimoseb edi io y	cobi

Harry A. Roadarmel Jr. Sheriff

Depúty Sher¦∮

20 Answers:

day of 5dfP siya Sworn and subscribed before me

966L

շցռցի Դ. Hower

zebrempek

9991 JPS early commercial molecimination VM Art Mana Edimilia Dundemool B SARAH HOWER, Noten Public JABS JAIRATON

нукка у. койракмец, јк.



RECONSTITUTE OF STATE SHEKILE OF COUNTY OF STATEMENT OF COLUMNIA COUNTY

7795-68E (212) INORU

116 North Washington Ave.

Lenahan & Dempsey, P.C. Suite 400 Kane Building

IN THE COURT OF COMMON PLEAS
OF PEUNAL
OF COLUMNIA OF COMMONWALTH

0019-902 (212)

TATEOUR LEGORE

6 125	Lois Dunn, Secret	On Born	Stragge aug to Adoa
a bus olistee laor al else s'illite			
- Service was made by hand-	nisInadmed) V	MjomiT	by deputy sheriff
ponse Bloomsburg	truod as court	misfD x	Columbia County Ta
оботру мая ветлед оп	ne description of pr	i jo Ado:	Real Estate and a c
the notice of sheriff's sale in	ution, A true copy of	лэвхв до	diaw middiw odd lo
Adop pagaagae gud accaeco cobA	.M.A 04:7	9661	on September 18,
e true and attested copy	M.A Ob:Y Tax Claim		
WRIT OF EXECUTION , a true and attested copy			

Harry A. Roadarmel Jr. Sheriff

Deputy Sheriff

:snawanA o2

Sworn and subscribed before me this September | 1996 |

September

Bloomsburg, Columbia Ceunity (NA Commission Expires, June, 21, 1999)

накку л. коаракмец, јк.



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

7795-686 (Z1Z) INOHa

PO Box 234

116 North Washington Ave.

Suite 400 Kane Building

Lenahan & Dempsey, P.C.

0009-1492 (212) 34-34-0008-141-000

OF PENNA.

OF COLUMNIA COUNTY, COMMONWEALTH

IN THE COURT OF COMMON PLEAS

So Answers:			
., Tax Collector	rədpaiə einnoə	 οη σογης	oby of the descrip
a bue sherial carre in real catalte and a	o oblidon hns noi	цирожа до	o dinw bies odd god
-band yd obum eew oolvied .	nisfradmada	Timothy	. 33rade kanta ka
Rear 120 E, 3rd St. Berwick, PA	ne (ctor	Berwick Tax Colle
ц БиоБсирх маз зеплед оп	э догаратран э	n jo Adot	oal Estate and a o
nt stas a'Altarona lo soldon sul lo y	τιου: Α επας cop	of execut	dinw middiw odd de
, a tirue and attested copy	.M.9 00:S	^{11?} 966 L	or September 18,
T THE STATE OF THE	Tax Collector	Berwick	TIO SOLVIOS
MITL OF EMECUTION			
9661. to St . WI			Sozanton, PA 18503

Harry A. Roadarmel Jr. Sheriff

Deputy Sheri

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

MOTABLEL SEAL SARRH HOWER, Doctory Public Bloomsburg, Columbia County FAC Wy Commission Expires June 181, 1999

1. 16221	-\$· · ·	· · · · ° ·SISC	TOTAL CC	.	
7-7-7	-\$••••		TOTAL.		
\$2.12		\$		WISCELLANEOUS:	
1 20	\$* • ·		NG EEE.,	SURCHARGE FEE: STATE TREASURER (TRAININ	
	\$.^ ^	n . c	""IVIOL		
		\$	—61 —61	MVJEEMUNICIPAL SEWERMUNICIPAL ,	
	^\$ · ·	a 0 0 c a a p	LOEVE		
		5075 3 31		BOROUGH, TAP, & COUNTY TAKES, 19— SCHOOL DISTRICT TAKES, 19— 19— 19— 19— 19— 19— 19— 19— 19— 19—	
	 ,			REAL ESTATE TAXES:	
	\$		TOTAL.		
		0.17.77		OLHEK KECOKDEK OE DEEDS BKOLHONOLVKK (NOLVKK)	
	-s		. JATOT		
		\$		SOFICIJOK, S SEKAICES (A) ** C * C * C * C * C * C * C * C * C *	
£ ~	\$.		. JATOT		
				SHERIFF'S DEED TRANSFER TAX (FORM)	
		:		CEKING, VD100RN SVIE (EVCH SVIE) LOSTING HANDBILLS	
			(MILEAGE ADVERTISING SALE (PLUS NEWSPAPER COSTS) ANTERGE COSTS ANTERGE	
		\$\$		IEAX (bEK BYCET) BOCKET VAD KETURU DOCKET VAD KETURU	
TIME OF SA	(5) 9/	DVIE OE SVIE	.d.t	. E.D. NO.	AC
· · · · · · · · · · · · · · · · · · ·	· (4)		SV		<u> </u>
		CHEEL	VIECOSI	S S. ALTRIANS	

SHERIFF'S SALE REAL ESTATE FINAL COST SHEET

PNCLANC	vs Steven #.	(1)einers
NO. 27-96 E.D.	NO. 237-7	<u>/</u>
DATE OF SALE: 10:37:39		
BID PRICE (INCLUDES COSIS) POUNDAGE 2% BID PRICE TRANSFER TAX 2% BID PRICE MISC. COSIS	\$ 1352. \$ 21.04 \$ \$	
TOTAL NEEDED TO PURCHASE		1 1379.88
PURCHASER(S) :		
ADDRESS:		
NAME(S) ON DEED:	····································	
PURCHASER(S) SIGNATURE(S) :		
· 		
AMOUNT RECEIVED BY SHERITT FROM PURCHAS	SER(S) :	O .:
	10TAL DUE	\$ 1379.24
	LESS DEPOSIT	\$ 900.00
	DOWN PAYMENT	\$ <u>479.</u>
VX 003	AMOUNT DUE IN EIGHT DAYS	\$ 1277
NS 003	475	

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS 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

Real Owners/

Defendants

McCALLA, his wife,

AND

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/ NO. 534-CIVIL-1996 Defendants

NOTICE OF SHERIPF'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 All 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

- 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

 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.

