

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) 784-6100

DATE <sup>14</sup> April 8, 1998 TIME 1000

SENDING 2 PAGES INCLUDING TRANSMITTAL SHEET

TO Dempsey & Henahan ATTN: PAT SAUER

TELECOPIER PHONE NO. 717-346-1174

FROM: Sheriff Roadarmel

SHERIFF'S FILE NO. 3-1997

IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US  
AT 717-389-5622 IMMEDIATELY.

THE FOLLOWING IS BEING TRANSMITTED:

☒ AS PER YOUR REQUEST  
☒ FOR YOUR INFORMATION  
☐ FOR COMMENT/APPROVAL  
☐ PLEASE CALL ME

MESSAGE:

Anything Else - Just Call

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DISCLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

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

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

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. Timothy MC CALLA  
28 Voerman St.  
Tomahawk, WI 54487

4a. Article Number

315 463 632

4b. Service Type

☐ Registered

☒ Certified

☐ Express Mail

☐ Insured

☐ Return Receipt for Merchandise

☐ COD

7. Date of Delivery

2-13-97

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *Timothy McCalla*

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

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Form 3800, April 1995

Postmark or Date	
TOTAL Postage & Fees	\$
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Date & Addressee's Address	
Special Delivery Fee	
Certified Fee	
Postage	\$
Post Office, State, & ZIP Code	Tomahawk, WI 54487
Street & Number	28 Voerman St.
Sent to	Mr. Timothy MC CALLA

US Postal Service  
**Receipt for Certified Mail**  
No Insurance Coverage Provided.  
Do not use for International Mail (See reverse)

P 315 463 632

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

66 JUN 26 3 01 PM '97  
MAIL ROOM

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  
FAX (717) 784-0257

PNC Bank, N.A.

PLAINTIFF

vs.

Brian Wieners and Rhonda Wieners

DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 3 CD of Term, 19 97

WRIT of Execution-Mortgage Foreclosure

ISSUED January 22, 1997  
Advance cost -- \$29.00

NOW, February 5 19 97, I, Harry A. Roadarmel Jr.

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

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

Defendants alleged address is 600 E. Third St. Berwick, PA 18608

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

**AFFIDAVIT OF SERVICE**

NOW, FRIDAY, FEBRUARY 7TH 19 97, at 1:05 o'clock P. M, served the  
within WRIT OF EXECUTIONS & NOTICE IN MORTGAGE UPON RHONDA WEINERS.  
FORECLOSURE  
at HER PLACE OF RESIDENCE, 600 E. 3RD STREET, BERWICK by handing to  
HER PERSONALLY

original and made known to HER the contents thereof.

Sworn and Subscribed before me

this 10TH

day of FEBRUARY 19 97

Notary Public

So Answers

*Carl Zawatski*  
Sheriff

BY:

*J. F. Felt*  
Deputy Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

24 HOUR PHONE  
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PNC Bank, N.A.

PLAINTIFF

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DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 3

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WRIT of Execution-Mortgage Foreclosure

ISSUED January 22, 1997  
Advance cost -- \$29.00

NOW, February 5, 19 97, I, Harry A. Roadarmel Jr.

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

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

Defendants alleged address is 600 E. Third St. Berwick, PA 18603

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

**AFFIDAVIT OF SERVICE**

NOW, FRIDAY, FEBRUARY 7TH 19 97, at 1:00 o'clock P. M, served the  
within WRIT OF EXECUTION & NOTICE OF MORTGAGE FORECLOSURE upon BRIAN WEINERS  
at HIS PLACE OF RESIDENCE, 600 E. 3RD STREET, BERWICK by handing to  
RHONDA WEINERS, WIFE a true and attested copy of the  
original and made known to HER the contents thereof.

Sworn and Subscribed before me

this 10TH

day of FEBRUARY 19 97

Notary Public

So Answers,

*Carl Zawatski*  
Sheriff  
BY: *John J. Zuccaro*  
Deputy Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

Office of the Sheriff  
of  
Luzerne County

No. 3 Term 1997  
Date 9 10 1997

Columbian Co Sheriff Esq.

DEAR SIR:

In the matter of PNC Bank versus

Brian W. Wierwille et al

Costs \$ 8.00 upon receipt of which we  
will return writ. This is not a notice that service has been effected.

Respectfully yours

Carl Zawatski

Sheriff of Luzerne County

Wilkes-Barre, PA 18711

Pcl CLK# 9636 2-11-97



# Office of the Sheriff

JOHN SZYMANSKI-SHERIFF

LACKAWANNA COUNTY • SCRANTON, PENNSYLVANIA 18503 • 1/171 963-6719

## SHERIFF'S AFFIDAVIT OF RETURN

1. PLAINTIFF/S/ <u>STEVEN D. WIENERS ET AL</u>		2. COURT NUMBER <u>97-COL-00031</u>
3. DEFENDANT/S/ <u>PNC BANK, N.A</u>		4. TYPE OF WRIT OR COMPLAINT <u>WRIT OF EXECUTION</u>
SERVE AT	5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. <u>PNC BANK</u>	COLUMBIA COUNTY
	6. ADDRESS (Street or RFD, Apartment, City, Boro, Twp. State and ZIP Code) <u>201 PENN AVE. SCRANTON</u>	

7. I hereby **CERTIFY** and **RETURN** that I have ☐ have personally served, ☒ have served the person in charge, ☐ have served a person of suitable age and discretion then residing at the defendant's usual place of abode, ☐ have posted the above described property with the writ or complaint described on the individual, company, corporation, etc., at the address shown above or on the individual, company, corporation, etc., at the address inserted below by handing/or Posting a **TRUE AND ATTESTED COPY** thereof.

8. ☐ I hereby certify and return **NO SERVICE** because I am unable to locate the individual, company, corporation, etc., named above.

