

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE) - Rule 3257

32-ED-1997

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

No. 96-CV-1184

(SEAL)

PNC BANK, NATIONAL ASSOCIATION,
successor by merger to PNC Bank,
Northeast PA, formerly Northeastern
Bank of Pennsylvania,
Plaintiff

vs.

Charles R. Shotwell, Jr., and Linda
Bird Shotwell, husband and wife,

Defendants

TO THE SHERIFF OF SAID COUNTY:

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

See Exhibit "A" attached hereto

(Specifically describe property)

Note: Description of property may be included in, or attached to, the Writ.

Principal due	\$137,970.36
Interest to March 18, 1997 (per diem \$44.93)	108,456.92
Additional Interest from March 18, 1997 to date of payment in full	To Be Computed
Costs to March 18, 1997	557.40
Additional Costs from March 18, 1997 to Date of Payment in Full	To Be Computed
Attorney's Fees (Five (5 %) Precent)	12,321.36

TOTAL \$259,306.04

Lami B. Kline
Prothonotary

DATE

May 2, 1997

Deputy

*Complaint \$55.50 pd
Judgment \$ 9.00 pd
Writ \$ 15.00 pd
Satisfy \$ 5.00*

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
No. 96-CV-1184

PNC BANK, NATIONAL ASSOCIATION,
successor by merger to PNC Bank, Northeast
PA, formerly Northeastern Bank of
Pennsylvania,

Plaintiff


vs.

Charles R. Shotwell, Jr., and Linda Bird
Shotwell, husband and wife,
Defendants

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Unpaid Principal Balance	\$137,970.36
Interest to March 18, 1997 (per diem \$44.93)	108,456.92
Additional Interest from March 18, 1997 to date of payment in full	
Costs	To Be Computed 557.40
Additional Costs to date of payment in full	
Attorney's Fees (5%)	To Be Computed 12,321.36
TOTAL	\$259,306.04

Law Offices of Robert P. Sheils, Jr.


Charles R. Lyons, Esquire
Attorney for Plaintiff

Suite 603, 108 N. Washington Ave.
Scranton, PA 18503
Telephone No. (717) 341-3240

EXHIBIT "A"

By virtue of a Writ of Execution No. 32 of 1997, 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 the highest and best bidders, for cash, in the Court House in the City of Bloomsburg, Columbia County, Pennsylvania on July 3, 1997 at 1030 A.M. in the forenoon of the said day, all the right, title, and interest of the Defendants in and to the property more particularly described as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred nineteen feet six inches (119'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

BEING improved with a residential dwelling more commonly known and identified as 637 Catherine Street, Bloomsburg, Pennsylvania.

AND BEING THE SAME premises conveyed by Stanley Heath and Patricia Heath, his wife, unto Charles R. Shotwell and Linda J. Bird, now Linda B. Shotwell, by Deed dated February 10, 1983 and recorded in the Office of Recorder of Deeds in and for Columbia County, Pennsylvania at Record Book 314 at Page 839.

Tax Parcel No: 05E,02-249-00,000

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK,
NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST
PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and
against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, husband
and wife, Defendants. Judgment entered to No. 96-CV-1184. Sheriff
to collect \$259,306.04 plus additional costs. Writ
Issued May 5, 1997.

Charles R. Lyons, Esq.
Attorney for Plaintiff

REAL ESTATE
SHERIFF'S SALE--COST SHEET

P.N.C. BANI

VS Charles E. Smith
Linda E. Smith WELL

NO. 32.97 E.D. NO. 1189-76 J.D. DATE OF SALE 7-3 TIME OF SALE 10:30

DOCKET AND RETURN \$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE 75.00
LEVY (PER PARCEL) 15.00
MAILING COSTS 44.37
ADVERTISING, SALE BILLS, & COPIES 15.00
ADVERTISING SALE (PLUS NEWSPAPER) 15.00
MILEAGE 17.20
POSTING HANDBILLS 12.00
CRYING?ADJOURN SALE (EACH SALE) 15.00
SHERIFF'S DEED 20.00
TRANSFER TAX FORM 10.00
DISTRIBUTION FORM 10.00
OTHER 9.00

TOTAL.....\$ 347.89

PRESS-ENTERPRISE INC \$ 333.70
SOLICITOR'S SERVICES 100.00

TOTAL.....\$ 433.20

PROTHONOTARY (NOTARY) \$ _____
RECORDER OF DEEDS _____

OTHER _____

TOTAL.....

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 _____ \$ _____
SCHOOL DISTRICT TAXES, 19 _____ \$ _____
DELINQUENT TAXES, 19 _____, 19 _____ \$ 5.00

TOTAL.....\$ 5.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL _____ 19 _____ \$ _____
WATER--MUNICIPAL _____ 19 _____ \$ _____

TOTAL.....

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 10.00

MISCELLANEOUS \$ _____
\$ _____

TOTAL.....\$ 796.09

TOTAL COSTS (OPEN BID).....

163.91

Deposit
Costs

REAL ESTATE

SHERIFF'S SALE--COST SHEET

PNC BankCharles R. Lee +
VS Lincoln NationalNO. 32-97 E.D.NO. 1184-96 J.D.DATE OF SALE July 3-97 TIME OF SALE 1030

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

\$ 15.00
75.00
15.00
61.39
15.00
15.00
17.50
15.00
10.00
30.00
15.00
15.00
9.00
40

81.00
1030
1030

2-Add. Court Costs 220.00
 TOTAL.....

\$ 347.89

PRESS-ENTERPRISE INC
 SOLICITOR'S SERVICES Harmon

\$ 333.20
100.-

TOTAL..... 433.20

PROTHONOTARY (NOTARY)
 RECORDER OF DEEDS

\$ 10.00
26.50

OTHER

TOTAL..... 36.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 716.55
 SCHOOL DISTRICT TAXES, 1997 1479.35
 DELINQUENT TAXES, 1986, 1996 1231.04

TOTAL..... 21,476.94

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL Bloom 1985-86-87 1,645.84
 WATER--MUNICIPAL 19 19

TOTAL..... 1,645.84

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 10.00

MISCELLANEOUS

\$
 \$

TOTAL..... 23,760.37

TOTAL COSTS (OPEN BID).....

MORTGAGE

CHARLES R. SHOTWELL, JR.	: Record Book 348, page 103
LINDA J. BIRD, nka	: Dated: May 13, 1985
LINDA B. SHOTWELL	: Rec.: May 17, 1985
	: Amount: \$60,000.00
and	:
	:
BANC AMERICA BUSINESS	:
CREDIT CORP.	:

ASSIGNED

OSAGE CORPORATION	: Record Book 462, page 207
	: Rec.: November 7, 1990
	:

<u>RELEASE OF MORTGAGE:</u>	: Record Book 465, page 1043
	: Rec.: January 16, 1991

MORTGAGE

UNIVERSITY REAL ESTATE	: Record Book 358, page 609
COMPANY	: Dated: December 5, 1985
	: Rec.: December 5, 1985
and	: Amount: \$130,000.00
	: \$ 10,000.00
NORTHEASTERN BANK OF PA	: 2 Notes

Blanket mortgage securing properties on Second Street, Bloomsburg, 637 Catherine Street, Bloomsburg, and property in Scott Township.