- 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.
- 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; thence along line 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 land now or late of James L. Evans, in a northerly direction a distance of land of a Grantor in the chain of title; thence Forty (40) feet to 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 aforedescribed 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 benficiaries 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/ 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

CIVIL ACTION - LAW

MORTGAGE FORECLOSURE

NO. 534-CIVIL-1996

42-ED-1996

PERRY L. McCALLA an McCALLA, his wife,	Real Owners/	: :	
AND TIMOTHY A. McCALLA,	Defendants Real Owner/ Defendant	: : :	
AND SEAN M. MCCALLA,	Real Owner/	:	
AND BRIAN WIENERS and R his wife,	Defendant HONDA WIENERS, Real Owners/ Defendants	: : : : NO. 534-C	TVII1996
::::::::::	: : : : : :		::::::
		F EXECUTION FORECLOSURE)	
COMMONWEALTH OF PEN	NSYLVANIA)) ss.:)		
TO THE SHERIFF OF C	OLUMBIA COUNTY:		
captioned matter, years 206 Mulberry Str	ou are directed eet, Berwick, C	to levy upon and olumbia County,	and costs in the above- d sell the premises known Pennsylvania, which are o and made a part hereof.
Interest Attorneys Costs	from 3/2/96 to ' Fees	10/31/96 of Sale	\$ 1,630.26 \$ 1,724.20
		Total	\$41,142.79
		Prothonotary	. Kline
Dated: AUG 21 1986	, 1996	Suparty D	. /

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 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 aforedescribed 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 benficiaries and heirs named in the Last Will and Testament of Kathleen E. 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: to FIRST EASTERN BANK, N.A.,

Mortgagee/ Plaintiff

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

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

42-ED-1996

PERRY L. McCALLA and CAROL	•
McCALLA, his wife, Real Own	ers/ :
Defendan	
AND	:
TIMOTHY A. MCCALLA,	:
Real Owr	
Defendar	nt :
AND	
SEAN M. McCALLA, Real Own	ner/
Defendar	
AND	:
BRIAN WIENERS and RHONDA WIE	ENERS, :
his wife,	:
Real Own	
Defendar	
:::::::::::::::::::::::::::::::::::::::	
	WRIT OF EXECUTION
(M	ORTGAGE FORECLOSURE)
•	
COMMONWEALTH OF PENNSYLVANI	
) ss.:
COUNTY OF COLUMBIA)
TO THE SHERIFF OF COLUMBIA	COUNTY:
captioned matter, you are di	ne judgment, interest and costs in the above- rected to levy upon and sell the premises known wick, Columbia County, Pennsylvania, which are bit "A" attached hereto and made a part hereof.
Amount due	/96 to 10/31/96 \$ 1,630.26
Interest from 3/2	\$ 1,724.20
Cocto	S 2,200.00
Additional Costs	to Date of Sale To be computed
	* * ~ = = * 7 = = = = *
	Total \$41,142.79
	Prothonotary
	John Mills
	Vami B. Kelle
_ AUG 2 1 1996 1996	□ Deputy
Dated:, 199	96

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 aforedescribed 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 benficiaries 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 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 哥 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/ NO. 534-CIVIL-1996 Defendants AND PERRY L. McCALLA and CAROL McCALLA, his wife, Real Owners/ Defendants AND TIMOTHY A. McCALLA,

Real Owner/

Defendant

AND

:

U.S. POSTAL SERVICE CERTIFICATE OF MAILING MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE - POSTMASTER
Received From: LENAHAN & DEMPSEY, P.C. P.O. BOX 234
SCRANTON, PA 18501-0234 (5) 25
One piece of ordinary mail addressed to: Tax Claim Burau ""
P.O. Box 380
PS Form 3817, Mar. 1989 10.8. 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
LENAHAN & DEMPSEY, P.C. PO. BOX 234
SCRANTON, PA 18501-0234 One-piece of ordinary field addressed to:
120 R East Thing Street ST
FORWICK A BLOZ
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
LENAHAN & DEMPSEY, P.C. P.O. BOX 234
SGRANTON, PA 18501-0234
One piece of ardinary mail addressed to:
BORNICK PA 18608

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 Thereafter, on October 18, 1993, the marriage of Book 440 at Page 751. 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 aforedescribed 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 benficiaries and heirs named in the Last Will and Testament of Kathleen E. 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 other states 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 aforedescribed 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 benficiaries 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., CIVIL ACTION - LAW Mortgagee/ Plaintiff vs. STEVEN D. WIENERS, surviving tenant: in command of KATHLEEN E. WIENERS, : Deceased, Mortgagor and Real Owner/ Defendant MORTGAGE FORECLOSURE 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/ NO. 534-CIVIL-1996 Defendants AND

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 E.D. 420F 1996 AND BRIAN WIENERS and RHONDA WIENERS, his wife, Real Owners/ Defendants NO. 534-CIVIL-1996

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.

