

SHERIFF'S SALE--COST SHEET

NO. 65-1996 E.D. NO. 1090-1995 J.D. DATE OF SALE 1-23-97 TIME OF SALE 6930
MELON BANK, N.A. VS RONALD G. LUTHER, D. CLEMAN

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
 DIST. TAXES:

\$ 15.00
75.00
15.00
27.60
19.00
17.50
23.50
30.00
10.00
~~10.00~~
~~10.00~~
5.00

732.60

TOTAL. \$ 157.60

PRESS-ENTERPRISE, INC
 SOLICITOR'S SERVICES

\$ 10.00
~~10.00~~

TOTAL. \$ 10.00

PROTHONOTARY (NOTARY)
 RECORDER OF DEEDS
 OTHER

\$ 10.00
76.50

TOTAL. \$ 86.50

REAL ESTATE TAXES:

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

\$ 794.35
5.00

TOTAL. \$ 800.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL _____, 19__
 WATER--MUNICIPAL _____, 19__

\$ _____
 \$ _____

TOTAL. \$ _____

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL. \$ 14.00

MISCELLANEOUS: 10.00

\$ 10.00
 \$ _____

TOTAL. \$ 10.00

TOTAL COSTS. \$ 1383.70

- 900.00 900.00
500.00
 483
 15.00

232.60
 1030.68
1263.28

Revised to City

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

Mellon Bank, N.A., successor in

interest to United States Bank,

vs

Ronald G. Coleman, Luther D.

Coleman and The United States of
America,

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

No. 1040 of Term 19⁹⁵ E. D.

No. *What 68-96* Term 19 A. D.

No. Term 19 D.S.B.

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Amount Due

Interest ~~from~~
included in amount due
Total

as endorsed.

Dated 11/18/1996

(SFAI.)

\$ 55,192.90

\$ 13,404.65

\$ 55,192.90 Plus costs

Francis B. Kleier
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Deputy

ALL that certain piece, parcel and tract of land situate in Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the easterly line of lands of International Textbook Company, said point being the northwest corner of Lot No. 7, said point also being 725 feet distant on a course running north 24 degrees 45 minutes 54 seconds West from an iron pin at the southeast corner of lands of T.T. and Grace B. Fenstermacher; thence along the easterly line of lands of International Textbook Company, North 24 degrees 45 minutes 54 seconds West, 100 feet to a point at the southwest corner of Lot No. 9; thence along the southerly line of Lot No. 9, North 65 degrees 14 minutes 06 seconds East, 172 feet to a point on the westerly right-of-way of McGuire Drive; thence along said right-of-way, South 24 degrees 45 minutes 54 seconds East, 100 feet to a point at the northeast corner of Lot No. 7; thence along the northerly line of Lot No. 7, South 65 degrees 14 minutes 06 seconds West, 172 feet to the place of beginning.

CONTAINING 17,200 square feet of land in all. BEING Lot No. 8 of McGuire Park Village as laid out for McGuire Enterprises, and shown on draft prepared by T. Bryce James, R.S., dated November 16, 1971.

SUBJECT to all covenants and restrictions of record.

BEING the same property which Wade Yount, Sr. and Madelyn Yount, his wife, granted and conveyed to Luther D. Coleman and Ronald G. Coleman, by Deed dated October 6, 1981 and recorded November 9, 1981, in the Recorder of Deeds Office, Columbia County, Pennsylvania at Deed Book Volume 304, Page 616.

O'KEEFE, GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15222
(412) 281-7650
FAX (412) 281-7657

January 22, 1997

Office of the Sheriff
COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815

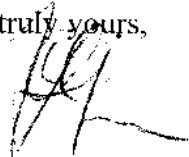
ATTENTION: Sheriff Harry A. Roadarmel, Jr.

**RE: Mellon Bank, N.A. v. Ronald G. Coleman and Luther D. Coleman and the
United States of America; Columbia County No. 68 of 1996**

Dear Sheriff Roadarmel:

Enclosed please find our firm check payable to the Columbia County Sheriff in the amount of \$508.28. If you need anything further from our office, please feel free to give us a call.