Mortgage signed by Linda B. Shotwell, Individually and as President, and Charles R. Shotwell, Individually.

MORTGAGE

CHARLES R. SHOTWELL, JR.
LINDA J. BIRD, now
LINDA BIRD SHOTWELL

and

JIM THORP NATIONAL
BANK

: Record Book 385, page 400
: Dated: March 27, 1987
: Recorded: March 31, 1987
: Amount: \$37,100.00

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JUDGMENT

U. S. A.

VERSES

CHARLES R. SHOIWELL, JR.

:No. 1384-1984
:Dated: December 17, 1984
:Amount: \$572.66
:Federal Tax Lien
:

JUDGMENT

TONY VASATURO
& VASATURO BROTHERS
DAIRY, INC.

VERSES

CHARLES SHOIWELL
RALPH COLONE

:No. 108-1985
:Dated: January 30, 1985
:Amount: \$14,081.65
:
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:

Filed letter, October 9, 1986 - only executing against R. Colone.

JUDGMENT

U. S. A.

VERSES

CHARLES R. SHOIWELL, JR.
KLINE HEATING & AIR CONDITIONING

:No. 514-1985
:Dated: May 3, 1985
:Amount: \$8,173.63
:Federal Tax Lien
:
:

JUDGMENT

U. S. A.

VERSES

KLINE MECHANICAL CORP.
AS NOMINEE AND/OR ALTER EGO OF
CHARLES R. SHOIWELL, JR.
KLINE HEATING & AIR CONDITIONING

:No. 515-1985
:Dated: May 3, 1985
:Amount: \$14,308.99
:Federal Tax Lien
:
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:

JUDGMENT

U. S. A.	: No. 516 - 1985
	: Dated: May 3, 1985
vs.	: Amount: \$3,600.96
	:
CHARLES R. SHOTWELL, JR?	: Federal tax lien
KLINE HEATING AND AIR	:
CONDITIONING	:

JUDGMENT

MUNICIPAL AUTHORITY OF	: No. 166 - 1985
TOWN OF BLOOMSBURG	: Dated: December 27, 1985
	: Amount: \$191.36
vs.	: Sewer Claim
	: 637 Catherine Street
CHARLES R. SHOTWELL, JR.	: Bloomsburg, PA
LINDA J. BIRD	:

JUDGMENT

MUNICIPAL AUTHORITY OF	: M.L. 226 - 1986
TOWN OF BLOOMSBURG	: Dated: December 16, 1986
	: Amount: \$164.73
vs.	: Sewer Claim
	: 637 Catherine Street
CHARLES R. SHOTWELL, JR.	: Bloomsburg, PA
LINDA J. BIRD	:

JUDGMENT

ACCEPTANCE ASSOCIATION OF	: No. 323 - 1986
AMERICA	: Dated: March 18, 1986
	: Amount: \$97,000.00
vs.	:
	: Assigned: 3-18-86
UNIVERSITY REAL ESTATE	: FIRST PA BANK, N.A.
CO., KLINE HEATING AND	: CENTRAL PENN NATIONAL BANK
AIR CONDITIONING, INC.,	: FIDELITY BANK, N.A.
CHARLES R. SHOTWELL and	: HAMILTON BANK
LINDA B. SHOTWELL	:

JUDGMENT

COMMONWEALTH OF PA
DEPARTMENT OF REVENUE

vs.

CHARLES R. SHOTWELL
LINDA SHOTWELL

: No. 762 - 1986
: Dated; July 14, 1986
: Amount: \$472.37
:
: State Tax Lien
:
:

JUDGMENT

COMMONWEALTH OF PA
DEPARTMENT OF REVENUE

vs.

CHARLES R. SHOTWELL

: No. 763 - 1986
: Dated: July 14, 1986
: Amount: \$442.50
:
: State Tax Lien
:
:

JUDGMENT

PA GAS & WATER
COMPANY

vs.

CHARLES SHOTWELL, JR.

: No. 792 - 1986
: Dated; July 21, 1986
: Amount: \$591.31
:
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:

JUDGMENT

FINANCE AMERICA : No. 902 - 1986
CONSUMER DISCOUNT CO. : Dated: September 8, 1986
: Amount: \$4,190.46
vs. : Delinquent Account
: :
CHARLES SHOTWELL :
LINDA BIRD SHOTWELL :

JUDGMENT

FIRST PA BANK, :
CENTRAL PENN NATIONAL BANK : No. 1064 - 1986
FIDELITY BANK, N.A. : Dated: September 29, 1986
HAMILTON BANK, ASSIGNEES : Amount: \$242,529.85
AS THEIR INTEREST MAY APPEAR :
BY AND THROUGH ACCEPTANCE : Writ of Execution No. 67-1986
ASSOCIATES OF AMERICA, INC. :
: :
vs. : :
: :
UNIVERSITY REAL ESTATE CO. :
KLINE HEATING AND AIR :
CONDITIONING, :
CHARLES B. SHOTWELL, JR. :
AND LINDA BIRD SHOTWELL :

JUDGMENT

NORTHEASTERN BANK OF PA : No. 338 - 1987
: Dated: March 27, 1987
vs. : Amount: \$142,658.38
: :
CHARLES R. SHOTWELL : Writ of Execution No. 22 - 1987
LINDA BIRD SHOTWELL ;

JUDGMENT

NORTHEASTERN BANK OF PA : No. 339 - 1987
: Dated: March 27, 1987
vs. : Amount: \$10,550.18
: :
CHARLES R. SHOTWELL, JR. : Writ of Execution No. 23 - 1987
LINDA BIRD SHOTWELL : Execution was stayed due to filing
; of Bankruptcy

JUDGMENT

CHRYSLER FIRST BUSINESS
CREDIT CORP. (WAS
BANCAMERICA BUSINESS
CREDIT CORP)

vs.

LINDA B. SHOTWELL
CHARLES R. SHOTWELL, JR.

: No. 87 - 1987
: Dated: June 16, 1987
: Amount: \$81,560.92
: Default Judgment
:
: See attached
:
:

JUDGMENT

MUNICIPAL AUTHORITY OF
TOWN OF BLOOMSBURG

vs.

CHARLES R. SHOTWELL, JR.
LINDA J. BIRD

: No. ML 233 - 1987
: Dated: December 30, 1987
: Amount: \$130.54
: Sewer Claim
: 637 Catherine Street
: Bloomsburg, PA
:

JUDGMENT

BOROUGH OF BERWICK

vs.

CHARLES SHOTWELL

: No. 117 - 1988
: Dated: April 29, 1988
: Amount: \$452.74
: Sewer Claim
: 308 East Eighth Street
: Berwick, PA

JUDGMENT

NORTHEASTERN BANK OF PA

vs.