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

Thomas R. Daniels, Esquire

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 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 aforedescribed 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 benficiaries and heirs named in the Last Will and Testament of Kathleen E. 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"

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. Q. BOX 360 BLOOMSBURG, PA 12815

24° HORAL PRODUC (747) 784-6300

MORE OUTS MINNING 389-5622

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
No: 42 of 1996 an	cormand of Kathleen E. WIENERS, deceased
	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

nu.

_{17 17)} х аххан а 389–5622		SC - P. O. HOX 000 furg, PA 17015	·	24 (747) 744-6
Date: Sept. 6, 1996	 			
TOCOMMONWEALTH OF REPARTMENT OF REPARTMENT OF REPARTMENT 2809 HARRISBURG PA	EVENUE LIANCE ORT SECTION 46			
Re: PNC Bank, Nationa	al Associte a V	Steven D. Wei	vers, survivir	ng tentant in 5,, deceased
No: 42 of	1996 _{ED}	No:534	of	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. Roadannel, Jr. Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE 2172 MARCANIC 389-5622

Date: Sept. 6, 1996

PERGUICITION (747) 784-6300

То:	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
No: 42 of 1996 ED	command of Kathleen WIENERS, deceased 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,

Sheriff of Columbia County

ricle number: 2. Restricted Deli	a. Article Numbor. b. Service Type certified Express Mail	And Second states to the reverse of Andrews to the reverse of the second	return this card to you. • Attach this form to the front of the mailpiece, or on the back is does not permit. • Write "Return Receipt Requested" on the mailpiece below the article. The Return Receipt will show to whom the article was delivered a delivered. 3. Article Addressed to: Vickie Brown Scheffler. 2:317 Main Ave., Sheboygan, WI 53083	if space 1. XXAddressee's Address icle number. 2. Restricted Delivery
TURN 5. Signati	Jerry Jerry 6100 Milto	e? SENDER: id Complete if s - Complete if e - Print your er return this car ever the - Attach this ever the - Write "Return this car ever this c	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 the return this card to you. Attach this form to the front of the mailpiece, or on the back if does not permit. Write "Return Receipt Requested" on the mailpiece below the art. The Return Receipt will show to whom the article was delivered a delivered. Article Addressed to: John Scheffler 2817 Main Avenue Sheboygan, WI 53083	I also wish to receive the following services (for an extra fee): 1 XX Addressee's Address idle number.
Helen Wheners and feets par	n Receipt Requested" on the mailpiece below the article number. Receipt will show to whom the article was delivered and the date consumand to the date co	or additional services. b. con the reverse of this form so that we can follow foe; of the mailpiece, or on the back if space to whom the article was delivered and the date	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 the return this card to you. Attach this form to the front of the mailpiece, or on the back does not permit. Write "Return Receipt Requested" on the mailpiece below the art. The Return Receipt will show to whom the article was delivered a delivered. Article Addressed to: Debbie J. Taylor 6100 Shangri-La Blvd. Milton, FL 32583 Signature (Addressee)	I also wish to receive the following services (for an extra fee): 1. Addressee's Address ticle number. 2. Restricted Delivery
South	postmaster for the table of table		PS Form 3811 , December 1991 &U.S. GPO: 1992—32	mil fou H.30 3 B(Vd) 19-402 DOMESTIC RETURN RECEIPT

s b. In the reverse is on the reverse in of the mailpier is ted. On the mailpier is to whom the art in Place IN 46040	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 for return this card to you. Arrach this form to the front of the mailpiece, or on the not permit. Write "Return Receipt Requested" on the mailpiece beloed the Return Receipt will show to whom the article was delivered. 3. Article Addressed to: Debra Wieners R.D.2, Box 435 Fulton, N.Y. 13069 5. Signature (Addressee) J.L.L.A. G. Signature (Addressee)	the back if space 1. i Addressee's Address ow the article number 2.
that we can fee): k if space A Article number: A Article Number 42-96 P 097 432 466 Registered Insured Registered COD Restricter Type Registered Return Receipt for using particle of Delivery Ab. Service Type Registered Return Receipt for using particle of Delivery Ab. Addressee's Address (Only if requested k diamond fee is paid) Ab. Service Type Registered COD Merchandise Ab. Addressee's Address (Only if requested k diamond fee is paid) Ab. Addressee's Address (Only if requested k diamond fee is paid)	SENDER: 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 for additional services. Attach this form to the front of the mailpiece, or on the does not permit. Write "Return Receipt Requested" on the mailpiece below the reverse of this form to the front of the mailpiece below to whom the article was desirered. 3. Article Addressed to: Print your name and address on the reverse of this for the mailpiece, or on the does not permit. Write "Return Receipt Requested" on the mailpiece below the reverse of this form to the front of the mailpiece below the reverse of this form to the reverse of this form to the reverse of this form to the mailpiece, or on the does not permit. The Return Receipt will show to whom the article was desirered. 3. Article Addressed to: Noblesville, IN 46040 5. Signature (Addressee)	he back if space 1. XX Addressee's Address with article number. 2. Restricted Delivery
Attach this form to the front of the meilipiece, or on the back is space does not permit. Write "Return Receipt Mal show to whom the article number. The farm Receipt will show to whom the article was delivered and the date The farm Receipt will show to whom the article was delivered and the date The farm Receipt will show to whom the article was delivered and the date The farm Receipt will show to whom the article was delivered and the date The farm Receipt will show to whom the article was delivered and the date The farm Receipt will show to whom the article and the date The farm Receipt will show to whom the article and the date The farm Receipt will show to whom the article and the date will be strictly be article of Delivery The farm Receipt will show to whom the article and the date will be article an	SENDER: 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 return this card to you. Attach this form to the front of the mailpiece, or on the does not permit. Write "Return Receipt Requested" on the mailpiece below to the mailpiece was delivered. Article Addressed to: Michael McCalla 1. R. 3, Box 391-T Reed City, MI 49677 Signature (Addressee) 6. Signature (Addressee) PS Form 3811, December 1991 **U.S. GPO: 15	1. Addressee's Address with article number livered and the date 2. Restricted Delivery Consult postmaster for fee. 4a. Article Number 42–96 P C97 432 495 4b. Service Type Registered Insured Certified COD Express Mail Return Receipt for Merchandise 7. Date of Delivery 8. Addressee's Address (Only if requested and fee is paid)