Very truly yours,



James F. Grenen

JFG/aml
Enclosure

O'KEEFE, GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15222
(412) 281-7650
FAX (412) 281-7657

January 2, 1997

VIA FAX (717) 784-0257

Office of the Sheriff
COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815

ATTENTION: Mr. Harry Roadarmel, Sheriff

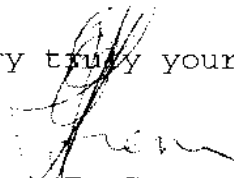
RE: Mellon Bank, N.A., successor in interest to United States
Bank v. Ronald G. Coleman, Luther D. Coleman and the
United States of America; No. 1040 of 1995

Dear Sheriff Roadarmel:

As you are aware, our firm represents Mellon Bank with regard to the above matter. In this regard, this letter shall serve to request and authorize the Sheriff of Columbia County to stay the Writ in the above matter and stay the sheriff's sale scheduled for January 23, 1997. The bank realized \$51,533.91 on account of its Writ. Please advise the amount of poundage which is due and payable.

If you need anything further, please feel free to give our firm a call.

Very truly yours,


James F. Grenen

JFG/aml
1-2jfg.1tr

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

January 9, 1997

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

O'Keefe, Grenen & Birsic, P.C.
Atty. James F. Grenen
One Gateway Center, Nine West
Pittsburgh, PA 15222

Mellon Bank, N.A.
VS
Ronald G. and Luther D. Coleman and the
United States of America

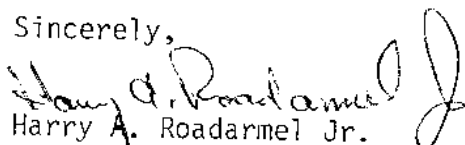
Atty. Grenen:

Mortgage Foreclosure 68 of 1996

In reply to your letter date January 2, 1997, I have found time to finally calculate the amount due to the Columbia County Sheriff for the settlement of the foreclosure prior to the Sale. Your office furnished me the figure of \$51,533.91 as settlement. The poundage issue is figured at 2% of the amount, which figures to be \$1030.68. In addition to the poundage of \$1030.68, Sheriff's costs of \$257.60, Newspaper advertising (one day only) \$106.00, and Deputy Sheriff's Training and Education Fund at \$14.00 for a total of \$1408.28 to close out this file. Your firm however has deposited \$900.00 in advance. According to my calculations, the amount now due the Columbia County Sheriff is \$508.28.

Should you have any differences with my calculations or dispute the poundage issue, feel free to contact me, and I'm sure we can resolve the issue. I'm sure we have seen the poundage issue enough in the Courts.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

MELLON BANK, N.A., successor)	
in interest to UNITED PENN)	
BANK,)	NO.: 1040 of 1995
)	
Plaintiff,)	
)	
vs.)	
)	
RONALD G. COLEMAN, LUTHER D.)	
COLEMAN and THE UNITED STATES)	
OF AMERICA,)	
)	
Defendants.)	
)	

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)	
)	SS:
COUNTY OF ALLEGHENY)	

Mellon Bank, N.A., successor in interest to United Penn Bank, 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 of Ronald G. Coleman and Luther D. Coleman located at 259 McGuire Drive, Bloomsburg, Pennsylvania 17815 and is more fully described as follows:

ALL the right, title, interest and claim of Ronald G. Coleman and Luther D. Coleman, of, in and to:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SOUTH CENTRE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING LOT NO. 8 OF MCGUIRE PARK VILLAGE AS LAID OUT FOR MCGUIRE ENTERPRISES. HAVING ERECTED THEREON A DWELLING KNOWN AS 259 MCGUIRE DRIVE, BLOOMSBURG, PENNSYLVANIA 17815. DEED BOOK VOLUME 304, PAGE 616. PARCEL NO. 12-01-12-5.