9. Address where served (Complete only if different than shown above) (Street or RFD, Apartment No., City, Boro, Twp.) <u>201 PENN AVE. SCRANTON</u>	10. Date of Service <u>02/12/97</u>	11. Time <u>2:50 pm</u>
12. Name and title of individual served (If not shown above) <u>SUSAN MCFADDEN</u>		

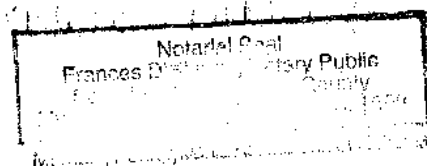
13. Description - Despondent describes the individual served as follows:

<input type="checkbox"/> Male	<input type="checkbox"/> White Skin	<input type="checkbox"/> Black Hair	<input type="checkbox"/> White Hair	<input type="checkbox"/> 14 - 20 Yrs.	<input type="checkbox"/> Under 5'	<input type="checkbox"/> Under 100 Lbs.
<input type="checkbox"/> Female	<input type="checkbox"/> Black Skin	<input type="checkbox"/> Brown Hair	<input type="checkbox"/> Balding	<input type="checkbox"/> 21 - 35 Yrs.	<input type="checkbox"/> 5'0" - 5'3"	<input type="checkbox"/> 100 - 130 Lbs.
	<input type="checkbox"/> Brown Skin	<input type="checkbox"/> Blond Hair		<input type="checkbox"/> 36 - 50 Yrs.	<input type="checkbox"/> 5'4" - 5'8"	<input type="checkbox"/> 131 - 160 Lbs.
	<input type="checkbox"/> Yellow Skin	<input type="checkbox"/> Red Hair	<input type="checkbox"/> Mustache	<input type="checkbox"/> 51 - 65 Yrs.	<input type="checkbox"/> 5'9" - 6'0"	<input type="checkbox"/> 161 - 200 Lbs.
		<input type="checkbox"/> Gray Hair	<input type="checkbox"/> Beard	<input type="checkbox"/> Over 65 Yrs.	<input type="checkbox"/> Over 6'	<input type="checkbox"/> Over 200 Lbs.

14. ☐ I do further attest and declare that I am a Deputy Sheriff in and for the County of Lackawanna, State of Pennsylvania; that I am a resident of the County and State aforesaid; that I am over the age of 21 years; that I am duly qualified under the rules of our courts to make service hereunder; and that I am not a party to the within action.

15. ☐ At the time of service, the said \_\_\_\_\_ was not in the Armed Service of the United States.

16. ADVANCE COSTS: Sheriff	Notary Public	COSTS DUE
26.20	2.00	2 CHECKS



SO ANSWERS, JOHN SZYMANSKI, SHERIFF

Deputy

RICHARD BARYCKI

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  
FAX (717) 784-0257

PNC Bank, N.A.

PLAINTIFF

vs.

Steven D. Wieners ET AL

Please Serve PNC Bank, N.A.

DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 3

CD of Term, 19 97

WRIT Notice of Sheriff's Sale  
Real Estate

ISSUED January 22, 1997  
Advance cost--\$28.20

NOW, February 5 19 97, I, Harry A. Roadarmel Jr.

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

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

Defendants alleged address is 201 Penn Ave. Scranton, PA 18501

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

**AFFIDAVIT OF SERVICE**

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

Notary Public

Sheriff

BY: \_\_\_\_\_

Deputy Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

LAW OFFICES

---

LENAHAN  
& DEMPSEY

---

A PROFESSIONAL CORPORATION

SUITE 400 KANE BUILDING  
118 NORTH WASHINGTON AVENUE  
P.O. BOX 204

SCRANTON, PENNSYLVANIA 18501-0244

(717) 348-2087  
FAX (717) 348-1174

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

TERRENCE E. DEMPSEY  
CARMINA M. RINKUNAS  
CHRISTINE S. LEZINSKI  
MICHAEL J. DOMANISH  
JOHN M. MULCAHEY  
MARGARET M. DEMPSEY  
LISA G. WILSON  
LAUREN E. DOBROWALSKI  
KEVIN P. McALINEY

JOHN R. LENAHAH, SR.  
RETIRED

WILLIAM J. DEMPSEY  
OF COUNSEL

March 24, 1997

Sheriff's Office  
Columbia County Court House  
P.O. Box 380  
Bloomsburg, PA 17815

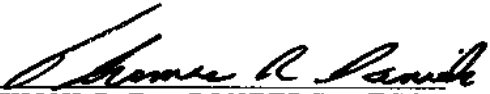
In Re: PNC Bank, N.A. v. Steve Wieners et ux et vir  
No. 937 Civil 1996  
Our File No. 13141

Dear Sir/Madame:

Enclosed please find two (2) time-stamped copies of the Affidavit of Mailing for filing in the above-captioned action. As you will see, this Affidavit was recorded with the Prothonotary's Office on March 20, 1997. To that end, kindly record a copy with your office, and return to me a time-stamped copy in the enclosed self-addressed, stamped envelope.

Thank you.

LENAHAN & DEMPSEY, P.C.

BY:   
THOMAS R. DANIELS, ESQ.

TRD/spc  
Enclosures



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

VS. :  
:

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

Mortgagor and :  
Real Owner/ :  
Defendant :

AND :

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

Real Owner/ :  
Defendant :

AND :

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

Real Owners/ :  
Defendants :

AND :

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

Real Owners/ :  
Defendants :

AND :

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

Real Owners/ :  
Defendants :

AND :

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

Real Owners/ :  
Defendants :

AND :  
:

MORTGAGE FORECLOSURE

3-97



Berwick; 1126-1128 Freas Avenue, Berwick; and 2457 Old Berwick Road, Espy, Scott Township, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A" attached hereto and incorporated herein, to enforce the court judgment of \$217,876.81 plus interest thereon at the rates as are specifically reflected in the three separate Notes attached as Exhibit "A" to the complaint filed in this action from 3/2/96 to October 28, 1996, and thereafter at the rate of six (6%) percent to the date of Sheriff Sale, plus additional accrued tax and insurance escrow fees, late charges and inspections fees and attorneys' fees thereon and costs of this suit as obtained by the judgment creditor against you.