CHARLES R. SHOTWELL, JR.
LINDA BIRD SHOTWELL
AND UNIVERSITY REAL
ESTATE COMPANY

: No. 642 - 1989
: Dated: June 28, 1989
: Amount: \$182,228.52
: Confession of Judgment
:
: Writ of Execution
: No. 63 - 1989
:
: Revived to:
: No. 218 - 1995
: Dated: February 14, 1995
: Amount: \$128,228.29 plus interest
and costs

JUDGMENT

NORTHEASTERN BANK OF
PA

vs.

CHARLES R. SHOTWELL, JR.
LINDA BIRD SHOTWELL
and UNIVERSITY REAL
ESTATE COMPANY

: No. 699 - 1989
: Dated: July 13, 1989
: Amount: \$13,088.50
:
: Revived to:
: No. 217 - 1995
: Dated: February 14, 1995
: Amount: \$13,088.50 plus interest
: and costs

JUDGMENT

COMMONWEALTH OF PA
DEPARTMENT OF LABOR
AND INDUSTRY

vs.

CHARLES R. SHOTWELL, JR.
INDIVIDUALLY and T/A
KLINE HEATING AND AIR
CONDITIONING COMPANY

: No. 800 - 1989
: Dated: August 4, 1989
: Amount: \$1,861.89
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JUDGMENT

U. S. A.

vs.

CHARLES R. SHOTWELL
LINDA SHOTWELL

: No. 1364 - 1989
: Dated: December 14, 1989
: Amount: \$4,909.09
:
: Federal Tax Lien

JUDGMENT

BOROUGH OF BERWICK

vs.

CHARLES SHOTWELL
LINDA J. BIRD

: No. 1372 - 1989
: Dated: May 3, 1990
: Amount: \$808.62
:
:
:

JUDGMENT

BARRY MAGUDA
R R 4, Box 4053
Berwick, PA

vs.

CHARLES SHOTWELL
t/a/d/b/a KLINE
HEATING and AIR
CONDITIONING, INC.

: No. 634- 1990
: Dated: January 18, 1991
: Amount: \$1,036.00
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JUDGMENT

U. S. A.

vs.

CHARLES RICHARD SHOTWELL, JR

: No. 664 - 1991
: Dated: May 20, 1991
: Amount: \$600.00
:
: Federal Tax Lien

JUDGMENT

U.S. A.

vs.

CHARLES R. SHOTWELL
LINDA SHOTWELL

: No. 771 -1992
: Dated: May 29, 1992
: Amount: \$4,909.09
: Federal Tax Lien
:
:

JUDGMENT

THE JIM THORP
NATIONAL BANK

vs.

CHARLES SHOTWELL
LINDA SHOTWELL

: No. 639 - 1992
: Complaint Dated: May 5, 1992
: Default Judgment Entered
: July 28, 1992
: Amount: \$2,607.27 plus interest
: and costs

Bringdown to premises of:

Charles R. Shotwell, Jr.
Linda J. Bird Shotwell

JUDGMENT

BLOOMSBURG MUNIICPAL
AUTHORITY

vs.

CHARLES R. SHOTWELL, JR.
637 Catherine Street
Bloomsburg, pA

: No. 372 - 1997
: Dated: March 13, 1997
: Amount: \$370.37
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WRIT OF EXECUTION
PNC BANK, N.A.

vs.

CHARLES R. SHOTWELL, JR.
LINDA BIRD SHOTWELL

: No. 1184 - 1996
: Dated: August 16, 1996
:
: Default Entered: 12-12-96
: Amount: \$254,353.22
:
: Writ of Execution No. 32-1997
: Dated: May 5, 1997

: Search Cover Date: May 26, 1997

JUDGMENT

C. V. C.CONTRACTORS, INC.
1 Kelly Square
Building 1, Route 15 N
Lewisburg, PA 17837

VS.

SHORE ASSOCIATED INVESTMENT
637 Catherine Street
aka Charlie Shotwell
Bloomsburg, PA 17815

: No. 393 - 1996
: Dated: March 6, 1996
: Amount: \$1,155.00

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JUDGMENT

PENNSYLVANIA POWER &
LIGHT COMPANY

vs.

CHARLES SHOTWELL, JR.
637 Catherine Street
Bloomsburg, PA

: No. 1546 - 1995
: Dated: November 1, 1995
: Amount: \$3,165.81
:
:
:

JUDGMENT

PNC BANK, N.A.
SUCESSOR BY MERGER
TO PNC BANK FORMERLY
known as NORTHEASTERN
BANK OF PA

vs.

CHARLES R. SHOTWELL, JR.
LINDA BIRD SHOTWELL

: No. 1184 - 1996
: Dated: August 16, 1996
:
: Mortgage Foreclosure
: Default Entered: December 12, 1996
: Amount: \$254,353.22
:
:

: *Wait for Escrow*
: *to 3-3-1997*
: *2-12-97*

JUDGMENT

FRACALOSSO CHEVROLET, INC.
RT 61, P O BOX J
SHAMOKIN DAM, PA 17872

vs.

CHARLES R. SHOTWELL
637 Catherine Street
Bloomsburg, PA 17815

: No. 1319 - 1996
: Dated: September 17, 1996
: Amount: \$2,744.70
:
:
:
:
:

JUDGMENT

PNC BANK	:	No. 217 - 1995
	:	Dated: February 14, 1995
vs.	:	Amount: \$13,088.50 - plus interest
	:	and costs
CHARLES R. SHOTWELL, JR.	:	Revived from No. 699 - 1989
LINDA BIRD SHOTWELL, h/w	:	
UNIVERSITY REAL ESTATE CO.	:	

JUDGMENT

PNC BANK	:	No. 218 - 1995
	:	Dated: February 14, 1995
vs.	:	Amount: \$128,228.29 - plus interest
	:	and costs
CHARLES R. SHOTWELL, JR.	:	Revived from No. 642 - 1989
LINDA BIRD SHOTWELL, h/w	:	
UNIVERSITY REAL ESTATE CO.	:	

JUDGMENT

COMMONWEALTH OF PA
DEPARTMENT OF REVENUE

vs.

CHARLES R. SHOTWELL

: No. 1998 - 1993
: Dated: November 22, 1993
: Amount: \$1,604.46
:
:
:

JUDGMENT

COMMONWEALTH OF PA

vs.

CHARLES R. SHOTWELL, JR.
637 Catherine Street
Bloomsburg, PA

: No. 2088 - 1993
: Dated: December 16, 1993
: Amount: \$1,600.21
:
:
:

JUDGMENT

U. S. A.

vs.

CHARLES R. SHOTWELL, JR.
637 Catherine Street
Bloomsburg, PA

: No. 216 - 1994
: Dated: February 11, 1994
: Amount: \$7,271.54
:
: Federal tax lien
:
:

JUDGMENT

AIR AGE PUBLISHING

vs.