į "r	İ	G • • 5 • 6 • • • • • • • • • • • • • • •	1	3-402 DOMESTIC RETURN RECEIPT	:SC—Seet ::O92, SUs	198 Form 3811 , December 1991
Sig	t acos	ENDER. Complete i Complete i Complete i Print your turn this ca Attach this Attach the Write "Retu The Return The Return The Article			الماية. فسنة	6. Signature (Agent) (C) (C) (C)
Signature (Addressee)	PNC Bank 201 Penn Scranton	Complete items 1 and/or Complete items 3, and 4 Print your name and address urn this card to you. Attach this form to the fron as not permit. Write "Return Receipt will show ivered.	Th	-	-24-46 A-46-46	o(treadA) systems 2 d
l are	Bank Penn Penn		hank	8. Addressee's Address (Only if requested and fee is paid)		Signature (Addressee)
Add	ank, Natenn Ave.	ems 1 a ems 3. ame ark d to you d to you form to it. n Receipt v	you	20.0(.6		
ress	, Na Ave Ave PA	1 and/or 3, and 4 3 and address you. to the front to the front to the front to the front	tor	7. Date of Delivery		
ee)	National Ve. PA 18501	and 4 and 4 and the reverse of the front of the mailpiece, of the mailpiece, of the mailpiece, will show to whom the articles.		Texpress Mail Heturn Receipt for Express Mail Lecture Meturn Receipt for		
	ionai 18501	to w	using_	☐ Kertified ☐ COD		Entcon, N.Y. 13069
	01	dditic the r	¦ ም	4b. Service Type	 7	E'D'S' Box 432
	A	mal s evers evers the ma	Return	T 097 432 487		David Wieners
	Association	- additional services. on the reverse of this of the mailpiece, or on ed' on the mailpièce be o whom the article was	-	4a. Article Number 42–96		delivered.
	cia	this form or on the scebelow was delivent	Receipt			Write ''Return Receipt Requested'' on the The Return Receipt will show to whom the
	ît;	form so that we the back if spay allow the article nudelivered and the				does not permit.
	on	so t back the au	Service			return this card to you. • Attach this form to the front of the ma
00	7	hat v	/ice	Bitxe ins tot) at segmiwollot		Complète items 3, and 4e Print your name and address on the rev
[a = a a	1.	also wish to receive the	al services.	SENDER: Send/or 5 additions • Complete items 1 and/or 5
Addressee and fee is	Service T Service T Registered Certified Express M Date of De	·				
e is	cle N 7 4 vice 7 vice 7 stered fied ass M of De	10 9 9 11	side?	SENDER:		I also wish to receive the
paid	Number A32 4 432 4 Type ed Mail	also wing		 Complete items 1 and/or 2 for additional services. Complete items 3, and 4a & b. 		following services (for an extra
# 65	494	g s g s Ac	reverse	 Print your name and address on the reverse of this return this card to you. 	form so that we can	fee):
dress	Insui COD Retu Merc	Iso wish to ring s es 42 XX Addresse	. <u>•</u>	 Attach this form to the front of the mailpiece, or oldoes not permit. 	in the back if space	1. Addressee's Address
(o)	Insured COD Return Receipt Merchandise	wish to receive y es (for an e 42 of 100 Addressee's Addre Restricted Delivery postmaster for fee.	completed on the	 Write "Return Receipt Requested" on the mailpiece b The Return Receipt will show to whom the article wa 	below the article number. is delivered and the date	2. Restricted Delivery
	Rec	receive for an e f 100 f 100 's Addre Delivery for fee.	o G	delivered. 3. Article Addressed to:		Consult postmaster for fee. 42-96
equi	e pt	ceive the can ext	sted	Kathy WIENERS		7 432 486
requested	for	receive the (for an extra) f 1006 es's Address Delivery	혍	3907 N.W. 69th Terrace		vice Type
	ou for using Return R	1 7 12	00	Coral Springs, FL 33065	│	
	y * . = -4	n the reverse side?	ADDRESS		Exp	Receipt for
URN /			DRI		7. Date	Mighandise O Deliver S
2	3. Article / OMMON! OMMON! EPARTM! CEARAN CEARAN EPARTN EPARTN EPARTN EPARTN EPARTN	Complete Complete Complete Print your etum this cs Attach this As not perior Write "Re The Return		·		2 3 S
Signatur	MMONV PARTMI PARTMI REAU C EARANI PARTM	NDER: Complete it Complete it Complete it Complete it Complete it Complete it in this cal and this cal and the cal as not perm Write "Return The Return Ivered.	TURN	5. Signature (Addressee)	8. Add	fee s has
ture	- こっしゃつべ	nard item		Kathleen Wilnes		
	URGE CE CANTER	ns 1 and 1 a	e your RE	6. Signature (Agent)		'a
dre				PS Form 3811 , December 1991 \$\pmu.s. gr	PO: 1992—323-402 D	OMESTIC RETURN RECEIPT
see		d/or 2	F	· 		
	OF PENNSY REVENUE PLIANCE PORT SECTI 17128-0946	" additional services. on the reverse of this form so that we of the mailpiece, or on the back if spa of the mailpiece below the article mand the article was delivered and the to whom the article was delivered and the towns the article was delivered and the article was delivered and the article was delivered and the article	शिक्षे	SENDER:		
	128 7.60 2.60 2.60 2.60 2.60 2.60 2.60 2.60 2	itions or ever a reverse ma	e Sil	 Complete items 1 and/or 2 for additional services. Complete items 3, and 4a & b. 		I also wish to receive the following services (for an extra
1	ENNSYLV NUE CE SECTION 8-0946	additional services n the reverse of th f the malipiece, or d' on the malipiece whom the article v	go.	 Print your name and address on the reverse of this return this card to you. 	s form so that we can	fee):
l	SY HTS	vices of th of th ipiec	92	 Attach this form to the front of the mailpiece, or of does not permit. 	on the back if space	1. Addressee's Address
	S 2	this form the form or on the ece below e was deliv	the	Write "Return Receipt Requested" on the mailpiece to The Return Receipt will show to whom the article was a second control of the contro	below the article number	2. Restricted Delivery
i	PENNSYLVANIA /ENUE NCE T SECTION 128-0946	orm so th the back tow the ar	lo J	3. Article Addressed to:	,	Consult postmaster for fee.
	. ⋝	so that w back if sp the article vered and	completed	5. Altitole Addressed to.	1	icle Number 42 – 96 76 695 559
<u>,</u> α			l du	Sean McCalla	4b. Ser	vice Type
			8	2308 Langley Ave	-	stered insured
nd fe	an fee): e 1. e 1. e 1. date Cons Article Nt Pervice T Registered Certified Express M Date of D		ESS	St. Joseph, MI 49085	xox Cert	ified COD ess Mail Return Receipt for
ssee se is	e Type or	fee): 1. XI 2. [] Consult 1	AUURES			Merchandise of Delivery
paid	Type ed Mail	also vowing solition owing solition sol			1. 6	1-10-96
± 6	1996	ree): 1 also wish to recovering set is (following set is (following set): 1	1 3	5. Signature (Addressee)		ressee's Address (Only if requested
Ğ	Insured COD Return Mercha	n_to ;s resse rricte	NC 1 ORIN	Senso (Calla	and	fee is paid)
(Jrn I	(fpr (fpr (A) ee's A	1 5	o. Signature (Agent)		
:	nsured Only if required	wish to receive se is (for an ereceive se is (for an ereceive se is Addre Addressee's Addre Restricted Delivery postmaster for feeder	1 ?	PS Form 3811 , December 1991 ±U.S.GP	 PO: 1992323-402 D(OMESTIC RETURN RECEIPT
Addressee's Address (Om)	pt	en extra) -96 Address Address	1			
	क्षि वि	ी भेज क	ł			