**NOTICE OF OWNERS' RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's office at (717) 389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Columbia County Sheriff's office at (717) 389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days from the date of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the distribution schedule.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES  
168 E. 5TH STREET  
BLOOMSBURG, PA 17815

BY VIRTUE of Writ of Execution No. 3-97 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 April 3, 1997, at 10:00 a.m. in the forenoon of said day, all the right, title and interest of the Defendants in and to the following real property:

**210-212 Mulberry Street, Berwick, Pa.**

**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 the corner of Third and Mulberry Streets; thence along Mulberry Street in a southerly direction 50-3/4 feet, more or less, to property of the estate of Mary Heller Sheep, deceased; thence along same in easterly direction 99 feet, more or less, to land now or late of James L. Evans; thence along same in a northerly direction 50 3/4 feet, more or less, to Third Street; thence along Third Street in a westerly direction 99 feet, more or less, to the place of beginning.

BEING the same premises conveyed to Steven D. Wieners and Kathleen E. Wieners by Deed of Richard Elder Sheep dated November 3, 1989, and recorded November 6, 1989, in Deed Book 440 at Page 760.

**1126-1128 Freas Avenue, Berwick, Pa.**

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

BEGINNING on Freas Avenue at corner of Lot No. 1016, thence in an easterly direction along Freas Avenue 46.4 feet to the corner of Lot No. 1014; thence in a southerly direction, along said Lot No. 1014, 160 feet to a 15 foot alley; thence in a westerly direction along said alley 46.4 feet to corner of Lot No. 1016; thence in a northerly direction along said Lot No. 1016, 160 feet to Freas Avenue, the place of beginning.

BEING Lot No. 1015 of Berwick Land and Improvement Company's addition to West Berwick, now Borough of Berwick, together with a two-story frame dwelling for four families.

BEING the same premises conveyed into Steven D. Wieners and Kathy Wieners by Deed of Jeffrey L. Kile et ux. dated November 5, 1990, and recorded November 8, 1990, in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 462 at Page 287.

**2457 Old Berwick Road, Espy, Scott Township, Pa.**

**ALL THAT CERTAIN** piece or parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

On the east side by public road leading from Bloomsburg to Berwick; on the west by an alley; on the north by a lot now or late of Mary M. Creveling; on the south by lot now or late of Mary M. Creveling and S.K. Worman; being 173 1/4 feet in length and 41 feet 6 inches in width.

Being the same premises conveyed to Steven D. Wieners and Kathleen Wieners by Deed of Sheriff of Columbia County dated February 21, 1991, and recorded March 4, 1991, in Deed Book 468 at Page 1000.

On October 18, 1993, the marriage of Steven D. Wieners and Kathleen E. Wieners was dissolved by Order of the Seventeenth Judicial Circuit in and for Broward County, Florida, thereby creating a tenancy in common interest in the premises. Moreover, on June 2, 1995, the said Kathleen E. Wieners passed away, and her remaining 50% interest in the aforescribed premises passed to David S. Wieners, Debra Wieners, Jerry W. Taylor, Debbie J. Taylor, John Scheffler, Vicki Brown Scheffler, Michael E. McCalla, Pam McCalla, Patrick D. McCalla, Beth McCalla, Perry L. McCalla, Carol McCalla, Timothy A. McCalla, Sean M. McCalla, Brian Wieners and Rhonda Wieners as the residuary beneficiaries and heirs named in the Last Will and Testament of Kathleen E. Wieners, deceased, dated May 17, 1991. The said Steven D. Wieners has since been remarried to a Kathy Wieners a/k/a Kathleen Wieners.

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 filed to Civil Term No. 937 of 1996 and will be sold by:

Harry A. Roadarmel  
Sheriff of Columbia County

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

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) 704-6300

Date: FEB 4, 1997

To: Tenant

212 Mulberry St.

Berwick, PA 18603

*URGENT*

Re: PNC Bank, N.A.

vs. Steven D. WIENERS, surviving tentant in  
command of Kathleen E. WIENERS, Deceased

No: 3 of 1997 ED

No: 937 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

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

VS. :  
:

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

Mortgagor and :  
Real Owner/ :  
Defendant :  
:

AND :  
:

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

Real Owner/ :  
Defendant :  
:

AND :  
:

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

Real Owners/ :  
Defendants :  
:

AND :  
:

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

Real Owners/ :  
Defendants :  
:

AND :  
:

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

Real Owners/ :  
Defendants :  
:

AND :  
:

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

Real Owners/ :  
Defendants :  
:

AND :  
:

MORTGAGE FORECLOSURE

3-97

PATRICK D. McCALLA and BETH	:	
McCALLA, his wife,	:	
Real Owners/	:	
Defendants	:	NO. 937-CIVIL-1996
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	:	
AND	:	
BRIAN WIENERS and RHONDA WIENERS,	:	
his wife,	:	
Real Owners/	:	
Defendants	:	NO. 937-CIVIL-1996
: : : : : : : : : : : : : : : : : : : : : : : : : : : :		

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO ALL DEFENDANTS:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Sheriff's Office, Columbia County Court House, West Main Street, Bloomsburg, Columbia County, Pennsylvania on April 3, 1997 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 210-212 Mulberry Street,

Berwick; 1126-1128 Freas Avenue, Berwick; and 2457 Old Berwick Road, Espy, Scott Township, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A" attached hereto and incorporated herein, to enforce the court judgment of \$217,876.81 plus interest thereon at the rates as are specifically reflected in the three separate Notes attached as Exhibit "A" to the complaint filed in this action from 3/2/96 to October 28, 1996, and thereafter at the rate of six (6%) percent to the date of Sheriff Sale, plus additional accrued tax and insurance escrow fees, late charges and inspections fees and attorneys' fees thereon and costs of this suit as obtained by the judgment creditor against you.