CHARLES SHOTWELL
t/d/b/a HOT SHOT CELLS
637 Catherine Street
Bloomsburg, PA


: No. 1004 - 1994
: Complaint Dated: July 27, 1994
:
: Judgment Entered: Sept. 21, 1994
: Amount: \$1,040.27
:
:
:

PNC BANK, NATIONAL ASSOCIATION, :	IN THE COURT OF COMMON PLEAS
successor by merger to PNC BANK, :	
NORTHEAST PA, formerly Northeastern Bank :	OF COLUMBIA COUNTY
of Pennsylvania, :	
Plaintiff :	CIVIL ACTION - LAW
vs. :	
CHARLES R. SHOTWELL, JR., and LINDA BIRD :	ACTION OF MORTGAGE FORECLOSURE
SHOTWELL, husband and wife, :	
Defendants :	No. 96-CV-1184
:	32-1997
:	
:	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Law Offices of Robert P. Sheils, Jr.



 Charles R. Lyons, Esquire
 Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,
successor by merger to PNC Bank,
Northeast PA, formerly Northeastern
Bank of Pennsylvania,

Plaintiff

vs.

CHARLES R. SHOTWELL, JR. AND LINDA
BIRD SHOTWELL, his wife,

Defendants

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 96-CV-1184

32-1997

AFFIDAVIT OF NON-MILITARY STATUS

Frank DeStefano, being duly sworn according to law, deposes and says that he is an Assistant Vice President of PNC BANK, NATIONAL ASSOCIATION, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, Plaintiff in the above referenced matter, and as such, has the authority to make this Affidavit.

1. To my knowledge, defendants, Charles R. Shotwell, Jr. and Linda Bird Shotwell are adult individuals and have not for a period in excess of sixty (60) days prior hereto been in the military service of the United States of America or within the provisions of the Soldiers' and Sailors' Civil Relief Act of 1940, as supplemented and amended.
2. To the best of my knowledge, information and belief, the present addresses of the Defendant, Charles R. Shotwell, Jr. are 637 Catherine Street, Bloomsburg, Pennsylvania; 1120 Montour Boulevard, Danville, Pennsylvania 17821; 312 East Eighth Street, Berwick, Pennsylvania 18603; and 469 E. Eighth Street, Bloomsburg, Pennsylvania 17815. To the best of my knowledge, information and belief, the present address of the Defendant, Linda Bird Shotwell is 637 Catherine Street, Bloomsburg, Pennsylvania 17815.

PNC BANK, NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO PNC
BANK, NORTHEAST PA, FORMERLY
NORTHEASTERN BANK OF
PENNSYLVANIA

By Frank DeStefano
Frank DeStefano
Title: Assistant Vice President

WORN TO AND SUBSCRIBED

before me this 30th day
of April, 1997.

Nancy D. Engesh
Notary Public

NANCY D. ENGESH, Notary Public
Commission Expires 12/31/99
My Comm. No. 21947

HARRY A. ROADARMEL, JR.



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

June 4, 1997

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 204-6100

Charles R. Lyons, ESQ.
Office of Robert P. Sheils, Jr.
108 North Washington Ave., Suite 603
Scranton, PA 18503

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
PNC Bank. N.A.

VS.
Charles R. Jr. & Linda Bird Shotwell
WRIT OF EXECUTION 32 of 1997
(MORTGAGE FORECLOSURE)

J.D. 1184 of 1996

POSTING OF PROPERTY

On Friday May 30, 1997, at 1650 hrs. POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Charles R. and Linda Bird Shotwell Jr., at 637 Catherine St.,
Bloomsburg, Pa. 17815
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY XXXXXX
SHERIFF Harry A. Roadarmel Jr. Also posted the Columbia Co. Court House,
on the same date as residence.

SO ANSWERS:

DEPUTY SHERIFF

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

Sworn and subscribed before me
this 4th day of
June 1997

Sarah J. Hower
Sarah J. Hower

NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1998

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

TELEPHONE
(717) 784-6300

Date: May-14, 1997

To: William Penn, successor by merger to United Penn Bank.
8 West Market Street
Wilkes-Barre, PA 18701

Re: PNC Bank, N.A.

VS Charles R. Shotwell Jr and Linda Bird Shotwell,
Husband and Wife

No: 32 of 1997 ED

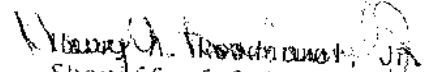
No: 1184 of 1996 JD

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,


Sheriff of Columbia County

32-1897

Your property at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on July 3, 1997, at 1030 a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$254,353.22 with additional interest, attorney's commission and costs to be added, obtained by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, against you.

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 greater chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT 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 bid price by calling the Sheriff of Columbia County at (717) 389-5622.
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 Sheriff of Columbia County at (717) 389-5622.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

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

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, Pennsylvania 17108
(800) 692-7375

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

TO THE FOLLOWING DEFENDANT(S) AND OWNER:

Charles R. Shotwell, Jr.
312 East 8th Street
Berwick, Pennsylvania 18603

This Notice is given to you as owner(s) and defendant(s) in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, relative to the following judgment and execution: No. 96-CV-1184, J.D. and No. 32-1997, E.D.

The property together with its location and improvements are described on Exhibit "A" attached to this Notice; and said premises will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice.

The sale will be held on July 3, 1997 at 1030 a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. A Schedule of Distribution will be filed by the Sheriff within thirty (30) days of sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Dated: 4/30, 1997

By Charles R. Lyons
Charles R. Lyons, Esq.
Attorney for Plaintiff

EXHIBIT "A"

By virtue of a Writ of Execution No. 32 of 1997, 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 the highest and best bidders, for cash, in the Court House in the City of Bloomsburg, Columbia County, Pennsylvania on July 3, 1997 at 1030 A.M. in the forenoon of the said day, all the right, title, and interest of the Defendants in and to the property more particularly described as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred nineteen feet six inches (119'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

BEING improved with a residential dwelling more commonly known and identified as 637 Catherine Street, Bloomsburg, Pennsylvania.

AND BEING THE SAME premises conveyed by Stanley Heath and Patricia Heath, his wife, unto Charles R. Shotwell and Linda J. Bird, now Linda B. Shotwell, by Deed dated February 10, 1983 and recorded in the Office of Recorder of Deeds in and for Columbia County, Pennsylvania at Record Book 314 at Page 839.

Tax Parcel No: 05E,02-249-00,000

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK,
NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST
PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and
against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, husband
and wife, Defendants. Judgment entered to No. 96-CV-1184. Sheriff
to collect \$259,306.04 plus additional costs. Writ
Issued May 5, 1997.

Charles R. Lyons, Esq.
Attorney for Plaintiff

EXHIBIT "A"

By virtue of a Writ of Execution No. 32 of 1997, 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 the highest and best bidders, for cash, in the Court House in the City of Bloomsburg, Columbia County, Pennsylvania on July 3, 1997 at 10:30 A.M. in the forenoon of the said day, all the right, title, and interest of the Defendants in and to the property more particularly described as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred nineteen feet six inches (119'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

BEING improved with a residential dwelling more commonly known and identified as 637 Catherine Street, Bloomsburg, Pennsylvania.