	the the state of t
7	מופני אופון גם ובכנואל מופ
• Complete items 3, : 3 & b.	follows: Bryices (for an extra
• Print your name and	teat.
return this card to you.	14 - 14
 Attach this form to the front of the mailpiece, or on the back if space 	if space 1. July Addressee's Address 69
does not permit.	•
🟅 • Write "Return Receipt Requested" on the malipiece below the article number.	. 2 . Bestricted Delivery
• The Return Receipt will show to whom the article was delivered and the date	
delivered.	stmaster for fee.
 3. Article Addressed to: 	_
~~	\$ 047 JUST 455 E
Small Business Administration	4b. Service Type
	Registered Insured
Zu N. Penna, Avenue	Γ.
Doom 2327	Ties COD
Milvoc - Barro DA 18701	Cxpress Mail
	/. Date of Delivery
	20 to 30
5. Signature (Addressee)	8. Attiospee's Address Only if requested
	and hee is paid)
	· '4]
clo. Signature Agent	L
PS Form 3811, December 1991 ×0.5. GPO: 1992-323-402	DOMESTIC RETURN RECEIPT
,	

6. Signature (Agent)	T) 5. Signature (Addressee)	• Print your name and address on the reverse of this form so that we can end to you. • Attach 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 delivered. • The Return Receipt will show to whom the article was delivered and the date delivered. • Office of F.A.I.R Dept. of Public Welfare • P.O. BOX 8015 Harrisburg, PA 17105 7. Date	Ocmplete items 1 and/or 2 for additional services. Complete items 3. and 4a & h.
DOMES 110 RETURN RECEIPT	Addressee's Address (Only if requested and fee is paid)	it space it space it space 1. Addressee's Address ticle number. 2. Restricted Delivery and the date Consult postmaster for fee. 4a. Article Number Ab. Service Type Registered Registered Registered Registered Registered Return Receipt for Merchandise 7. Date Staplingry 1996	l also wish to receive the



SHERIFF OF COLUMINA COUNTY COURT HOUSE - P. O. BOX 300 BLOOMSHURG, PA 17845

24 Jungar Priming (7 (7) 704 (6,000

389-5622	BLOOMSHURG, PA 17845	24 մուդալ լ (7 (7) 70գ
Date: Sept. 6, 1996	···	
То: .		
Atty. Stephen Brandwene Deputy Atty. General Collection Unit-4th & Wal Harrisburg, PA 17120	nut St.	
Re: BNC Bank, National Assoc.	Charles D. LETAEDE	
Though the second transfer of the second tran	VS Steven D. WEINERS, survi	ng tenant in

command of Kathleen WILNERS, deceased No: 1996 42 of No:

Dear Sir:

PHONE

ल १७) आवर्षाकाहाट

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. Sheriff of Columbia County



