

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FEB 28, 1997

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

O'Keefe, Grenen, Birsic, P.C.
One Gateway Center, Nine West
Pittsburg, PA 15222

Atty. Casanova:

I am sending Sheriff's check no. 09666, in the amount of \$333.99, which was originally made out to the Catawissa Tax Collector, and then returned by the Tax Collector. To further add to the problem the bank, PNC paid the delinquent taxes to the County Tax Bureau on 2-26-97 in the like amount. After speaking with Jainine of your office, this money is due the bank, but being forwarded through your office.

Just for further information, when there is a Sheriff's Sale, on a mortgage foreclosure, all delinquent and current taxes are included in the costs of the foreclosure.

Should there be any questions, feel free to contact me.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

VNC Bank, N.A. VS John L. Kingdon, Plaintiff
NO. 77-1096 E.D. NO. 116-1096 J.D.

DATE OF SALE: 2-3-97

BID PRICE (INCLUDES COSTS)	\$ <u>1757.30</u>
POUNDAGE 2% BID PRICE	\$ <u>35.15</u>
TRANSFER TAX 2% BID PRICE	\$ <u>-0-</u>
MISC. COSTS	\$ <u>1792.45</u>

TOTAL NEEDED TO PURCHASE

\$ _____

PURCHASER(S) : _____

ADDRESS : _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : John L. Kingdon

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$ <u>1792.45</u>
LESS DEPOSIT	\$ <u>900.00</u>
DOWN PAYMENT	\$ _____
AMOUNT DUE IN EIGHT DAYS	\$ <u>892.45</u>

SHERIFF'S SALE--COST SHEET

PNC Bank, N.A. vs Salvador, Kingston - Cindy E. Millard
 NO. 77-1996 E.D. NO. 1101-1996 J.D. DATE OF SALE 2-13-97 TIME OF SALE 1000

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 COPIES
 Distribution

\$ 15.00
75.00
13.00
16.60
19.00
15.00
21.00
15.00
10.00
30.00
10.00
17.50
25.00

TOTAL. \$ 289.10

PRESS-ENTERPRISE, INC
 SOLICITOR'S SERVICES

\$ 77.00
50.00

TOTAL. \$ 311.00

PROTHONOTARY (NOTARY)
 RECORDER OF DEEDS
 OTHER

\$ 10.00
26.50

TOTAL. \$ 36.50

REAL ESTATE TAXES:

BOROUGH, TWP, & COUNTY TAXES, 19__
 SCHOOL DISTRICT TAXES, 1996
 DELINQUENT TAXES, 19__, 19__, 19__

\$
338.97
5.00

TOTAL. \$ 338.97

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL_____, 19__
 WATER--MUNICIPAL_____, 19__
 ELWT--

\$ 77.40
53.93
691.38

TOTAL. \$ 772.71

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL. \$ 19.00

MISCELLANEOUS: Various sm 1757.30 \$ 35.15
\$

TOTAL. \$ 35.15

TOTAL COSTS. \$ 1792.45

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date 12/17, 1996

OWNER OR REPUTED OWNER

Kingston, John L. & Millard, Cindy E.

DESCRIPTION OF PROPERTY

.06 Ac. / 100 Pine St.

PARCEL NUMBER 08,92--174-00,000 IN Catawissa Boro Township
Borough
City

YEAR	TOTAL
Cert.	\$ 5.00
TOTAL	\$ 5.00

The above figures represent the amount(s) due during the month of
March, 1997.

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

Excluding: Interim Tax Billings

Requested by:
Columbia County Sheriff

FEE - \$5.00
Per Parcel

COLUMBIA COUNTY TAX CLAIM BUREAU
IF THERE ARE 1996 DELINQUENT TAXES ON THIS
PROPERTY THE AMOUNT YOU GET FROM THE
TAX COLLECTOR WILL BE WRONG.

Paid
2-26-97
OC #9657

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

ATTORNEYS AT LAW

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

February 17, 1997

Colombia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: PNC Bank, N.A. vs. John L. Kingston and Cindy E. Millard
No.: 72 of 1996; Writ of Execution 96 CV 1101

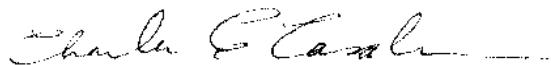
Dear Sir:

Please be advised that this firm represents the Plaintiff in the above-referenced matter.