AND BEING THE SAME premises conveyed by Stanley Heath and Patricia Heath, his wife, unto Charles R. Shotwell and Linda J. Bird, now Linda B. Shotwell, by Deed dated February 10, 1983 and recorded in the Office of Recorder of Deeds in and for Columbia County, Pennsylvania at Record Book 314 at Page 839.

Tax Parcel No: 05E,02-249-00,000

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK,
NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST
PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and
against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, husband
and wife, Defendants. Judgment entered to No. 96-CV-1184. Sheriff
to collect \$259,306.04 plus additional costs. Writ
Issued May 5, 1997.

Charles R. Lyons, Esq.
Attorney for Plaintiff

Law Offices of
ROBERT P. SHEILS, JR.
108 NORTH WASHINGTON AVENUE
SUITE 603
SCRANTON, PENNSYLVANIA 18503
(717) 341-3240
FAX (717) 341-3245
E-MAIL: RSHEILS0@COUNSEL.COM

ROBERT P. SHEILS, JR.*
CHARLES R. LYONS **

*Member PA & NY Bar
**Member PA & DC Bar

April 30, 1997

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: PNC BANK, NATIONAL ASSOCIATION
vs. CHARLES R. SHOTWELL, JR AND LINDA BIRD SHOTWELL
No. 96-CV-1184

Dear Sir/Madam:

Enclosed please find the required documentation for the Real Estate Execution regarding the above captioned matter along with a check in the amount of \$900.00 for the required deposit fee. Please proceed to file the necessary documents, time-stamp any extra copies, and forward them back to me in the self-addressed stamped envelope which was forwarded to you by the Prothonotary's office.

Should you have any questions or need additional forms, please call me immediately.

Very Truly Yours,

Nancy D. Forgash
Legal Assistant

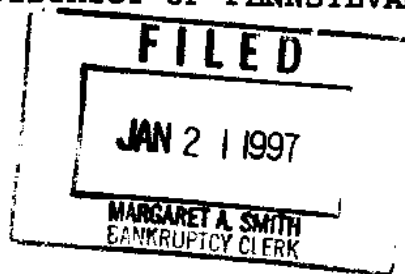
Enc.

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA

In Re:

SHOTWELL, CHARLES R., JR.
637 CATHERINE STREET
BLOOMSBURG, PA 17815

DSSAN: 198-40-7919



Case No. 96-00020JJT-5

Date Filed Jan. 5, 1996
Chapter 7

(Official Form B18, 12/94 Revision)

DISCHARGE OF DEBTOR(S)

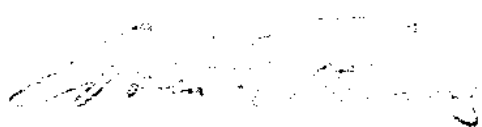
It appears that a petition commencing a case under Title 11, United States Code, was filed by or against the person(s) named above on 01/05/96, and that an order for relief was entered under chapter 7, and that no complaint objecting to the discharge of the debtor(s) was filed within the time fixed by the court [or that a complaint objecting to discharge of the debtor(s) was filed and, after due notice and hearing, was not sustained].

IT IS ORDERED THAT:

1. The above-named debtor(s) is released from all dischargeable debts.
2. Any judgment heretofore or hereafter obtained in any court other than this court is null and void as a determination of the personal liability of the debtor(s) with respect to any of the following:
 - (a) debts dischargeable under 11 U.S.C. § 523;
 - (b) unless heretofore or hereafter determined by order of this court to be nondischargeable, debts alleged to be excepted from discharge under clauses (2), (4), (6), and, in cases originally filed on or after October 22, 1994, (15) of 11 U.S.C. § 523(a);
 - (c) debts determined by this court to be discharged.
3. All creditors whose debts are discharged by this order and all creditors whose judgments are declared null and void by paragraph 2 above are enjoined from instituting or continuing any action or employing any process or engaging in any act to collect such debts as personal liabilities of the above-named debtor(s).

BY THE COURT

Dated: January 21, 1997


JOHN J. THOMAS
United States Bankruptcy Judge

PNC BANK, NATIONAL ASSOCIATION, :
successor by merger to PNC BANK, :
NORTHEAST PA, formerly Northeastern Bank :
of Pennsylvania, :
Plaintiff :
vs. :
CHARLES R. SHOTWELL, JR., and LINDA BIRD :
SHOTWELL, his wife, :
Defendants :

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW
ACTION IN MORTGAGE FORECLOSURE
No. 96-CV-1184
32-1997

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CHARLES R. SHOTWELL, JR.
312 EAST 8TH STREET
BERWICK, PA 18603

Your property at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on July 3, 1997, at 1030 a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$254,353.22 with additional interest, attorney's commission and costs to be added, obtained by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, against you.

NOTICE OF OWNER'S 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 cancelled if you pay to PNC Bank, National Association, (the amount of judgment plus costs) (the back payments, late charges, costs and reasonable attorney's fees due).

To find out how much you must pay, you may call:

Frank DeStefano
Assistant Vice President
PNC Bank, National Association
(717) 961-6245

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 greater chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT 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 bid price by calling the Sheriff of Columbia County at (717) 389-5622.
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 Sheriff of Columbia County at (717) 389-5622.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

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

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, Pennsylvania 17108
(800) 692-7375

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

TO THE FOLLOWING DEFENDANT(S) AND OWNER:

Charles R. Shotwell, Jr.
312 East 8th Street
Berwick, Pennsylvania 18603

This Notice is given to you as owner(s) and defendant(s) in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, relative to the following judgment and execution: No. 96-CV-1184, J.D. and No. 32-1997, E.D.

The property together with its location and improvements are described on Exhibit "A" attached to this Notice; and said premises will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice.

The sale will be held on July 3, 1997 at 1030 a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. A Schedule of Distribution will be filed by the Sheriff within thirty (30) days of sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Dated: 4/30, 1997

By

Charles R. Lyons, Esq.
Attorney for Plaintiff

EXHIBIT "A"

By virtue of a Writ of Execution No. 32-of 1997, 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 the highest and best bidders, for cash, in the Court House in the City of Bloomsburg, Columbia County, Pennsylvania on July 3, 1997 at 1030 A.M. in the forenoon of the said day, all the right, title, and interest of the Defendants in and to the property more particularly described as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred nineteen feet six inches (119'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

BEING improved with a residential dwelling more commonly known and identified as 637 Catherine Street, Bloomsburg, Pennsylvania.

AND BEING THE SAME premises conveyed by Stanley Heath and Patricia Heath, his wife, unto Charles R. Shotwell and Linda J. Bird, now Linda B. Shotwell, by Deed dated February 10, 1983 and recorded in the Office of Recorder of Deeds in and for Columbia County, Pennsylvania at Record Book 314 at Page 839.