**NOTICE OF OWNERS' RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

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

**EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's office at (717) 389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Columbia County Sheriff's office at (717) 389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days from the date of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the distribution schedule.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES  
168 E. 5TH STREET  
BLOOMSBURG, PA 17815

BY VIRTUE of Writ of Execution No. 3-97 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 April 3, 1997, at 10:00 a.m. in the forenoon of said day, all the right, title and interest of the Defendants in and to the following real property:

**210-212 Mulberry Street, Berwick, Pa.**

**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 the corner of Third and Mulberry Streets; thence along Mulberry Street in a southerly direction 50-3/4 feet, more or less, to property of the estate of Mary Heller Sheep, deceased; thence along same in easterly direction 99 feet, more or less, to land now or late of James L. Evans; thence along same in a northerly direction 50 3/4 feet, more or less, to Third Street; thence along Third Street in a westerly direction 99 feet, more or less, to the place of beginning.

BEING the same premises conveyed to Steven D. Wieners and Kathleen E. Wieners by Deed of Richard Elder Sheep dated November 3, 1989, and recorded November 6, 1989, in Deed Book 440 at Page 760.



**1126-1128 Freas Avenue, Berwick, Pa.**

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

BEGINNING on Freas Avenue at corner of Lot No. 1016, thence in an easterly direction along Freas Avenue 46.4 feet to the corner of Lot No. 1014; thence in a southerly direction, along said Lot No. 1014, 160 feet to a 15 foot alley; thence in a westerly direction along said alley 46.4 feet to corner of Lot No. 1016; thence in a northerly direction along said Lot No. 1016, 160 feet to Freas Avenue, the place of beginning.

BEING Lot No. 1015 of Berwick Land and Improvement Company's addition to West Berwick, now Borough of Berwick, together with a two-story frame dwelling for four families.

BEING the same premises conveyed into Steven D. Wieners and Kathy Wieners by Deed of Jeffrey L. Kile et ux. dated November 5, 1990, and recorded November 8, 1990, in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 462 at Page 287.

**2457 Old Berwick Road, Espy, Scott Township, Pa.**

**ALL THAT CERTAIN** piece or parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

On the east side by public road leading from Bloomsburg to Berwick; on the west by an alley; on the north by a lot now or late of Mary M. Creveling; on the south by lot now or late of Mary M. Creveling and S.K. Worman; being 173 1/4 feet in length and 41 feet 6 inches in width.

Being the same premises conveyed to Steven D. Wieners and Kathleen Wieners by Deed of Sheriff of Columbia County dated February 21, 1991, and recorded March 4, 1991, in Deed Book 468 at Page 1000.

On October 18, 1993, the marriage of Steven D. Wieners and Kathleen E. Wieners was dissolved by Order of the Seventeenth Judicial Circuit in and for Broward County, Florida, thereby creating a tenancy in common interest in the premises. Moreover, on June 2, 1995, the said Kathleen E. Wieners passed away, and her remaining 50% interest in the aforescribed premises passed to David S. Wieners, Debra Wieners, Jerry W. Taylor, Debbie J. Taylor, John Scheffler, Vicki Brown Scheffler, Michael E. McCalla, Pam McCalla, Patrick D. McCalla, Beth McCalla, Perry L. McCalla, Carol McCalla, Timothy A. McCalla, Sean M. McCalla, Brian Wieners and Rhonda Wieners as the residuary beneficiaries and heirs named in the Last Will and Testament of Kathleen E. Wieners, deceased, dated May 17, 1991. The said Steven D. Wieners has since been remarried to a Kathy Wieners a/k/a Kathleen Wieners.

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 filed to Civil Term No. 937 of 1996 and will be sold by:

Harry A. Roadarmel  
Sheriff of Columbia County

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

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) 284-6300

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

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

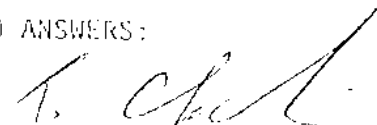
VS.

WRIT OF EXECUTION 3 of 1997 E.D.  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

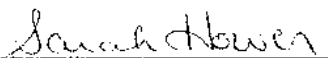
Monday March 3, 1997 POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE ~~PROPERTY~~ OF Steven D. Wieners, ET AL  
PROPERTIES  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF T. Chamberlain

SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me  
this 4th day of  
March 19 97

  
Sarah J. Hower

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6100

DATE: FEB 5-97

RE: Sheriff's Sale Advertising Dates

PNC Bank N.A. vs. Steven D. WIENERS Et Al

No. 3 of 1997 ED No. 937 of 2006 JD

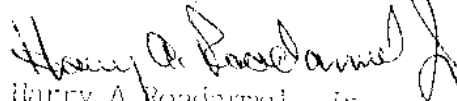
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week March 13, 1997 April 3, 1997 at 1000 AM. SALE  
2nd week March 20, 1997  
3rd week March 27, 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) 284-6411  
389-5622

24 HOUR PHONE  
(717) 284-6411

Date: FEB 4, 1997

To: Tenant  
Second Floor  
1126 Freas Ave.  
Berwick, PA 18603

VACANT

Re: PNC Bank, N.A.

VS.

Steven D. WIENERS, surviving tentant in  
command of Kathleen E. WIENERS, Deceased

No: 3 of 1997 ED

No: 937 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

Received By: (Print Name)  
Mrs. Debbie Taylor  
6100 Shangri-La Blvd.  
Milton, FLA 32583

Article Addressed to:  
4a. Article Number  
P 315 463 589

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

7. Date of Delivery  
2-11-97

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

PS Form 3811, December 1994

Thank you for using Return Receipt Service.