Please place the Deed in the name of PNC Bank, N.A. The precise address of the grantee is 539 South Fourth Ave., Louisville, KY 40202. Enclosed is a check in the amount of \$892.45 for the additional costs.

Thank you for your cooperation in this matter. If you need any additional information or fees, please contact me.

Very truly yours,



Charles C. Casanova

CCC/jrw
Enclosure

VIA FEDERAL EXPRESS

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,

Plaintiff,

vs.

JOHN L. KINGSTON AND CINDY E.
MILLARD,

Defendants.

CIVIL DIVISION

NO.: 96-CV#1101

ES 72-1996

TYPE OF PLEADING

Praecipe for Writ of Execution
(Mortgage Foreclosure)

FILED ON BEHALF OF PLAINTIFF:

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.

COUNSEL OF RECORD FOR THIS PARTY:

Charles C. Casalnova, Esquire
Pa.I.D.#47734

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

One Gateway Center, Nine West
Pittsburgh, PA 15222

(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,

CIVIL DIVISION

NO.: 96-CV#1101

Plaintiff,

vs.

JOHN L. KINGSTON AND CINDY E.
MILLARD,

Defendants.

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

TO: Prothonotary

SIR/MADAM:

Please issue a Writ of Execution, directed to the Sheriff of Columbia County, against the Defendants, John L. Kingston and Cindy E. Millard, as follows:

Principal	\$ 8,719.16
Interest to 10/11/96	\$ 2,978.56
Late Charges to 10/11/96	\$ 334.46
Escrow Deficiency to 10/11/96	\$ 1,693.20
Attorneys' fees	\$ 800.00
Title Search, Foreclosure & Execution Costs	<u>\$ 1,500.00</u>
TOTAL	\$16,025.38

with interest on the Principal sum at the rate of \$3.58 per diem from October 11, 1996, and additional late charges, plus costs (including increases in escrow deficiency) and for foreclosure and sale of the mortgaged premises.

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

BY:



Charles C. Casalnova, Esquire
Attorneys for Plaintiff

Janet A. Erb,
Borough Secretary

BOROUGH OF CATAWISSA
P.O. BOX 44
118 N. THIRD STREET
CATAWISSA, PENNA. 17820

Phone: 717-356-2561
Fax: 717-356-2794

February 3, 1997

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Court House - P.O. Box 380
Bloomsburg, Pa. 17815

RE: Property, 100 Pine St., Catawissa, PA.
of John L. Kingston and Cindy E. Millard

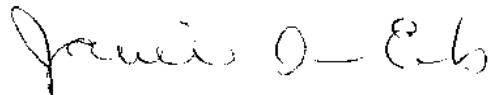
Dear Mr. Roadarmel,

The following is a list of utility charges owed to the
Borough of Catawissa from John L. Kingston and Cindy E. Millard
for utilities provided to 100 Pine St., Catawissa, Pa.

Electric, (through February 3, 1997).....	\$ 641.38
Sewer (through February, 1997).....	\$ 77.40
Water (through February 3, 1997).....	\$ 53.93
Total Municipal Claims against property.....	\$ 772.71

Your attention to this matter is greatly appreciated.
Thank you.

Sincerely,



Janet A. Erb,
Borough Secretary

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

Charles C. Casalnova, ESQ
One Gateway Plaza, Nine West
Pittsburgh, PA 15222

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

PNC BANK, N.A. VS John L. Kingston
and Cindy E. Millard

NO. 72 of 1996

WRIT OF EXECUTION 96 CV 1101

SERVICE ON John L. Kingston and Cindy E. Millard

ON DEC 30, 1996 AT 0908 AM . 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

John L. Kingston AT 100 Pine St., Catawissa, PA

BY DEPUTY SHERIFF Harry T. Watts . 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 John L. Kingston .

SO ANSWERS:

Harry T. Watts
DEPUTY SHERIFF

Harry A. Roadarmel Jr.
SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 31st

DAY OF December 1996

Tami B. Kline
TAMI B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY

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) 284-6100

Charles C. Casalnova, ESQ.
One Gateway Plaza, Nine West
Pittsburgh, PA 15222

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

PNC Bank, N.A.
VS.

John L. Kingston and Cindy E. Millard
WRIT OF EXECUTION 72 of 1996
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

On December 30, 1996, at 0908 AM POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF John L. Kingston and Cindy E. Millard, 100 Pine St., Catawissa, PA
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Harry T. Watts and also posted the Columbia Co. Court House and Sheriff's
office.