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 500 BLOOMSBURG, PA 17815

1717) 391444444 389-5622

74/10/00 (70/00) (747) 704-6000

Date:	Sept. 6, 1996
To:	. Columbia Co. Tax Claim Bureau
	- P.O. Box 380
	- Bloomsburg, PA 17815
Re:	PNC Bank, National Assoc. Vc Steven D. WEINERS, surviving tenant in
No:	-command of Kathleen WIENERS, deceased
	·

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,

Sheriff of Columbia County



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

рионт 0717) MAMAMMIC 380_5699

20 might phone

389-5622	17413	(7 (7) 704-6)
Date: Sept. 6, 1996	<u></u>	
To: Ms. Connie Gingher, Tax C	ollector	
Rear 120 E. 3rd St.,		
Midtown Plaza	~~~	
Berwick, PA 18603		
		
Re: PNC Bank, National Assoc.	VS. Steven D. WEINERS, su	rviving tenant in
No: 42 of 1996 ED	command of Kathleen W	HENERS, deceased
1990 1.0	No: 534 of	1996 JU
Dear Sir:		
·		
Enclosed is a notice of an up	coming Sheriff's Sale If	ZOU Jeans Suit

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



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 100 BLOOMBURG, PA 17815

^{гнине} 1717) Жажкарк 389-5622

2011/00/06 PHO 63 PM

307-3042	(v (v) 2 (d) (£
Date: Mr. Chris Klinger Berwick Sewer Authority 344 Market St., Berwick, To:	
Re: PNC Bank, National Assoc. No: 42 1996 ED	VS. Steven D. WEINERS, surviving tenant in command of Kathleen WIENERS, deceased No: 534 of 1996 JU
Dear Sir: Enclosed is a notice of an o	pcoming Sheriff's Sale. If you have any
claims against this property, not	ify this office <u>IMMEDIATELY</u> . The with any questions you may have.
÷	Respectfully, Many M. Roadarmel, Jr. Sheriff of Columbia County



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. HOX 380 HIGOMERORG, PA 17815

PHONE भ्याका स्थापस्थाकाहार 389-5622

24 mitur moor (7 (7) 704 (6)mi

Date	<u>Sept</u> .	6, 1996								
To:	PNC Bank	, National	Association							
	201 Penn	a Ave.								
	Scranton	, PA 18501								
		-								
	•									
0										
Re:	<u>PNC Bank,</u>	National As	ssociation vs	5. Steven	Wieners,	Kat	hleen	Wieners	&	ìenant
No:	42	_of_1996	ED	No: 534	1	of_	ī 996	J0		
Dear S	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,

Norry A. Roadarmel, Jr Sheriff of Columbia County



SHERRE OF COLUMBIA COUNTY

1930/38 (747) 389-5622 COURT HOUSE - P. O. BOX 300 PLOOMSBURG, PA 17815

24 HOUR PHOTO (717) 784 6300

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 (D) No. 534 of 1996 (D)

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the Lollowing dates:

Feel free to contact me if you have any questions.

Respect fully

Harry A Rondannel, Jr.

Sherili



PRONE (717) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 SHERIFF SUSAMEBUREALPAES PATE OUTLINE

24 HOUR PHONE (717) 784-6300

RECEIVE AND TIME STAMP WRIT King 7/- 76
DOCKET AND INDEX 3-96
SET FILE FOLDER UP
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 \$500.00 CO33750 - 700.
* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEDE ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO
SET SALE DATE AND ADV. DATES AND POSTING DATES TO DEF 15-17-29
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
ONCE DEFENDANTS ARE SERVED DOCKET COSIS AND INFO



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

SHERIFF'S SALE OUTLINE CONTT

24 HOUR PHONE (717) 784-6300(-2-)

SALE BILLS

PHONE

(717) 389-5622

JACC OTECS
SEND DESCRIPTION TO PRINTER ** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLAINATIONS
SEND MOTICE 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 AUTIL.
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 AITY
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_	, <u>1996</u>
	OWN	ER OR REPUTI	ED OWNER		
	Weiners, Ste	ven D. & K	athleen E.		
	DESC	RIPTION OF F	'ROPERTY		
	206 Mulberry .09 Acres	St.			
PARCEL NUN	4BER 4B,060	89-00,000 1	N Berwick Bor	0	Township Borough
	YEAR	Т	OTAL		City
	Certifi.	\$ 5.00	·		
					•
		· · · · · · · · · · · · · · · · · · ·		-	
	TOTAL	\$	5.00		
	<u>November</u>	, <u>l</u>	int(s) due during 996		
			r records, there a ember 31,		liens on
	: Interim Tax B		ember 31,	1777	
Requested b	V:	County She	riff Departmer 31-96	it	
		COLUMBIA	COUNTY TAX C	LAIM	BUREAU
FEE – \$5.00 Per Parcel)		pd 11-13-	96	
	·· ·		·· ·· ·· · · · · · · · · · ·		



COMMONWEAUTH 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

State Tax Paid	RECORDER'S USE ONLY
Book Number	
Fage Number	
Date Recorded	,, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>