1. The name and address of the owners or reputed owners:

Ronald G. Coleman	259 McGuire Drive
Luther D. Coleman	Bloomsburg, PA 17815

2. The name and address of the defendants in the judgment:

Ronald G. Coleman	259 McGuire Drive
Luther D. Coleman	Bloomsburg, PA 17815

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

Mellon Bank, N.A., successor in interest to United Penn Bank	(PLAINTIFF)
---	-------------

United States of America Internal Revenue Service	U.S. Attorney's Office Suite 309 Federal Building Washington and Linden Streets Scranton, PA 18501
--	---

Frank C. Baker, Esquire	6009 New Berwick Highway Bloomsburg, PA 17815
-------------------------	--

First Eastern Bank, N.A.	First Eastern Plaza Public Square Wilkes-Barre, PA 18768
--------------------------	--

4. The name and address of the last record holder of every mortgage of record:

Mellon Bank, N.A., successor in interest to United Penn Bank	(PLAINTIFF)
---	-------------

Security Pacific National Bank	1634 Macarthur Road P.O. Box 286 Whitehall, PA
--------------------------------	--

The Money Store Financial Company, Inc.	1258 Route 315 Wilkes Barre, PA 18072
--	--

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

None

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

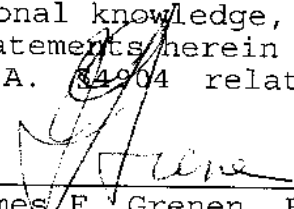
None

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

None

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

11-13-96

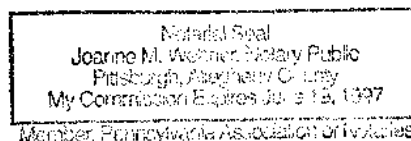

James F. Grenen, Esquire
Attorney for Plaintiff

SWORN to and subscribed before

me this 15th day of November

1996.


Notary Public



STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

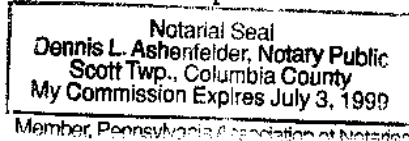
Paula J. Barry, Publisher's Assistant
....., being duly sworn according to law deposes
and says that Press Enterprise is a newspaper of general circulation with its principal office and
place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of
Pennsylvania, and was established 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 . January 2 , 1997 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 3rd day of JANUARY 1997..

.....
(Notary Public)

My Commission Expires



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.

.....

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

Mellon Bank, N.A., successor in

interest to United States Bank,

vs

Ronald G. Coleman, Luther D.

Coleman and The United States of
America,

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

No. 1040 of Term 19⁹⁵ E. D.

No. first 68-96 Term 19 A. D.

No. Term 19 D.S.B.

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Amount Due

\$ 55,192.90

Interest ~~from~~

\$ 13,404.65

included in amount due

Total

\$ 55,192.90

Plus costs

as endorsed.

Dated

11/18/1996

(SEAL.)

James B. Kline/CAB
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

MELLON BANK, N.A., successor
in interest to UNITED STATES
BANK,

Plaintiff,

vs.

NO.: 1040 of 1995

REAL ESTATE

RONALD G. COLEMAN, LUTHER
D. COLEMAN and THE UNITED
STATES OF AMERICA,

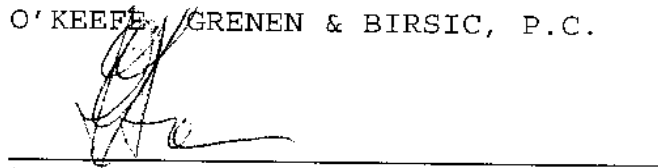
Defendants.

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave the same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on the part of such Deputy or the Sheriff of any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

O'KEEFE, GRENN & BIRSIC, P.C.

BY:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

MELLON BANK, N.A., successor
in interest to UNITED STATES
BANK,

Plaintiff,

NO.: 1040 of 1995

vs.

RONALD G. COLEMAN, LUTHER
D. COLEMAN and THE UNITED
STATES OF AMERICA,

Defendants.

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

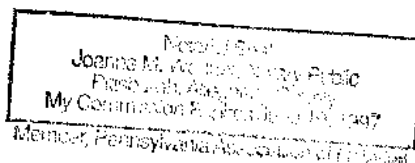
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared James F. Grenen, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owners of the property located at 259 McGuire Drive, Bloomsburg, Pennsylvania 17815 are Defendants, Ronald G. Coleman and Luther D. Coleman, who reside at said address, to the best of his information, knowledge and belief.

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 15th DAY OF November

1996.