SO ANSWERS:

Harry A. Roadarmel Jr.
DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 8th day of
January 1997

Sarah J. Hower

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

DATE: Jan 6, 1997

RE: Sheriff's Sale Advertising Dates

PNC Bank N.A. vs. John L. Kingston and Cindy E. Millard
No. 72 of 1996 ED No. 1101 of 1996 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Jan 23, 1997

SALE DATE: FEB 13, 1997, 1000 hr

2nd week Jan 30, 1997

3rd week Feb. 6, 1997

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

TELEPHONE
(717) 704-6400

Date: DEC 13, 1996

To: Linda C. Graboski, Tax Collector
138 South St.,
Catawissa, PA

Re: PNC Bank National Assoc. VS. John L. Kingston & Cindy E. MILLARD

No: 72 of 1996 ED No: 7101 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

Real Estate Taxes for School 1996

Property Amt due \$311.65

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 23, 30, ^{February 6} 1996;, 19..97..... 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 7th day of February 1997.

.....
(Notary Public)

My Commission Expires

Notary Public
Donald L. Ashenbrenner, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 1999

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.

.....

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,
Plaintiff,

CIVIL DIVISION

NO.: 96-CV#1101

vs.
JOHN L. KINGSTON AND CINDY E.
MILLARD,
Defendants.

72 of 1996

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: JOHN L. KINGSTON

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the Columbia County Courthouse, Sheriff's Office, Bloomsburg, Pennsylvania 17815, on FEB. 13, 1997, at 1000 AM, the following described real estate, of which John L. Kingston and Cindy E. Millard, are the owners or reputed owners:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE BOROUGH OF CATAWISSA, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, HAVING ERECTED THEREON A FRAME DWELLING HOUSE KNOWN AS 100 PINE STREET, CATAWISSA, PENNSYLVANIA 17820. DEED BOOK VOLUME 335, PAGE 66, PARCEL NO.: 08-02-174-00.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of PNC BANK, NATIONAL ASSOCIATION, S/B/M/T FIRST EASTERN BANK, N.A., Plaintiff, vs. JOHN L. KINGSTON AND CINDY E. MILLARD, Defendants, at Execution Number NO.: 96-CV#1101, in the amount of **\$16,025.38**

Claims against the property must be filed with the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

This letter is to inform you of the date and time of the Sheriff's Sale. A writ of execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
SHERIFF'S SALE/REAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT Dec 5-96
DOCKET AND INDEX Dec 13-96
SET FILE FOLDER UP "
CHECK FOR PROPER INFO

WRIT OF EXECUTION 1-Copy
COPY OF DESCRIPTION "
WHEREABOUTS OF LAST KNOWN ADDRESS "
NON-MILITARY AFFIDAVIT "
NOTICES OF SHERIFF'S SALE 4-Copies
WATCHMAN RELEASE FORM "
AFFIDAVIT OF LIENS LIST "
CHECK FOR \$100.00 900 OK 1524

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

SET SALE DATE AND ADV. DATES AND POSTING DATES FEB 13-97 1000
POST ALL DATES ON CALANDER ADV JAN 23-30 FEB 4
POST JAN 13-97

- * 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 RECEIPT
* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO "

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

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

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622
389-5622

24 HOUR PHONE
(717) 284-6000

Date: DEC 13, 1996

To: _____

Re: PNC Bank National Assoc! VS. John L. Kingston & Cindy E. MILLARD
No: 72 of 1996 ED No: 1101 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 300
BLOOMSBURG, PA 17815

PHONE
(717) 348-1941
389-5622

24 HOUR PHONE
(717) 704-6,000

Date: DEC 13, 1996

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

Re: PNC Bank National Assoc. VS. John L. Kingston & Cindy R. MILLARD

No: 72 of 1996 ED No: 1101 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 380
HUNTSBURG, PA 17815

PHONE
(717) 888-5622
389-5622

TELETYPE PHONE
(717) 888-6080

Date: DEC 13, 1996

To:

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

Re: ENC Bank National, Assocl. VS. John L. Kingston & Cindy R. MILLARD

No: 72 of 1996 EB No: 1101 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 300
HARRISBURG, PA 17105

PHONE
(717) 389-5622
389-5622

24 HOUR PHONE
(717) 204-6300

Date: DEC 13, 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. John L. Kingston & Cindy R. MILLARD