Complete each section and file in duplica	te with Recorder of Deeds wh	en (1) the full values	deration is not set forth in the deed, (2) when the deed not required if the transfer is sub-II.		
based on: (1) family relationship or (2) p	 a tax exemption is claimed, public utility easement. If more 	A Statement of Value is	deration is not set farth in the deed, (2) when the deed not required if the transfer is wholly exempt from tax h additional sheet(s)		
A CORRESPONDENT	- All inquiries may	be directed to	not required if the transfer is wholly exempt from tax hadditional sheet(s). The following person:		
Harry A. Roadarn	nel Jr., Sheriff o	f Callenda	Telephone Number:		
Street Address		T COlumbia Co.	Arms Cada / 717 . 384-5622		
B TRANSFER DATA	Main St., Blooms	… b-urg, PĀ 17815	State Zip Code		
Grantor(s)/Lessor(s)		Date of Acceptance of I	Document		
Steven D. & Kathleen E. W	ieners	Grantee(s)/Lassee(s)	—·— — —·—- — —		
Street Address 206 Mulberry St.		Street Address	ional Mortgage Association		
City		3900 W-iscor	nsin Ave.,		
Bloomsburg, PA 17815	21p C08e	Washington, D.C. 20016-2899			
C PROPERTY LOCATIO	N . 45 See Chrysle	washington,	D.C. 20016-2899		
206 Mulberry- St.		City, Township, Borough	And the second of the second o		
County Columbia	School District	B orough of			
 _	Berwick Area		Tox Parcel Number U4B, 06-89		
1. Actual Cash Consideration		of the contract			
\$13/9.89	2. Other Consideration		3. Total Consideration		
4. County Assessed Value	5. Common Level Ratio Fa	octor	<u></u> _\$1379.89		
27,224.00 E EXEMPTION DATA:	× 2.49		6. Fair Market Value = 67,787.76		
la. Amount of Exemption Claimed	1b. Percentage of Interest	1.00	1-07,707.70		
100%	100%	Conveyed			
2. Check Appropriate Boy Polant &					
2. Check Appropriate Box Below for Ex					
	(Name of Dece	referred — — — — — — — — — — — — — — — — — — —	·· _ _		
L. Transfer to Industrial Development A	gency.		(Estate File Number)		
Transfer to agent or straw party. (A	ttach copy of agency/straw m	GITY dareament			
Transfer between principal and age	nt. (Attach copy of access to	/ ugreemenn,			
Transfers to the Commonwealth the	Haira e	raw trust agreement). Ta.	x paid prior deed \$		
(Attach copy of resolution).	omied Sidies, and Instrument	talities by gift, dedication	, condemnation or in liquid as I		
Transfer from mortgagor to a holder Corrective deed (Altach serve of the	of a martagge in default 11	lanta a la d	440		
Corrective deed (Allach copy of the	grior dead)	iongage Book Number _	755, Page Number		
Statulory corporate consolidation, me	erger or division. (Attach cop	y of articles).			
Other (Please explain exemption claim	med, it other than listed abov	e.}	· _·		
		· — — · — · — . — . — . — . — . — . — .			
der penalties of law, I declare that I have I belief, it is true, correct and	examined this Statement, in	cluding accompanying	information, and to the best of my knowledge		
matore of Correspondent or Responsible Carty	·	——————	mormation, and to the best of my knowledge		
May a hadel o	umer A	— <u>—</u>	Date		
Todadinet Ur., Colu	mbia Co/ Sheriff		NOV_12, 1996		
	(SEE REV	ERSE)			

ASSIGNMENT OF MORTGAGE

456 65 1

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;

TO HAVE, hold, receive and take all and singular the hereditaments and premises hereby granted and assigned, or mentioned and intended so to be, with the appurtenances, unto the said Assignee, its successors and assigns, to and for its only proper use and benefit forever.

IN WITNESS WHEREOF, Assignor has signed this Assignment as of the day and date first written above.

PNC MORTGAGE CORP. OF AMERICA AS AGENT FOR PNC BANK, NATIONAL ASSOCIATION BY:

Union Johnson

STATE OF Kentucky	}	ss.:
COUNTY OF Laffarger)	

on this, the <code>31st</code> day of <code>October</code> , <code>1996</code>, before me, the undersigned officer, personally appeared <code>Chris Bossman</code> , who acknowledged him/herself to be a <code>Asst. Vice Pres.</code> of <code>PNC Mortgage Corp of America</code> , a banking organization, and that he/she as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the banking organization by him/herself as such officer.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

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

LAW OFFICES

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

LENAHAN &DEMPSEY

A PROFESSIONAL CORPORATION

SUITE 400 KANE BUILDING 118 NORTH WASHINGTON AVENUE P.O. BOX 294 SCHANTON, PENNSYLVANIA 18501-0284

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

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

JOHN R. LENAHAN, SR. RETIRED

WILLIAM J. DEMPSEY
OF COUNSEL

November 6, 1996

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

Dear Madam:

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.

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.

DENAMAN & DEMPSEI, P.C.

Thomas R. Daniels, Esquire

TRD/vm

cc: Sheriff Harry A. Roadarmel

1,41-399

Enclosures

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.

Sworn and subscribed to before me this 2. Hongard (Notary Public)

My Commission Expires

Member, Permsylvania Associated and the interesting and publication charges amounting to \$ for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

Į,

Mis is paid for 1996 Crune Langher



PHONE (717) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

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, survior-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 Al Roadarmel Columbia Co. Sheriff

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

Sarah J. Hower



111ONI (717) 389-5622

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

24 HOGR PHONE (247) 244-6340

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

My Commission Expires June 21, 1999

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 OFSteven D. Wie	eners, 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	
Surah J. Hower NOTARIAL SEAL SARAH HOWER, NOBELY PUBLIC	
Bloomsburg, Columbia County PA	ę. ·