Tax Parcel No: 05E,02-249-00,000

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK,
NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST
PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and
against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, husband
and wife, Defendants. Judgment entered to No. 96-CV-1184. Sheriff
to collect \$259,306.04 plus additional costs. Writ
Issued May 5, 1997.

Charles R. Lyons, Esq.
Attorney for Plaintiff

permitted.
■ Write "Return Receipt Requested" on the mailpiece below the article number.
■ The Return Receipt will show to whom the article was delivered and the date delivered.

2. ☐ Restricted Delivery
Consult postmaster for fee.

1. Article Addressed to:
Barry Maguda
R.R.4, Box 4053
Berwick, PA 18603

4a. Article Number
P 315 463 669

4b. Service Type
☐ Registered
☐ Express Mail
☒ Certified
☐ Insured
☐ COD

7. Date of Delivery
MAY 20 1997

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

9. Received By: (Print Name)
[Signature]

10. Signature: (Addressee or Agent)
[Signature]

Domestic Return Receipt

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Delete items 1 and/or 2 for additional services.
- Delete 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): 32-97
1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:

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

4a. Article Number

4b. Service Type

☐ Registered
☐ Express Mail
☒ Certified
☐ Insured
☐ COD

7. Date of Delivery

MAY 20 1997

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

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

Is your RETURN ADDRESS completed on the reverse side?

permitted.
■ Write "Return Receipt Requested" on the mailpiece below the article number.
■ The Return Receipt will show to whom the article was delivered and the date delivered.

2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
Borough of Berwick
664 Market St.,
Berwick, PA 18603

4a. Article Number
P 315 463 663

4b. Service Type
☐ Registered
☐ Express Mail
☒ Certified
☐ Insured
☐ COD

7. Date of Delivery
MAY 20 1997

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

9. Received By: (Print Name)
[Signature]

10. Signature: (Addressee or Agent)
[Signature]

Domestic Return Receipt

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Delete items 1 and/or 2 for additional services.
- Delete 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): 32-97
1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:

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

4a. Article Number

4b. Service Type

☐ Registered
☐ Express Mail
☐ Certified
☐ Insured
☐ COD

7. Date of Delivery

MAY 20 1997

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

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

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 315 463 603

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

7. Date of Delivery
 MAY 20 1997

5. Received By: (Print Name)
 Sarah J. J. J.

6. Signature: (Addressee or Agent)
 Sarah J. J. J.

PS Form 3811, December 1994

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

3. Article Addressed to:
 C.V.C. Contractors Inc.
 1 Kelly Square
 Building 1, Route 15 N
 Lewisburg, PA 17837

4a. Article Number
 P 315 463 617

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

7. Date of Delivery
 5-20-97

5. Received By: (Print Name)
 KERRI A. REARDON

6. Signature: (Addressee or Agent)
 X KERRI A. REARDON

PS Form 3811, December 1994

Domestic Return Receipt

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

3. Article Addressed to:
 ty. Stephen Brandwene
 puty Atty. General
 llection Unit-4th & Walnut St.
 crisburg, PA 17120

4a. Article Number
 P 315 463 601

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

7. Date of Delivery
 MAY 20 1997

5. Received By: (Print Name)
 Stephen Brandwene

6. Signature: (Addressee or Agent)
 Stephen Brandwene

PS Form 3811, December 1994

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

3. Article Addressed to:
 Fracalossi Chevrolet Inc.
 ROUTE 61, Box J
 Shamokin, PA 17872

4a. Article Number
 P 315 463 618

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

7. Date of Delivery
 5-20-97

5. Received By: (Print Name)
 [Signature]

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

PS Form 3811, December 1994

Domestic Return Receipt

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

3. Article Addressed to:
 Jim Thorpe National Bank
 12 Broadway Street
 Jim Thorpe, PA 18229

4a. Article Number
 P 876 695 555

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

7. Date of Delivery
 5-20-97

5. Received By: (Print Name)
 [Signature]

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

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service
Is your RETURN ADDRESS completed on the

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

PS Form 3811, December 1994
Domestic Return ReceiptPS Form 3811, December 1994
Domestic Return Receipt



THE JIM THORPE NATIONAL BANK

Peter A. Roberts, Executive Vice President & CEO

June 4, 1997

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

Dear Mr. Roadarmel;

The Jim Thorpe National Bank does have a claim against Charles and Linda Shotwell as shown in face of Mortgage dated March 27, 1987, reference book No. 385, Page 400. The total amount of Principal & Interest due to The Jim Thorpe National Bank, as of June 4, 1997, is \$73,662.44.

Sincerely yours,

George Armbruster
Loan Division Manager & AVP

Commonwealth of Pennsylvania

2:49 pm

County of Columbia

ss.

Recorded on this 31st day of March A.D. 1987, in the Recorder's
 Office of said County, in Mortgage Book XXXXXX Rec Volume 385, Page 400

Given under my hand and the seal of the said Office, the date above written.

Beverly J. Mitchell
 Recorder

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on March 27
 by Charles R. Shotwell, Jr. & Linda J. Bird,
 as Borrower. This Security Instrument is given to The Jim
Corpe National Bank, which is organized and existing
 under the laws of the U.S. of America, and whose address is 12 Broadway-418
Inter Street, Jim Thorpe, PA 18229 ("Lender").
 Borrower owes Lender the principal sum of thirty-seven thousand one hundred
Dollars (U.S. \$37,100.00). This debt is evidenced by Borrower's note
dated 9-1-85 ("Note"), which provides for monthly payments, with the full debt, if not
 earlier, due and payable on demand. This Security Instrument
 secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
 modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
 Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and
 Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property
 located in Columbia County, Pennsylvania:

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

BEGINNING at a point on the eastern side of
 Catherine Street in line of land now or formerly of
 Leonard Cox and Ethel Cox, his wife; **thence** in a
 northerly direction along the eastern side of Catherine
 Street, forty feet seven inches (40'7") to a point in
 line of land now or formerly of James W. Casey and Ann
 Casey, his wife; **thence** along said Casey land in an
 easterly direction, one hundred nineteen feet six inches
 (119'6") to a point on the western side of an alley;
thence along the western side of said alley in a
 southerly direction forty feet seven inches (40'7") to
 a point in line of land now or formerly of the said
 Leonard Cox, et ux.; **thence** in a westerly direction along
 said Cox land, one hundred nineteen feet six inches (119'6")
 to a point on the eastern side of Catherine Street, the
 place of **BEGINNING**. Being designated as 637 Catherine Street.

which has the address of 637 Catherine Street, Bloomsburg
 Pennsylvania 17815 ("Property Address");
 (Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights,
 appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or
 hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the
 foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to
 mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record.
 Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
 encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
 limited variations by jurisdiction to constitute a uniform security instrument covering real property.