No: 72 of 1996 ED No: 1101 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 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

TELETYPE
(717) 389-5600

Date: DEC 13, 1996

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

Re: PNC Bank National Assoc. VS. John L. Kingston & Cindy E. MILLARD

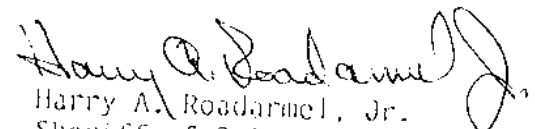
No: 72 of 1996 ED No: 1101 of 1996 JD

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 380
BLOOMSBURG, PA 17815

PHONE
(717) 339-5622
389-5622

TELETYPE PHONE
(717) 339-6100

Date: DEC 13, 1996

To: Catawissa Borough
Electric Co., Water Co., & Sewer Auth.
Catawissa, PA

Re: PNC Bank National Assoc. vs. John L. Kingston & Cindy C. MILLARD
No: 72 of 1996 JB No: 7101 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 389
HUGGABURG, PA 17845

PHONE
(717) 269-6100
389-5622

TELETYPE PHONE
(717) 269-6100

Date: DEC 13, 1996

To: Linda C. Graboski, Tax Collector
138 South St.,
Catawissa, PA

Re: PNC Bank National Assoc. VS. John L. Kingston & Cindy A. MILLARD

No: 72 of 1996 ED No: 1191 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

TELETYPE PHONE
(717) 389-6380

Date: DEC 13, 1996

To: Columbia Co. Tax Claim Bureau
Court House
Bloomsburg, PA 17815

Re: PNC Bank National Assoc. VS. John L. Kingston & Cindy R. KILLARD

No: 72 of 1996 LD

No: 1101 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,

CIVIL DIVISION

NO.: 96-CV#1101

72 E D 1996

Plaintiff,

vs.

JOHN L. KINGSTON AND CINDY E.
MILLARD,

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 Charles C. Casanova, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on April 18, 1996, 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.

Charles C. Casanova

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 15th DAY OF OCTOBER, 1996.

Aileen M. [Signature]
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,

CIVIL DIVISION

NO.: 96-CV#1101

Plaintiff,

72 E. 896

vs.

JOHN L. KINGSTON AND CINDY E.
MILLARD,

Defendants.

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF ALLEGHENY

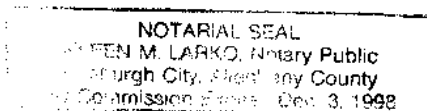
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Charles C. Casanova, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 100 Pine Street, Catawissa, Pennsylvania 17820, are Defendants, John L. Kingston and Cindy E. Millard, who reside at 100 Pine Street, Catawissa, Pennsylvania 17820, to the best of his information, knowledge and belief.

Charles C. Casanova

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 11th DAY OF OCTOBER, 1996.

[Signature]
Notary Public



DEFENDANTS: JOHN L. KINGSTON AND CINDY E. MILLARD

WRIT NO.: 96-CV#1101 DEBT: \$16,025.38

12-ES-1996

NAME OF ATTORNEYS:

O'KEEFE, GRENN & BIRSIC, P.C.
Charles C. Casanova, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

SHORT DESCRIPTION:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE BOROUGH OF CATAWISSA,
COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, HAVING ERECTED THEREON A FRAME DWELLING
HOUSE KNOWN AS 100 PINE STREET, CATAWISSA, PENNSYLVANIA 17820. DEED BOOK VOLUME 335, PAGE
66, PARCEL NO.: 08-02-174-00.

ATTENTION NEWSPAPERS: DO NOT PRINT ANYTHING APPEARING BELOW DOUBLE
LINE OR UNDERSCORED WITH ASTERISKS (*****).

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,
Plaintiff,

CIVIL DIVISION

NO.: 96-CV#1101

72 E S 1996

vs.

JOHN L. KINGSTON AND CINDY E.
MILLARD,
Defendants.