Article Addressed to:  
4a. Article Number  
P 315 463 592

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

7. Date of Delivery  
2-7-97

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

PS Form 3811, December 1994

PS Form 3811, December 1994

3. Article Addressed to:  
Mr. Patrick MC CALLA  
1550 Persimmon Place  
Noblesville, TN 46060

4a. Article Number  
P 315 463 628

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

7. Date of Delivery  
2-13-97

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

5. Received By: (Print Name)  
Robert Thomas

6. Signature: (Addressee or Agent)  
X Robert Thomas

PS Form 3811, December 1994

Domestic Return Receipt

PS Form 3811, December 1994

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

4a. Article Number  
P 315 463 590

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

7. Date of Delivery  
2-11-97

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

5. Received By: (Print Name)  
Debbie Taylor

6. Signature: (Addressee or Agent)  
X Debbie Taylor

PS Form 3811, December 1994

Domestic Return Receipt

PS Form 3811, December 1994

3. Article Addressed to:  
Mr. Timothy MC CALLA  
28 Voerman St.  
Tomahawk MI 54487

4a. Article Number  
P 315 463 532

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

7. Date of Delivery  
2-13-97

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

5. Received By: (Print Name)  
Debra Wiener

6. Signature: (Addressee or Agent)  
X Debra Wiener

PS Form 3811, December 1994

Domestic Return Receipt

5. Received By: (Print Name)  
8. Addressee's Address (Only if requested and fee is paid)  
3. Article Addressed to:  
Mr. Steven D. Wieners  
3907 N.W. 69th Terrace  
Coral Springs, FLA 33065

4a. Article Number  
P 315 463 596  
4b. Service Type  
☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD  
7. Date of Delivery  
2-7-97  
8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

5. Received By: (Print Name)  
8. Addressee's Address (Only if requested and fee is paid)  
3. Article Addressed to:  
Mrs. Steven D. Wieners  
3907 N.W. 69th Terrace  
Coral Springs, FLA 33065

4a. Article Number  
P 315 463 596  
4b. Service Type  
☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD  
7. Date of Delivery  
2-7-97  
8. Addressee's Address (Only if requested and fee is paid)

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

I also wish to receive the following services (for an extra fee):  
3-97  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Mrs. Debra Wieners  
RR#2 Box 435  
Fulton, NY 13069

4a. Article Number  
P 315 463 591  
4b. Service Type  
☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD  
7. Date of Delivery  
2-7-97  
8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)  
Debra Wieners  
6. Signature: (Addressee or Agent)  
X Debra Wieners  
PS Form 3811, December 1994  
Domestic Return Receipt

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

I also wish to receive the following services (for an extra fee):  
3-97  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Mr. John Scheffler  
2817 Main Ave.  
Sheboygan, WI 53083

4a. Article Number  
P 315 463 588  
4b. Service Type  
☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD  
7. Date of Delivery  
FEB 10 1997  
8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)  
John Scheffler  
6. Signature: (Addressee or Agent)  
X John Scheffler  
PS Form 3811, December 1994  
Domestic Return Receipt

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

I also wish to receive the following services (for an extra fee):  
3-97  
1. ☒ Addressee's Address  
2. ☐ 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  
P 315 463 585  
4b. Service Type  
☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD  
7. Date of Delivery  
FEB 10 1997  
8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)  
Kerol Leane  
6. Signature: (Addressee or Agent)  
X Kerol Leane  
PS Form 3811, December 1994  
Domestic Return Receipt



Is your RETURN ADDRESS completed on the reverse side?

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
P 315 463 587

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

7. Date of Delivery  
2-10-97

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

Thank you for using Return Receipt Service.

**SENDER:**

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

I also wish to receive the following services (for an extra fee): 3-97

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
PNC Mortgage Corp. of America  
539 South Fourth Ave.  
Louisville, KY 40202-2531

4a. Article Number  
P 315 463 594

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

7. Date of Delivery  
2-10-97

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
X [Signature]

PS Form 3811, December 1994 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
P 315 463 593

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

7. Date of Delivery  
2-10-97

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

Thank you for using Return Receipt Service.

**SENDER:**

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

I also wish to receive the following services (for an extra fee): 3-97

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Atty. Stephen Brandwene  
Deputy Atty. General  
Collection Unit-4th & Walnut St.  
Harrisburg, PA 17120

4a. Article Number  
P 315 463 586

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)

5. Signature (Addressee)  
[Signature]

6. Signature (Agent)

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

Is your RETURN ADDRESS completed on the reverse side?

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
P 315 463 584

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

7. Date of Delivery

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

Thank you for using Return Receipt Service.

**SENDER:**

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

I also wish to receive the following services (for an extra fee): 3-97

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Mr. Sean McCalla  
2308 Langley Ave.  
St. Joseph, MI 49085

4a. Article Number  
P 315 463 595

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

7. Date of Delivery  
2-10-97 A.P.

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
X [Signature]

PS Form 3811, December 1994 Domestic Return Receipt

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 204-5000  
389-5622

24 HOUR PHONE  
(717) 204-6100

Date: FEB 4, 1997

To: Tenant

210 Mulberry St.

Berwick, PA 18603

VACANT

Re: PNC Bank, N.A.