Joanne M. Weber
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

MELLON BANK, N.A., successor
in interest to UNITED STATES
BANK,

Plaintiff,

NO.: 1040 of 1995

vs.

RONALD G. COLEMAN, LUTHER
D. COLEMAN and THE UNITED
STATES OF AMERICA,

Defendants.

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S.101, ET. SEQ.
AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

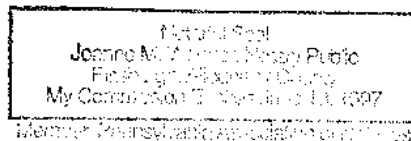
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared James F. Grenen, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on February 16, 1995, Defendants were mailed Notices of Homeowner's Emergency Mortgage Assistance Act of 1983 and Act 6 Notices of Intention to Foreclose by certified mail, return receipt requested, and first class U.S. Mail.

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 15th DAY OF November

1996.

Joanne M. Wilson
Notary Public





COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
(717) 389-5648

December 2, 1996

Sheriff Harry Roadarmel
Columbia County Court House
Main Street
Bloomsburg PA 17815

Dear Sheriff:

Please be advised, if there are any 1996 outstanding taxes on the Coleman property (sale date January 23, 1997) the amount you get for payoff from the tax collector will not be correct.

At the time of your disbursement, we will have the delinquent 1996 taxes in the Tax Claim Bureau Office and there will be extra fees and interest.

You may want to check with this office before the sale to get an updated amount.

Thanks.

Sincerely,

Lois E. Dunn
Clerk

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

Fax 717-784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

James F. Grenen, Esq.
One Gateway Center, Nine West
Pittsburgh, PA 15222

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

NO. 68-96

WRIT OF EXECUTION

SERVICE ON Columbia County Claim

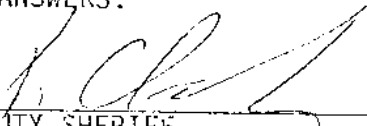
ON November 27, 1996 AT 1:35 P.M. . A TRUE AND ATTESTED COPY

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

Columbia County Tax Claim AT Courthouse Bloomsburg, PA

BY DEPUTY SHERIFF T. Chamberlain . SERVICE WAS MADE BY HANDING THE SAID
WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A COPY OF THE
DESCRIPTION TO Dennis Long

SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 9th

DAY OF December 1996

SHERIFF

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

Fax 717-784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

James F. Grenan, Esq.
One Gateway Center, Nine West
Pittsburgh, PA 15222

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

NO. 68-96

WRIT OF EXECUTION

SERVICE ON Ronald G. Coleman

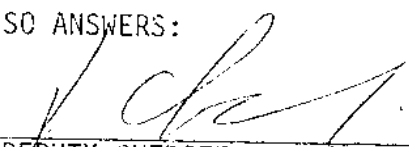
ON November 27, 1996 AT 2:50 P.M. A TRUE AND ATTESTED COPY

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

Ronald G. Coleman AT 4065 Old Berwick Road Bloomsburg, PA

BY DEPUTY SHERIFF T. Chamberlain SERVICE WAS MADE BY HANDING THE SAID
WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A COPY OF THE
DESCRIPTION TO Ronald G. Coleman

SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 9th

DAY OF December 1996

NOTARIAL SEAL

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

SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

Fax 717-784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

James F. Grenen, Esq.
One Gateway Center, Nine West
Pittsburgh, PA 15222

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

NO. 68-96

WRIT OF EXECUTION

SERVICE ON Frank C. Baker, Esq.

ON November 27, 1996 AT 3:00 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

Frank C. Baker, Esq. AT 6009 New Berwick Hwy Bloomsburg, PA

BY DEPUTY SHERIFF T. Chamberlain. SERVICE WAS MADE BY HANDING THE SAID
WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A COPY OF THE
DESCRIPTION TO Frank C. Baker, Esq.

SO ANSWERS:

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 9th

DAY OF December 1996

Sarah Hower

SHERIFF

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

Fax 717-784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

James F. Grenen, Esq.
One Gateway Center, Nine West
Pittsburgh, PA 15222

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

NO. 68-96

WRIT OF EXECUTION

SERVICE ON Myrle Sharrow, Tax Collector

ON November 27, 1996 AT 2:55 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

Myrle Sharrow AT 6555 2nd St. Alameda, PA

BY DEPUTY SHERIFF T. Chamberlain . SERVICE WAS MADE BY HANDING THE SAID
WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A COPY OF THE
DESCRIPTION TO Myrle Sharrow, Tax Collector .