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF ALLEGHENY

PNC BANK, NATIONAL ASSOCIATION, S/B/M/T 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 of John L. Kingston and Cindy E. Millard, located at 100 Pine
Street, Catawissa, Pennsylvania 17820, and is more fully described as follows:

ALL the right, title, interest and claim of John L. Kingston and Cindy E. Millard of, in and to:

**ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE BOROUGH OF
CATAWISSA, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, HAVING ERECTED
THEREON A FRAME DWELLING HOUSE KNOWN AS 100 PINE STREET, CATAWISSA,
PENNSYLVANIA 17820. DEED BOOK VOLUME 335, PAGE 66, PARCEL NO.: 08-02-174-00.**

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

John L. Kingston 100 Pine Street, Catawissa, Pennsylvania 17820

Cindy E. Millard 100 Pine Street, Catawissa, Pennsylvania 17820

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

John L. Kingston 100 Pine Street, Catawissa, Pennsylvania 17820

Cindy E. Millard 100 Pine Street, Catawissa, Pennsylvania 17820

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

PNC Bank, National Association,
S/B/M/T First Eastern Bank, N.A.

Plaintiff

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

PNC Bank, National Association,
S/B/M/T First Eastern Bank, N.A.

Plaintiff

Beneficial Consumer Discount Co.

36-38 S. Main Street, Shenandoah, PA 17976

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.

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

By: Charles C. Casalnova
Charles C. Casalnova, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 15th DAY OF OCTOBER, 1996.

Alleen M. Larko
NOTARY PUBLIC

NOTARIAL SEAL
ALLEEN M. LARKO, Notary Public
Pittsburgh City, Allegheny County
Commission Expires 12/31/1998

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,
Plaintiff,

CIVIL DIVISION

NO.: 96-CV#1101

vs.

JOHN L. KINGSTON AND CINDY E.
MILLARD,
Defendants.

720F1996

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: JOHN L. KINGSTON

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the Columbia County Courthouse, Sheriff's Office, Bloomsburg, Pennsylvania 17815, on FEB. 13, 1997 at 1000 AM, the following described real estate, of which John L. Kingston and Cindy E. Millard, are the owners or reputed owners:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE BOROUGH OF CATAWISSA, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, HAVING ERECTED THEREON A FRAME DWELLING HOUSE KNOWN AS 100 PINE STREET, CATAWISSA, PENNSYLVANIA 17820. DEED BOOK VOLUME 335, PAGE 66, PARCEL NO.: 08-02-174-00.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of PNC BANK, NATIONAL ASSOCIATION, S/B/M/T FIRST EASTERN BANK, N.A., Plaintiff, vs. JOHN L. KINGSTON AND CINDY E. MILLARD, Defendants, at Execution Number NO.: 96-CV#1101, in the amount of **\$16,025.38**

Claims against the property must be filed with the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

This letter is to inform you of the date and time of the Sheriff's Sale. A writ of execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

**Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(717) 784-8760**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection, you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution of service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

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

By: Charles C. Casanova
Charles C. Casanova, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

NO.: 96-CV#1101

720 F1994

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,
Plaintiff,

vs.
JOHN L. KINGSTON AND CINDY E.
MILLARD,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: CINDY E. MILLARD

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the Columbia County Courthouse, Sheriff's Office, Bloomsburg, Pennsylvania 17815, on FEB. 13, 1997 at 1000 AM, the following described real estate, of which John L. Kingston and Cindy E. Millard, are the owners or reputed owners:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE BOROUGH OF CATAWISSA, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, HAVING ERECTED THEREON A FRAME DWELLING HOUSE KNOWN AS 100 PINE STREET, CATAWISSA, PENNSYLVANIA 17820. DEED BOOK VOLUME 335, PAGE 66, PARCEL NO.: 08-02-174-00.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of PNC BANK, NATIONAL ASSOCIATION, S/B/M/T FIRST EASTERN BANK, N.A., Plaintiff, vs. JOHN L. KINGSTON AND CINDY E. MILLARD, Defendants, at Execution Number NO.: 96-CV#1101, in the amount of \$16,025.38.

Claims against the property must be filed with the Sheriff before the above sale date.

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Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

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This letter is to inform you of the date and time of the Sheriff's Sale. A writ of execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

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168 E. 5th Street
Bloombsburg, PA 17815
(717) 784-8760

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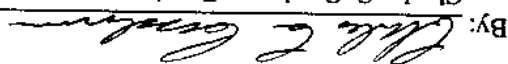
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You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

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YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

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

By: 
Charles C. Casalnova, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,

CIVIL DIVISION

NO.: 96-CV#1101

Plaintiff,

vs.

JOHN L. KINGSTON AND CINDY E.
MILLARD,

Defendants.