VS. Steven D. WIENERS, surviving tentant in  
command of Kathleen E. WIENERS, Deceased

No: 3 of 1997 ED


No: 937 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

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

VS. :  
:

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

Mortgagor and :  
Real Owner/ :  
Defendant :

AND :

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

Real Owner/ :  
Defendant :

AND :

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

Real Owners/ :  
Defendants :

AND :

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

Real Owners/ :  
Defendants :

AND :

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

Real Owners/ :  
Defendants :

AND :

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

Real Owners/ :  
Defendants :

AND :  
:

MORTGAGE FORECLOSURE

3-97



Berwick; 1126-1128 Freas Avenue, Berwick; and 2457 Old Berwick Road, Espy, Scott Township, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A" attached hereto and incorporated herein, to enforce the court judgment of \$217,876.81 plus interest thereon at the rates as are specifically reflected in the three separate Notes attached as Exhibit "A" to the complaint filed in this action from 3/2/96 to October 28, 1996, and thereafter at the rate of six (6%) percent to the date of Sheriff Sale, plus additional accrued tax and insurance escrow fees, late charges and inspections fees and attorneys' fees thereon and costs of this suit as obtained by the judgment creditor against you.

**NOTICE OF OWNERS' RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

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

**EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's office at (717) 389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Columbia County Sheriff's office at (717) 389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days from the date of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the distribution schedule.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES  
168 E. 5TH STREET  
BLOOMSBURG, PA 17815

BY VIRTUE of Writ of Execution No. 3-97 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 April 3, 1997, at 10:00 a.m. in the forenoon of said day, all the right, title and interest of the Defendants in and to the following real property:

**210-212 Mulberry Street, Berwick, Pa.**

**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 the corner of Third and Mulberry Streets; thence along Mulberry Street in a southerly direction 50-3/4 feet, more or less, to property of the estate of Mary Heller Sheep, deceased; thence along same in easterly direction 99 feet, more or less, to land now or late of James L. Evans; thence along same in a northerly direction 50 3/4 feet, more or less, to Third Street; thence along Third Street in a westerly direction 99 feet, more or less, to the place of beginning.

BEING the same premises conveyed to Steven D. Wieners and Kathleen E. Wieners by Deed of Richard Elder Sheep dated November 3, 1989, and recorded November 6, 1989, in Deed Book 440 at Page 760.



**1126-1128 Freas Avenue, Berwick, Pa.**

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

BEGINNING on Freas Avenue at corner of Lot No. 1016, thence in an easterly direction along Freas Avenue 46.4 feet to the corner of Lot No. 1014; thence in a southerly direction, along said Lot No. 1014, 160 feet to a 15 foot alley; thence in a westerly direction along said alley 46.4 feet to corner of Lot No. 1016; thence in a northerly direction along said Lot No. 1016, 160 feet to Freas Avenue, the place of beginning.

BEING Lot No. 1015 of Berwick Land and Improvement Company's addition to West Berwick, now Borough of Berwick, together with a two-story frame dwelling for four families.

BEING the same premises conveyed into Steven D. Wieners and Kathy Wieners by Deed of Jeffrey L. Kile et ux. dated November 5, 1990, and recorded November 8, 1990, in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 462 at Page 287.

**2457 Old Berwick Road, Espy, Scott Township, Pa.**

**ALL THAT CERTAIN** piece or parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

On the east side by public road leading from Bloomsburg to Berwick; on the west by an alley; on the north by a lot now or late of Mary M. Creveling; on the south by lot now or late of Mary M. Creveling and S.K. Worman; being 173 1/4 feet in length and 41 feet 6 inches in width.

Being the same premises conveyed to Steven D. Wieners and Kathleen Wieners by Deed of Sheriff of Columbia County dated February 21, 1991, and recorded March 4, 1991, in Deed Book 468 at Page 1000.

On October 18, 1993, the marriage of Steven D. Wieners and Kathleen E. Wieners was dissolved by Order of the Seventeenth Judicial Circuit in and for Broward County, Florida, thereby creating a tenancy in common interest in the premises. Moreover, on June 2, 1995, the said Kathleen E. Wieners passed away, and her remaining 50% interest in the aforescribed premises passed to David S. Wieners, Debra Wieners, Jerry W. Taylor, Debbie J. Taylor, John Scheffler, Vicki Brown Scheffler, Michael E. McCalla, Pam McCalla, Patrick D. McCalla, Beth McCalla, Perry L. McCalla, Carol McCalla, Timothy A. McCalla, Sean M. McCalla, Brian Wieners and Rhonda Wieners as the residuary beneficiaries and heirs named in the Last Will and Testament of Kathleen E. Wieners, deceased, dated May 17, 1991. The said Steven D. Wieners has since been remarried to a Kathy Wieners a/k/a Kathleen Wieners.

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 filed to Civil Term No. 937 of 1996 and will be sold by:

Harry A. Roadarmel  
Sheriff of Columbia County

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

PNC BANK, NATIONAL ASSOCIATION,	:	IN THE COURT OF COMMON PLEAS
successor by merger and acquisition:	:	OF COLUMBIA COUNTY
to FIRST EASTERN BANK, N.A.,	:	
Mortgagee/	:	CIVIL ACTION - LAW
Plaintiff	:	
	:	
VS.	:	
	:	
STEVEN D. WIENERS, surviving tenant:	:	
in command of KATHLEEN E. WIENERS,	:	
Deceased,	:	
	:	
Mortgagor and	:	
Real Owner/	:	
Defendant	:	
	:	
AND	:	MORTGAGE FORECLOSURE
KATHY WIENERS a/k/a KATHLEEN	:	
WIENERS his wife,	:	
	:	
Real Owner/	:	
Defendant	:	
	:	
AND	:	
DAVID S. WIENERS and DEBRA WIENERS,	:	
his wife,	:	
	:	
Real Owners/	:	
Defendants	:	
	:	
AND	:	
JERRY W. TAYLOR and DEBBIE J.	:	
TAYLOR, his wife,	:	
	:	
Real Owners/	:	
Defendants	:	
	:	
AND	:	
JOHN SCHEFFLER and VICKI A. BROWN	:	
SCHEFFLER, his wife,	:	
	:	
Real Owners/	:	
Defendants	:	
	:	
AND	:	
MICHAEL E. McCALLA and PAM McCALLA,	:	
his wife,	:	
	:	
Real Owners/	:	
Defendants	:	
	:	
AND	:	
PATRICK D. McCALLA and BETH	:	
McCALLA, his wife,	:	
	:	
Real Owners/	:	
Defendants	:	
	:	
AND	:	
PERRY L. McCALLA and CAROL	:	
McCALLA, his wife,	:	
	:	
Real Owners/	:	
Defendants	:	