SO ANSWERS:

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 9th

DAY OF December 1996

SHERIFF

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) 389-5622

24 HOUR PHONE
(717) 784-6300

James F. Grenen, Esq.
One Gateway Center, Nine West
Pittsburgh, PA 15222

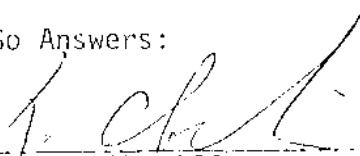
IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.

NO. 68-96

WRIT OF EXECUTION

Service on Luther D. Coleman
on November 27, 1996 at 2:50 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
Luther D. Coleman, at 3820 Old Berwick Road Bloomsburg, PA
by deputy sheriff T. 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 Luther D. Coleman.

So Answers:

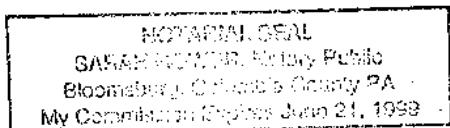

Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 9th day of

December 1996

Sarah J. Hower
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) 704-6300

James F. Grenen, ESQ
One Gateway Center, Nine West
Pittsburgh, PA 15222

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

Mellon Bank, N.A.
VS.

Ronald G. & Luther D. Coleman and
WRIT OF EXECUTION The United States of
(MORTGAGE FORECLOSURE) America
Exec. 68 of 1996

POSTING OF PROPERTY

Dep. Sheriff Paul Hilliard POSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF Ronald G. Colemand and Luther D. Coleman at 259 McGuire Dr.,
and 4065 Old Berwick Rd., Bloomsburg, PA and the Columbia Co. Court House
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY

SHERIFF Paul Hilliard, on DEC 23, 1996 at 1122 hours.

SO ANSWERS:

Paul Hilliard
DEPUTY SHERIFF

Harry A. Roadarmel, Jr.
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 2nd day of
January 1997

Sarah J. Hower

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: DEC 11, 1996

RE: Sheriff's Sale Advertising Dates

t Mellon Bank, N.A. vs. Ronald G. and Luther D. Coleman and
The United States of America
No. 68 of 1996 ED No. 1040 of 1995 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Jan 2, 1996

2nd week Jan 9, 1996

3rd week Jan 16, 1996

SALE DATE JAN 23, 1997
0930

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel, Jr.
Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 284-6300

DATE: DEC 2, 1996

RE: Sheriff's Sale Advertising Dates

Mellon Bank N.A. vs. Ronald G. Coleman and Luther D. Coleman and
The United States of America
No. 68 of 1996 ED No. 1040 of 1996 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:
SALE DATE: JAN 23, 1997 1000

1st week JAN 2, 1997

2nd week JAN 9, 1997

3rd week JAN 16, 1997

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 300
BLOOMSBURG, PA 17815

FROM
(717) 244-1988
389-5622

24 HOUR PHONE
(717) 784-1000

Date: DEC 2, 1996

To: Security Pacific National Bank

1634 Macarthur Road

P.O. Box 286

Whitehall, PA 18052

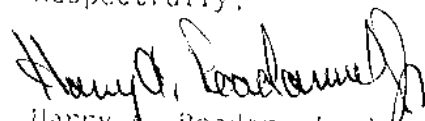
Re: Mellon Bank, N.A. successor to vs. Ronald G. COLEMAN and Luther D. COLEMAN and
United States Bank The United States of America
No: 68 of 1996 ED No: 1040 of 1996 JD

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) 339-5622

24 HOUR PHONE
(717) 204-6330

Date: DEC 2, 1996

To: The Money Store Financial Co., Inc.