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

PNU Bank, National Association	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY		
PLAINTIFF		00201113171 0007	,
vs.	No. 42	CD	Term, 19 <u>96</u>
Brian ând Rhonda Wieners	WRIT of Execution Mortgage Foreclosure		
DEFENDANT	S ISSUED		
NOW. September 6	9 96 Harr	y A. Roadarmel	Jr.
High Sheriff of Columbia County, Pennsylvania, do hereb	by deputize the Sheri	ff of Luzerne	
County, Pennsylvania, to execute this Writ. This deputation	on being made at the	request and risk o	f the Plaintiff.
Defendants alleged address is600 <u>East Third St</u>	reet Berwick, PA		
Sheriff's Check No. 09226 for \$66.00 advance costs attached.	Mary a. B. Speriff, Col	umbia County, Fei	nnsylvania
AFFIDAVIT	OF SERVICE		
NOW MONDAY, SEPTEMBER 9TH 1996 _, atI	0:53	o'clock	A. M. served the
within NOTICE OF SHERIFF'S SALE OF REAL PROPER			
atHIS_PLACE_OF_RESIDENCE, 600 EAST_THIRD	STREET, BERWICK		by handing to
RHONDA WIENERS, DEFENDANT'S WIFE		a true and at	tested copy of the
original and made known	n to <u>HE</u>	R the	contents thereof.
Sworn and Subscribed before me	So Answers,		4
this9TH	Carl	Lawats	li:
day of SEPTEMBER 19 96		}	
- Ougue & Duffy	DV 44	Sheriff 2 cc.ex	S. & ·
Notary Public 9 0	BA: "", \" \" \" \"	Deputy Sheriff	
	19, See	return endorsed he	ereon by Sheriff of
	County, Pennsylvan	iia, and made a par	t of this return
•	So Answers,		
		Sheriff	

Deputy Sheriff



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 Associat	ion	OF COLUMBIA COUNTY			
· · · · · · · · · · · · · · · · · · ·	PLAINTIFF				
vs.	No. 4	12	CD	Term, 19 <u>96</u>	
Brian ând Rhonda Wieners	WRIT	of Execution	on Mortgage I	oreclosure	
1	DEFENDANT\$ ISSUE	ED			
NOW, September 6	₁₉ .96	Harry /	A. Roadarmel	Jr.	
High Sheriff of Columbia County, Pennsylv					
County, Pennsylvania, to execute this Writ.	This deputation being m	nade at the rec	uest and risk o	f the Plaintiff.	
Defendants alleged address is600 Ea			^_		
Sheriff's Check No. 09226 for \$66.0	Now	1a. Dood	Came J)	
costs attached.	ou advance - Ev	Speriff, Colum	bia County, Pei	nsylvania	
	AFFIDAVIT OF SERVICE	CE			
NOW, MONDAY, SEPTEMBER 9TH 19	<u>96</u> at 10:50		o¹clock	A. M served the	
within NOTICE OF SHERIFF SALE OF RE				w, served the	
at HER PLACE OF RESIDENCE, 600 EAS				by handing to	
HER PERSONALLY				tested copy of the	
original an				contents thereof.	
Sworn and Subscribed before me	So Answ	as 1	_	_	
this9TH	('	all &	Sawats	ike	
day ofSEPTEMBER	_ 19 96		`)		
	<u> </u>	1-1-1	Sheriff		
Notar Public	BY: _ <i>€</i>	-1 for G	Copyright Shoriff	Ø	
a Rhuffig	19,		Deputy Sheriff	aroon by Chariff of	
	·	19. See return endorsed hereon by Sheriff of County, Pennsylvania, and made a part of this return			
		So Answers,			
	50 A	HSWetS,			
		Sheriff			

Deputy Sheriff

successor by merger and acquisition: OF COLUMBIA COUNTY to FIRST EASTERN BANK, N.A., CIVIL ACTION - LAW Mortgagee/ 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

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.

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 & Sand

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: 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,:

MORTGAGE FORECLOSURE

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

Real Owners/ Defendants

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

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

NO. 534-CIVIL-1996

AFFIDAVIT OF NON-MILITARY SERVICE

<u>AND</u>

CERTIFICATION OF LAST KNOWN ADDRESS OF DEFENDANTS AND PLAINTIFF

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

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.

Arous Landr

Thomas R. Daniels, Esquire

Sworn to and subscribed: before me this low day: of _____ a 1996:

Notary Public

miy

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

Exhibit "A"

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 MORTGAGE FORECLOSURE 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 NO. 534-CIVIL-1996

AND

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY successor by merger and acquisition: to FIRST EASTERN BANK, N.A., CIVIL ACTION - LAW Mortgagee/ Plaintiff VS. STEVEN D. WIENERS, surviving tenant: in command of KATHLEEN E. WIENERS, : Deceased, Mortgagor and Real Owner/ Defendant MORTGAGE FORECLOSURE 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 NO. 534-CIVIL-1996 AND PERRY L. McCALLA and CAROL

> Real Owners/ Defendants

McCALLA, his wife,

AFFIDAVIT OF NON-MILITARY SERVICE

CERTIFICATION OF LAST KNOWN ADDRESS OF DEFENDANTS AND PLAINTIFF

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

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, Esquire

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

Notary Public

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

FIRST NATIONAL COMMUNITY BANK DUNMOHE, PA 18812 60-310/312

CHECK NO. 0033950

CHECK NO. 1900 PM

; ;; ;; ;; ;; VENDOR

PAY EXACTLY

11.01.0200 000

PAY TO THE ORDER OF:

#033950# #031303132# n, n 0804708"

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

VENDOR

74529

10/30/96

34953 CHECK NO.

PAY EXACTLY

Sheriff, Columbia County PAY TO THE ORDER OF

95 \$2E1E0E1E0\$ |||E561E0#

ſ

0804 206III

FIRST NATIONAL COMMUNITY BANK DUNMORE, PA 18512 60-313/313 CHECK NO. 0034953

******479.89

SHERIFF'S SALE

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 BLOOMS-BURG, 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 aforedescribed 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 benficiaries 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