LONG FORM DESCRIPTION

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

BEGINNING at the Southeast corner of Pine and Water Streets, and running thence by the Eastern line of Water Street in a Southerly direction a distance of 70 feet, more or less, to line of lot now or formerly of Lavina Bell;

THENCE by line of said lot in an Easterly direction a distance of 36 feet, more or less, to line of lot now or formerly of Elwyn Brooks;

THENCE by line of said lot in a Northerly direction a distance of 70 feet, more or less, to the Southern line of Pine Street;

THENCE by the Southern line of Pine Street in a Westerly direction a distance of 36 feet, more or less, to Water Street, the place of BEGINNING.

UPON WHICH is erected a frame dwelling house.

BEING THE SAME premises which Maxine K. John, widow, by her Deed dated July 18, 1984, granted and conveyed unto Cindy E. Millard and John L. Kingston.

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

By: Charles C. Casanova
Charles C. Casanova, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,

CIVIL DIVISION

NO.: 96-CV#1101

Plaintiff,

vs.

JOHN L. KINGSTON AND CINDY E.
MILLARD,

Defendants.

LONG FORM DESCRIPTION

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THENCE by line of said lot in an Easterly direction a distance of 36 feet, more or less, to line of lot now or formerly of Elwyn Brooks;

THENCE by line of said lot in a Northerly direction a distance of 70 feet, more or less, to the Southern line of Pine Street;

THENCE by the Southern line of Pine Street in a Westerly direction a distance of 36 feet, more or less, to Water Street, the place of BEGINNING.

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BEING THE SAME premises which Maxine K. John, widow, by her Deed dated July 18, 1984, granted and conveyed unto Cindy E. Millard and John L. Kingston.

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

By: Charles C. Casalnova
Charles C. Casalnova, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,
S/B/M/T FIRST EASTERN BANK, N.A.,

CIVIL DIVISION

NO.: 96-CV#1101

Plaintiff,

vs.

JOHN L. KINGSTON AND CINDY E.
MILLARD,

Defendants.

LONG FORM DESCRIPTION

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THENCE by line of said lot in an Easterly direction a distance of 36 feet, more or less, to line of lot now or formerly of Elwyn Brooks;

THENCE by line of said lot in a Northerly direction a distance of 70 feet, more or less, to the Southern line of Pine Street;

THENCE by the Southern line of Pine Street in a Westerly direction a distance of 36 feet, more or less, to Water Street, the place of BEGINNING.

UPON WHICH is erected a frame dwelling house.

BEING THE SAME premises which Maxine K. John, widow, by her Deed dated July 18, 1984, granted and conveyed unto Cindy E. Millard and John L. Kingston.

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

By: Charles C. Casalnova
Charles C. Casalnova, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOHN L. KINGSTON AND
CINDY E. MILLARD, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE
BOROUGH OF CATAWISSA, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA,
HAVING ERECTED THEREON A FRAME DWELLING HOUSE KNOWN AS 100 PINE
STREET, CATAWISSA, PENNSYLVANIA 17820. DEED BOOK VOLUME 335, PAGE 66,
PARCEL NO.: 08-02-174-00.

Execution No.: 96-CV-#1101

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

ATTORNEYS AT LAW

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

COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE

DIRECTIONS FOR POSTING PROPERTY TO BE SOLD

Please post the property situate at 100 PINE STREET, BOROUGH OF CATAWISSA,
PENNSYLVANIA 17820 WITH HANDBILL.

Dated: 4/13/96

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

By: Charles C. Casanova
Charles C. Casanova, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

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

ATTORNEYS AT LAW

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

COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE

RE: PNC BANK, NATIONAL ASSOCIATION, S/B/M/T FIRST EASTERN BANK, N.A., Plaintiff,
vs.
JOHN L. KINGSTON AND CINDY E MILLARD, Defendants.
NO.: 96-CV#1101

Please serve the Defendants, JOHN L. KINGSTON AND CINDY E. MILLARD OR an adult member of the family with whom they reside OR an adult person in charge of the residence with the Notice of Sheriff's Sale of Real Estate at 100 PINE STREET, CATAWISSA, PENNSYLVANIA 17820.