1258 Route 31b

Wilkes-Barre, PA 18072

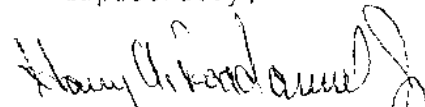
Re: Mellon Bank, N.A. successor to vs. Ronald G. COLEMAN and Luther D. COLEMAN and
United States Bank The United States of America
No: 68 of 1996 ED No: 1040 of 1996 JD

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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) 389-6,000

Date: DEC 2, 1996

To: The First Eastern Bank, N.A.
~~First Eastern Plaza~~
~~Public Square~~
Wilkes-Barre, PA 18768

Re: Mellon Bank, N.A. successor to vs. Ronald G. COLEMAN and Luther D. COLEMAN and
United States Bank The United States of America
No: 68 of 1996 ED No: 1040 of 1996 JD

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BROOKSBURG, PA 17015

PHONE
(717) 344-1941
389-5622

TELETYPE
(717) 344-6100

Date: DEC 2, 1996

To: The United States of America
Internal Revenue, U.S. Attorney's Office
Suite 309, Federal Building
Washington and Linden Streets
Scranton, PA 18501

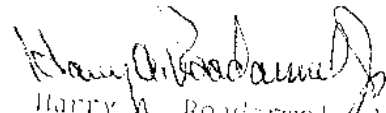
Re: Mellon Bank, N.A. successor to vs. Ronald G. COLEMAN and Luther D. COLEMAN and
United States Bank The United States of America
No: 68 of 1996 EO No: 1040 of 1996 JD

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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 17015

PHONE
(717) 389-5622
389-5622

TELEPHONE
(717) 389-5622

Date: DEC 2, 1996

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

Re: Mellon Bank, N.A. vs. Ronald G. Coleman and Luther D. Coleman,
and the United States of America

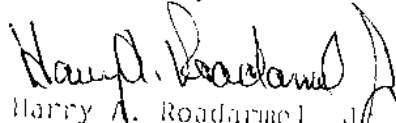
No: 68 of 1996 ED No: 1040 of 1996 JD

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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 300
BLOOMSBURG, PA 17815

PHONE
(717) 388-5000
389-5622

24 HOUR PHONE
(717) 784-6300

Date: Dec. 2, 1996

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

Re: Mellon Bank N.A. VS. Ronald G. Coleman, and Luther D. Coleman
and the United States of America
No: 68 of 1996 ED No: 1040 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.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

SENDER: <input type="checkbox"/> Complete items 1 and/or 2 for additional services. <input checked="" type="checkbox"/> Complete items 3, 4a, and 4b. Print your name and address on the reverse of this form so that we can return this card to you. <input checked="" type="checkbox"/> Attach this form to the front of the mailpiece, or on the back if space does not permit. <input checked="" type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number. <input checked="" type="checkbox"/> 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): <input checked="" type="checkbox"/> Addressee's Address <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 <u>68-76</u> <u>P315 464 992</u>	
5. Received By: (Print Name) 6. Signature: (Addressee or Agent) <u>X</u> <u>Pat Oberholt</u>		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
7. Date of Delivery <u>12/10/80</u>		8. Addressee's Address (Only if requested and fee is paid)	

Thank you for using Return Receipt Service.

SENDER: Complete items 1 and/or 2 for additional services. <input type="checkbox"/> Complete items 3, 4a, and 4b <input type="checkbox"/> Print your name and address <input type="checkbox"/> Attach this form to the front of the mailpiece, or on the back if space does not permit. <input type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number. <input type="checkbox"/> 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: The First Eastern Bank, N.A. First Eastern Plaza Public Square Wilkes-Barre, PA 18768		4a. Article Number 68-96 4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise 7. Date of Delivery	
5. Received By: (Print Name) 6. Signature (Addressee or Agent) <input checked="" type="checkbox"/> <i>[Signature]</i>		8. Addressee's Address (Only if requested and fee is paid) Domestic Return Receipt	

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1994

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
HARRISBURG, PA 17115

PHONE
(717) 389-5622
389-5622

TELEPHONE
(717) 703-6400

Date: DEC 2, 1996

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

Re: Mellon Bank N.A. VS. Ronald G. Coleman and Luther D. Coleman and
The United States of America
No: 68 of 1996 ED No: 1040 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.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 360
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622
389-5622

24 HOUR PHONE
(717) 389-6000

Date: DEC 2, 1996

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

Re: Mellon Bank, N.A. vs. Ronald G. Coleman and Luther D. Coleman and
the United States of America
No: 68 of 1996 ED No: 1040 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.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