NO. 937-CIVIL-1996

FILED  
1996  
JUN 14



Tenants/Occupants  
First Floor  
1126 Freas Avenue  
Berwick, PA

Tenants/Occupants  
Second Floor  
1126 Freas Avenue  
Berwick, PA

Tenants/Occupants  
First Floor  
1128 Freas Avenue  
Berwick, PA

Tenants/Occupants  
Second Floor  
1128 Freas Avenue  
Berwick, PA

Tenants/Occupants  
2457 Old Berwick Road  
Espy, PA

LENAHAN & DEMPSEY, P.C.

BY: Thomas R. Daniels  
THOMAS R. DANIELS, ESQ.

SWORN to and subscribed  
before me this 10<sup>th</sup> day  
of March, 1997:

Sandra P. Carey  
Notary Public



Mar 20 10 06 AM '97

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

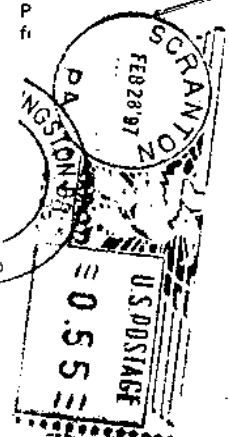
Received From:

LENAHAN & DEMPSEY, P.C.  
P.O. BOX 234  
SCRANTON, PA 18501-0234

One piece of ordinary mail addressed to:

Tenants/Occupants  
Second Floor  
1126 Freas Avenue  
Berwick, PA

At  
or  
pre-  
paid



PS Form 3817, Mar. 1989

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

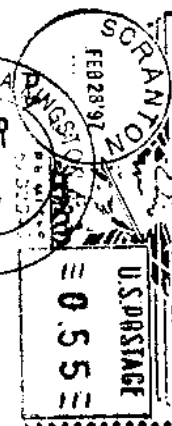
**U.S. POSTAL SERVICE CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

LENAHAN & DEMPSEY, P.C.  
P.O. BOX 234  
SCRANTON, PA 18501-0234

One piece of ordinary mail addressed to:

Tenants/Occupants  
210 Mulberry Street  
Berwick, PA 18603



PS Form 3817, Mar. 1989

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

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

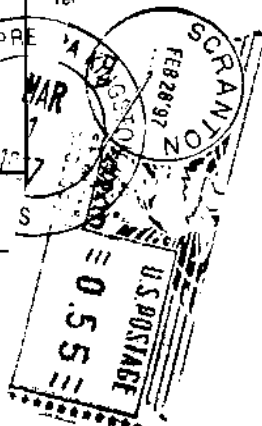
Received From:

LENAHAN & DEMPSEY, P.C.  
P.O. BOX 234  
SCRANTON, PA 18501-0234

One piece of ordinary mail addressed to:

Scott Township Authority  
c/o Hill & Hill  
16 West Main Street  
Blodensburg, PA 17815

Affix  
or n  
pos  
for  
ter



PS Form 3817, Mar. 1989

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

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

Received From:

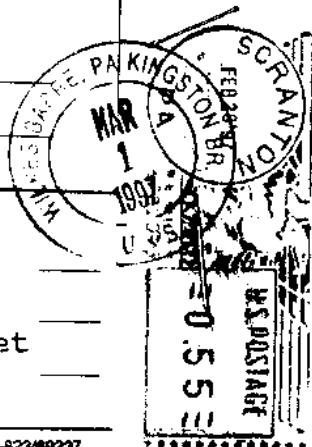
LENAHAN & DEMPSEY, P.C.  
P.O. BOX 234  
SCRANTON, PA 18501-0234

One piece of ordinary mail addressed to:

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

PS Form 3817, Mar. 1989

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



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

Received From:

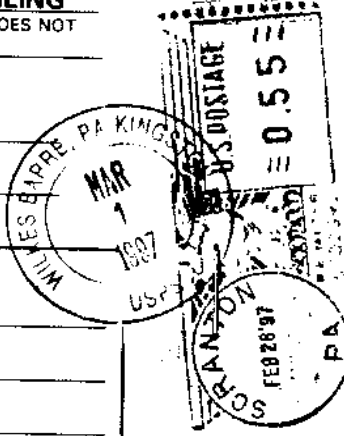
LENAHAN & DEMPSEY, P.C.  
P.O. BOX 234  
SCRANTON, PA 18501-0234

One piece of ordinary mail addressed to:

— Tenants/Occupants  
— 2457 Old Berwick Road  
— Espy, PA

PS Form 3817, Mar. 1989

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



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

Received From:

LENAHAN & DEMPSEY, P.C.  
P.O. BOX 234  
SCRANTON, PA 18501-0234

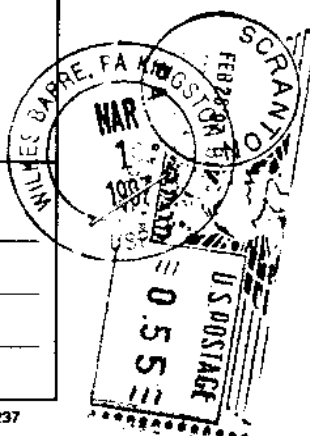
One piece of ordinary mail addressed to:

— Tenants/Occupants  
— First Floor  
— 1128 Freas Avenue  
— Berwick, PA

PS Form 3817, Mar. 1989

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

Affix here in stamps  
or meter  
post  
Postage  
fee.