BOOK 385 PAGE 400

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 284-6100
389-5622

24 HOUR PHONE
(717) 704-6300

Date: May-14, 1997

To: Jim Thorpe National Bank
12 Broadway Street
Jim Thorpe, PA 18229


Re: PNC Bank, N.A. VS Charles R. Shotwell Jr and Linda Bird Shotwell,
Husband and Wife
No: 32 of 1997 ED No: 1184 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

SHERIFF'S SALE

THURSDAY JULY 3, 1997, 10:30 AM

By virtue of a Writ of Execution No. 32 of 1997 and J.D. 1184 of 1996 issued out of the Court of Common Pleas of Columbia County, Directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Sheriff's office, West Main Street, Town of Bloomsburg, Pa.

In the forenoon of said day, all the right and title and interest of the described lots, pieces or parcels of land situated in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania, bound and described as follows, to wit:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred nineteen feet six inches (119'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

BEING improved with a residential dwelling more commonly known and identified as 637 Catherine Street, Bloomsburg, Pennsylvania.

AND BEING THE SAME premises conveyed by Stanley Heath and Patricia Heath, his wife, unto Charles R. Shotwell and Linda J. Bird, now Linda B. Shotwell, by Deed dated February 10, 1983 and recorded in the Office of Recorder of Deeds in and for Columbia County, Pennsylvania at Record Book 314 at Page 839.

Tax Parcel No: 05E,02-249-00,000

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, husband and wife, Defendants. Judgment entered to No. 96-CV-1184. Sheriff and wife, Defendants. Judgment entered to No. 96-CV-1184. Sheriff
plus additional costs. Writ

PNC BANK, NATIONAL ASSOCIATION, :	IN THE COURT OF COMMON PLEAS
successor by merger to PNC Bank, :	
Northeast PA, formerly Northeastern Bank :	OF COLUMBIA COUNTY
of Pennsylvania, :	
Plaintiff :	CIVIL ACTION - LAW
vs. :	
CHARLES R. SHOTWELL, JR., and LINDA BIRD :	ACTION IN MORTGAGE FORECLOSURE
SHOTWELL, husband and wife, :	
Defendants :	No.96-CV-1184
:	32 E.D.1997
:	
:	

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

1. Name and address of Owner(s) or Reputed Owner(s):

<u>Name</u>	<u>Address</u>
Charles R. Shotwell, Jr.	637 Catherine Street Bloomsburg, Pennsylvania 17815
	1120 Montour Boulevard Danville, Pennsylvania 17821
	312 East 8th Street Berwick, Pennsylvania 18603
	469 E. Eighth Street Bloomsburg, Pennsylvania 17815
Linda Bird Shotwell	637 Catherine Street Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant(s) in the judgment:

<u>Name</u>	<u>Address</u>
Charles R. Shotwell, Jr.	637 Catherine Street Bloomsburg, Pennsylvania 17815
	1120 Montour Boulevard Danville, Pennsylvania 17821
	312 East 8th Street Berwick, Pennsylvania 18603

469 E. Eighth Street
Bloomsburg, Pennsylvania 17815

Linda Bird Shotwell

637 Catherine Street
Bloomsburg, Pennsylvania 17815

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

<u>Name</u>	<u>Address</u>
PNC Bank, National Association successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania c/o Law Offices of Robert P. Sheils, Jr.	Ste. 603, 108 North Washington Avenue Scranton, Pennsylvania 18503
Director, Tax Claim Bureau	Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, Pennsylvania 17815
Internal Revenue Service Attn: District Director	P.O. Box 1205 I Philadelphia, Pennsylvania 19106
Commonwealth of Pennsylvania Department of Revenue	4th & Walnut Street, Strawberry Square Harrisburg, Pennsylvania 17128
Commonwealth of Pennsylvania Department of Labor & Industry	4th & Walnut Street, Strawberry Square Harrisburg, Pennsylvania 17128
Municipal Authority Town of Bloomsburg	301 E. Main Street, Town Hall Bloomsburg, Pennsylvania 17815
Mary Ward, Tax Collector Town of Bloomsburg	301 E. Main Street, Town Hall Bloomsburg, Pennsylvania 17815
Acceptance Associates of America Assigned: 3-18-86 First PA Bank, N.A. Central Penn National Bank, Fidelity Bank, N.A., Hamilton Bank	144 East DeKalb Pike, Box 1089 King of Prussia, Pennsylvania 19406
PA Gas & Water Company now PG Energy	West 7th Street Berwick, Pennsylvania 18603
C.V.C. Contractors, Inc.	1 Kelly Square Building 1, Route 15 N Lewisburg, Pennsylvania 17837
Fracalossi Chevrolet, Inc.	Route 61, P.O. Box J Shamokin Dam, Pennsylvania 17872
Finance America Consumer Discount Co.	29th & North Church St., Suite B410 Hazleton Office Campus Hazleton, Pennsylvania 18201
Chrysler First Business Credit Corp.	1251 South Cedar Crest Blvd., Suite 105-A Allentown, Pennsylvania 18105

Borough of Berwick	364 Market Street Berwick, Pennsylvania 18603
Barry Maguda	RR 4, Box 4053 Berwick, Pennsylvania 18603
Jim Thorpe National Bank	12 Broadway Street Jim Thorpe, Pennsylvania 18229
Pennsylvania Power & Light Company	2 North 9th Street Allentown, Pennsylvania 18101
Air Age Publishing	251 Danbury Road Wilton, Connecticut 06897

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

<u>Name</u>	<u>Address</u>
PNC Bank, National Association successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania c/o Law Offices of Robert P. Sheils, Jr.	Ste. 603, 108 North Washington Avenue Scranton, Pennsylvania 18503
Jim Thorpe National Bank	12 Broadway Street Jim Thorpe, Pennsylvania 18229
University Real Estate Company c/o Charles R. Shotwell, Jr.	1120 Montour Boulevard Danville, Pennsylvania 17821

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

<u>Name</u>	<u>Address</u>
-------------	----------------

None.

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

<u>Name</u>	<u>Address</u>
Mary Ward, Tax Collector	301 East Main Street, Town Hall Bloomsburg, Pennsylvania 17815
Shirley J. Yorks	1900 W. Market Street Berwick, Pennsylvania 18603
Flame Supply Company, Inc.	166 West Lehigh Avenue Philadelphia, Pennsylvania 19133

Mellon Bank, successor by merger
to United Penn Bank

8 West Market Street
Wilkes-Barre, Pennsylvania 18701

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

Name

Address

None.

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

PNC BANK, NATIONAL ASSOCIATION, successor by
merger to PNC BANK, NORTHEAST PA, formerly
Northeastern Bank of Pennsylvania

DATED: April 30 1997

By: Frank DeStefano
Frank DeStefano
Title: Assistant Vice President

SWORN TO AND SUBSCRIBED TO

on this 30 day of April, 1997.