DECEMBER 4, 1996

MEMO TO: SHERIFF DEPARTMENT

FROM: MYRLE L. SHARROW
TAX COLLECTOR
SOUTH CENTRE TOWNSHIP

REFERENCE: LUTHER & RONALD COLEMAN
259 MCQUIRE PARK DRIVE
BLOOMSBURG, PA 17815

PARCEL #12-01--012-05

COUNTY AND TOWNSHIP REAL ESTATE TAXES WERE PAID, DATED 4-29-96.
CENTRAL COLUMBIA SCHOOL DISTRICT REAL ESTATE TAXES HAVE NOT
YET BEEN PAID, TOTAL PENALTY \$994.35.

859

O'KEEFE, GRENN & BIRSIC, P.C.

IOLTA ACCOUNT
ONE GATEWAY CENTER, 9 WEST
PITTSBURGH, PA 15222

3-28-17
470

DATE 1-13-17

\$ 508.28

PAY
TO THE
ORDER OF

John J. Greenn
John J. Greenn

DOLLARS



Mellon Bank

Mellon Bank, N.A.
Western Region
Pittsburgh, PA

[Signature]

FOR 1000859 10430002610 00902179

OKEEFE GRENN & BIRSIC, P.C.
ONE GATEWAY CENTER, NINE WEST
PITTSBURGH, PA 15222-1416

1519

50-585/433

DATE 11-13-94

PAY
TO THE
ORDER OF

Sparks Columbia County
New York

\$ 900.00

YV 1/72

DOLLARS

[Signature]

⑆001519⑆ ⑆043306855⑆ 3000165175⑆

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

BY VIRTUE OF A WRIT OF EXECUTION NO. 68 OF 1996 AND J.D. 1040 of 1995 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN THE COLUMBIA COUNTY SHERIFF'S OFFICE, COURT HOUSE, WEST MAIN STREET, TOWN OF BLOOMSBURG, PENNA.

JANUARY 23, 1997, AT 0930 AM

IN THE FORENOON OF SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND SITUATED IN THE South Centre Township COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUND AND DESCRIBED AS FOLLOWS, TO WIT:

ALL that certain piece, parcel and tract of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the easterly line of lands of International Textbook Company, said point being the northwest corner of Lot No. 7, said point also being 725 feet distant on a course running north 24 degrees 45 minutes 54 seconds West from an iron pin at the southeast corner of lands of T.T. and Grace B. Fenstermacher; thence along the easterly line of lands of International Textbook Company, North 24 degrees 45 minutes 54 seconds West, 100 feet to a point at the southwest corner of Lot No. 9; thence along the southerly line of Lot No. 9, North 65 degrees 14 minutes 06 seconds East, 172 feet to a point on the westerly right-of-way of McGuire Drive; thence along said right-of-way, South 24 degrees 45 minutes 54 seconds East, 100 feet to a point at the northeast corner of Lot No. 7; thence along the northerly line of Lot No. 7, South 65 degrees 14 minutes 06 seconds West, 172 feet to the place of beginning.

CONTAINING 17,200 square feet of land in all. BEING Lot No. 8 of McGuire Park Village as laid out for McGuire Enterprises, and shown on draft prepared by T. Bryce James, R.S., dated November 16, 1971.

SUBJECT to all covenants and restrictions of record.

BEING the same property which Wade Yount, Sr. and Madelyn Yount, his wife, granted and conveyed to Luther D. Coleman and Ronald G. Coleman, by Deed dated October 6, 1981 and recorded November 9, 1981, in the Recorder of Deeds Office, Columbia County, Pennsylvania at Deed Book Volume 304, Page 616.

Seized in Execution as the property of Ronald G. and Luther D. Coleman 259 McGuire Drive, Bloomsburg, PA South Centre Township, Columbia County. and at the suit of Mellon Bank, N.A.

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

All parties in Interest and Claimants will take notice that a Schedule of Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed within ten (10) days of posting.

Atty. for Plaintiff:
O'Keefe, Grepson & Birsic,
Pittsburgh, PA 15222

Harry A. Roadarmel Jr.
Sheriff of Columbia