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**

One piece of ordinary mail addressed to:

**Tenants/Occupants**  
**First Floor**  
**1126 Freas Avenue**  
**Berwick, PA**

PS Form 3817, Mar. 1989

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

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
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Received From: **LENAHAN & DEMPSEY, P.C.**  
**P.O. BOX 234**  
**SCRANTON, PA 18501-0234**

One piece of ordinary mail addressed to:

**Tenants/Occupants**  
**Second Floor**  
**1128 Freas Avenue**  
**Berwick, PA**

PS Form 3817, Mar. 1989

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

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

Received From: **LENAHAN & DEMPSEY, P.C.**  
**P.O. BOX 234**  
**SCRANTON, PA 18501-0234**

One piece of ordinary mail addressed to:

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

PS Form 3817, Mar. 1989

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

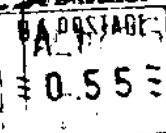
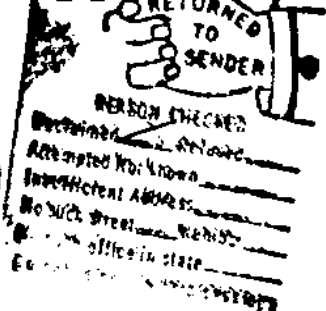
U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
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PROVIDE FOR INSURANCE—POSTMASTER

Received From: **LENAHAN & DEMPSEY, P.C.**  
**P.O. BOX 234**  
**SCRANTON, PA 18501-0234**

One piece of ordinary mail addressed to:

**Tenants/Occupants**  
**212 Mulberry Street**  
**Berwick, PA**

AN & DEMPSEY, P.C.  
400 KANE BUILDING  
TH WASHINGTON AVENUE  
RANTON, PA 18503

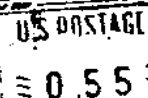
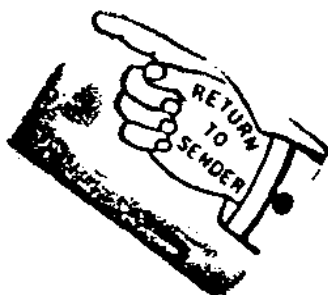


USE  
DE

*Unclassified*  
*VACANT*

Tenants/Occupants  
210 Mulberry Street  
Berwick, PA 18603

HAN & DEMPSEY, P.C.  
TE 400 KANE BUILDING  
RTH WASHINGTON AVENUE  
SCRANTON, PA 18503

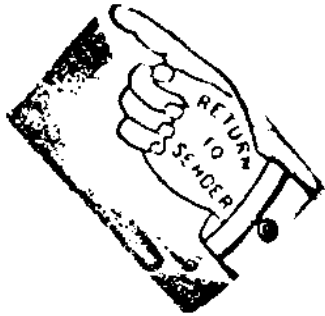


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*VAC*

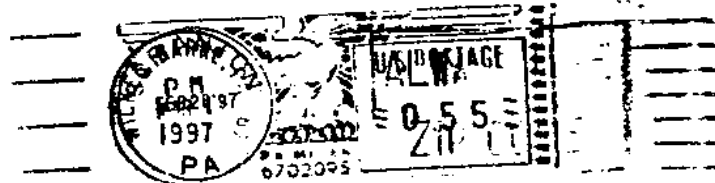
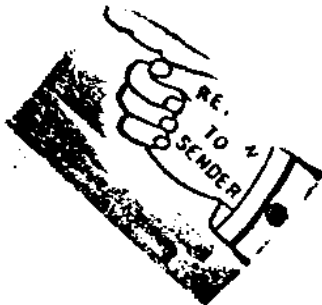
Tenants/Occupants  
First Floor  
1128 Freas Avenue  
Berwick, PA

IAN & DEMPSEY, P.C.  
E 400 KANE BUILDING  
14TH WASHINGTON AVENUE  
BERWICK, PA 18503



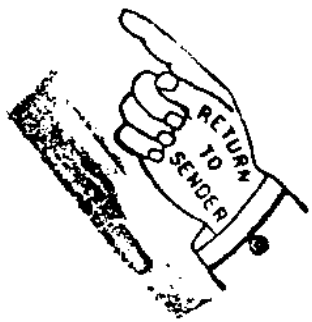
Tenants/Occupants  
First Floor  
1126 Freas Avenue  
Berwick, PA

& DEMPSEY, P.C.  
O KANE BUILDING  
WASHINGTON AVENUE  
TON, PA 18503



Tenants/Occupants  
Second Floor  
1126 Freas Avenue  
Berwick, PA

& DEMPSEY, P.C.  
KANE BUILDING  
WASHINGTON AVENUE  
TON, PA 18503



Tenants/Occupants  
Second Floor  
1128 Freas Avenue  
Berwick, PA

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17015

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 389-6300

Date: FEB 4, 1997

To: Tenant

First Floor

1128 Freas Ave.

Berwick, PA 18603

*URGENT*

Re: PNC Bank, N.A.

vs. Steven D. WIENERS, surviving tentant in  
command of Kathleen E. WIENERS, Deceased

No: 3 of 1997 ED

No: 937 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

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

VS. :  
: :  
: :

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

Mortgagor and :  
Real Owner/ :  
Defendant :  
: :

AND :  
: :

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

Real Owner/ :  
Defendant :  
: :

AND :  
: :

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

Real Owners/ :  
Defendants :  
: :

AND :  
: :

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

Real Owners/ :  
Defendants :  
: :

AND :  
: :

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

Real Owners/ :  
Defendants :  
: :

AND :  
: :

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

Real Owners/ :  
Defendants :  
: :

AND :  
: :

MORTGAGE FORECLOSURE

3-97