Dated: 11/7/96

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

By: Charles C. Casanova

Charles C. Casanova, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

1524

OKEEFE GRENNEN & BIRSIC, P.C.
ONE GATEWAY CENTER, NINE WEST
PITTSBURGH, PA 15222-7416

80-655/433

DATE 11/13/96

PAY
TO THE
ORDER OF

Shawbbs Columbia County

\$ 1000.00

None attached

DOLLARS

for the
payment

[Signature]

NO 001524 10433068551 300066125



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

of 1996
BY VIRTUE OF A WRIT OF EXECUTION NO. 72 OF 1996 AND J.D.1161 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.

THURSDAY, FEBRUARY 13, 1997 AT 1000

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

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

BEGINNING at the Southeast corner of Pine and Water Streets, and running thence by the Eastern line of Water Street in a Southerly direction a distance of 70 feet, more or less, to line of lot now or formerly of Lavina Bell;

THENCE by line of said lot in an Easterly direction a distance of 36 feet, more or less, to line of lot now or formerly of Elwyn Brooks;

THENCE by line of said lot in a Northerly direction a distance of 70 feet, more or less, to the Southern line of Pine Street;

THENCE by the Southern line of Pine Street in a Westerly direction a distance of 36 feet, more or less, to Water Street, the place of BEGINNING.

UPON WHICH is erected a frame dwelling house.

BEING THE SAME premises which Maxine K. John, widow, by her Deed dated July 18, 1984, granted and conveyed unto Cindy E. Millard and John L. Kingston.

SEIZED IN EXECUTION as the property of John L. Kingston and Cindy E. Millard, 100 Pine Street, Catawissa, PA 17820 at the suit of the PNC Bank, National Association, S/B/M/T/ First Eastern Bank, N.A.

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

ALL PARTIES IN INTEREST AND CLAIMANTS will take notice that 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 thereto within ten (10) days of posting.

ATTORNEY FOR PLAINTIFF:
Charles C. Casanova, ESQ
One Gateway Center, Nine West
Pittsburgh, PA 15222

Harry A. ROADARMEL Jr.
Sheriff of Columbia County.

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

of 1996

BY VIRTUE OF A WRIT OF EXECUTION NO. 72 OF 1996 AND J.D.1101 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.

THURSDAY, FEBRUARY 13, 1997 AT 1000

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

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

BEGINNING at the Southeast corner of Pine and Water Streets, and running thence by the Eastern line of Water Street in a Southerly direction a distance of 70 feet, more or less, to line of lot now or formerly of Lavina Bell;

THENCE by line of said lot in an Easterly direction a distance of 36 feet, more or less, to line of lot now or formerly of Elwyn Brooks;

THENCE by line of said lot in a Northerly direction a distance of 70 feet, more or less, to the Southern line of Pine Street;

THENCE by the Southern line of Pine Street in a Westerly direction a distance of 36 feet, more or less, to Water Street, the place of BEGINNING.

UPON WHICH is erected a frame dwelling house.

BEING THE SAME premises which Maxine K. John, widow, by her Deed dated July 18, 1984, granted and conveyed unto Cindy E. Millard and John L. Kingston.

SEIZED IN EXECUTION as the property of John L. Kingston and Cindy E. Millard, 100 Pine Street, Catawissa, PA 17820 at the suit of the PNC Bank, National Association, S/B/M/T/ First Eastern Bank, N.A.

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

ALL PARTIES IN INTEREST AND CLAIMANTS will take notice that 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 thereto within ten (10) days of posting.

ATTORNEY FOR PLAINTIFF:
Charles C. Casanova, ESQ
One Gateway Center, Nine West
Pittsburgh, PA 15222

Harry A. ROADARMEL Jr.
Sheriff of Columbia County.

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

PNC BANK, NATIONAL ASSOCIATION,

S/B/M/T FIRST EASTERN BANK, N.A.

vs

JOHN L. KINGSTON AND

CINDY E. MILLARD

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 72 E.D. 1996 CV#1101 Term 1996 E.D.

No. _____ Term 19____ A.D.

No. C.V. 1101 30 Term 1996 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

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UPON WHICH is erected a frame dwelling house.

BRING THE SAME premises which Maxine K. John, widow, by her Deed dated July 18, 1984, granted and conveyed unto Cindy E. Millard and John L. Kingston.

Amount Due

\$ 12,046.82

Interest from August 1, 1994
to October 11, 1996
Total

\$ 2,978.56

\$ 15,025.38 Plus costs

as endorsed.

Dated

12/5/1996

(SEAL)

By:

Terrence B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Penna.

Deputy

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

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