Nancy D Fogash
Notary Public

EXHIBIT "A"

By virtue of a Writ of Execution No. 32 of 1997, 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 the highest and best bidders, for cash, in the Court House in the City of Bloomsburg, Columbia County, Pennsylvania on July 3, 1997 at 1030 A.M. in the forenoon of the said day, all the right, title, and interest of the Defendants in and to the property more particularly described as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred nineteen feet six inches (119'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

BEING improved with a residential dwelling more commonly known and identified as 637 Catherine Street, Bloomsburg, Pennsylvania.

AND BEING THE SAME premises conveyed by Stanley Heath and Patricia Heath, his wife, unto Charles R. Shotwell and Linda J. Bird, now Linda B. Shotwell, by Deed dated February 10, 1983 and recorded in the Office of Recorder of Deeds in and for Columbia County, Pennsylvania at Record Book 314 at Page 839.

Tax Parcel No: 05E,02-249-00,000

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK,
NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST
PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and
against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, husband
and wife, Defendants. Judgment entered to No. 96-CV-1184. Sheriff
to collect \$259,306.04 plus additional costs. Writ
Issued May 5, 1997.

Charles R. Lyons, Esq.
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, :
successor by merger to PNC Bank, :
Northeast PA, formerly Northeastern Bank :
of Pennsylvania, :

Plaintiff :

vs. :

CHARLES R. SHOTWELL, JR., and LINDA BIRD :
SHOTWELL, husband and wife, :
Defendants :

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION IN MORTGAGE FORECLOSURE

No. 96-CV-1184

32 ED 1997

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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<u>Name</u>	<u>Address</u>
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	1120 Montour Boulevard Danville, Pennsylvania 17821
	312 East 8th Street Berwick, Pennsylvania 18603
	469 E. Eighth Street Bloomsburg, Pennsylvania 17815
Linda Bird Shotwell	637 Catherine Street Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant(s) in the judgment:

<u>Name</u>	<u>Address</u>
Charles R. Shotwell, Jr.	637 Catherine Street Bloomsburg, Pennsylvania 17815
	1120 Montour Boulevard Danville, Pennsylvania 17821
	312 East 8th Street Berwick, Pennsylvania 18603

469 E. Eighth Street
Bloomsburg, Pennsylvania 17815

Linda Bird Shotwell

637 Catherine Street
Bloomsburg, Pennsylvania 17815

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

Name

Address

PNC Bank, National Association
successor by merger to PNC Bank,
Northeast PA, formerly Northeastern
Bank of Pennsylvania
c/o Law Offices of Robert P. Sheils, Jr.

Ste. 603, 108 North Washington Avenue
Scranton, Pennsylvania 18503

Director, Tax Claim Bureau

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Internal Revenue Service
Attn: District Director

P.O. Box 1205 I
Philadelphia, Pennsylvania 19106

Commonwealth of Pennsylvania
Department of Revenue, Dept # 280946

4th & Walnut Street, Strawberry Square
Harrisburg, Pennsylvania 17128

Commonwealth of Pennsylvania
Department of Labor & Industry

4th & Walnut Street, Strawberry Square
Harrisburg, Pennsylvania 17128

Municipal Authority
Town of Bloomsburg

301 E. Main Street, Town Hall
Bloomsburg, Pennsylvania 17815

Mary Ward, Tax Collector
Town of Bloomsburg

301 E. Main Street, Town Hall
Bloomsburg, Pennsylvania 17815

Acceptance Associates of America
Assigned: 3-18-86 First PA Bank, N.A.
Central Penn National Bank,
Fidelity Bank, N.A., Hamilton Bank

144 East DeKalb Pike, Box 1089
King of Prussia, Pennsylvania 19406

PA Gas & Water Company
now PG Energy

West 7th Street
Berwick, Pennsylvania 18603

C.V.C. Contractors, Inc.

1 Kelly Square
Building 1, Route 15 N
Lewisburg, Pennsylvania 17837

Fracalossi Chevrolet, Inc.

Route 61, P.O. Box J
Shamokin, Pennsylvania 17872

Finance America Consumer Discount Co.

29th & North Church St., Suite B410
Hazleton Office Campus
Hazleton, Pennsylvania 18201

Chrysler First Business Credit Corp.

1251 South Cedar Crest Blvd., Suite 105-A
Allentown, Pennsylvania 18105

- ✓ Borough of Berwick 364 Market Street
Berwick, Pennsylvania 18603
- ✓ Barry Maguda RR 4, Box 4053
Berwick, Pennsylvania 18603
- ✓ Jim Thorpe National Bank 12 Broadway Street
Jim Thorpe, Pennsylvania 18229
- ✓ Pennsylvania Power & Light Company 2 North 9th Street
Allentown, Pennsylvania 18101
- ✓ Air Age Publishing 251 Danbury Road
Wilton, Connecticut 06897

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

<u>Name</u>	<u>Address</u>
PNC Bank, National Association successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania c/o Law Offices of Robert P. Sheils, Jr.	Ste. 603, 108 North Washington Avenue Scranton, Pennsylvania 18503
✓ Jim Thorpe National Bank	12 Broadway Street Jim Thorpe, Pennsylvania 18229
University Real Estate Company c/o Charles R. Shotwell, Jr.	1120 Montour Boulevard Danville, Pennsylvania 17821

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

<u>Name</u>	<u>Address</u>
-------------	----------------

None.

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

<u>Name</u>	<u>Address</u>
✓ Mary Ward, Tax Collector	301 East Main Street, Town Hall Bloomsburg, Pennsylvania 17815
✓ Shirley J. Yorks	1900 W. Market Street Berwick, Pennsylvania 18603
✓ Flame Supply Company, Inc.	166 West Lehigh Avenue Philadelphia, Pennsylvania 19133

Mellon Bank, successor by merger
to United Penn Bank

8 West Market Street
Wilkes-Barre, Pennsylvania 18701

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

Name

Address

None.

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

PNC BANK, NATIONAL ASSOCIATION, successor by
merger to PNC BANK, NORTHEAST PA, formerly
Northeastern Bank of Pennsylvania

DATED: April 30 1997

By: Frank DeStefano
Frank DeStefano
Title: Assistant Vice President

SWORN TO AND SUBSCRIBED TO

on this 30 day of April, 1997.

Nancy D. Forgash
Notary Public

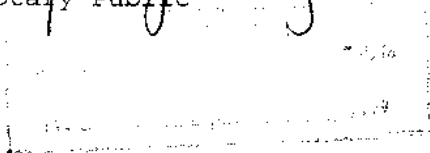


EXHIBIT "A"

By virtue of a Writ of Execution No. 32-of 1997, 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 the highest and best bidders, for cash, in the Court House in the City of Bloomsburg, Columbia County, Pennsylvania on July 3, 1997 at 1030 A.M. in the forenoon of the said day, all the right, title, and interest of the Defendants in and to the property more particularly described as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street in line of land now or formerly of Leonard Cox and Ethel Cox, his wife; thence in a northerly direction along the eastern side of Catherine Street, forty feet seven inches (40'7") to a point in line of land now or formerly of James W. Casey and Ann R. Casey, his wife; thence along said Casey land in an easterly direction, one hundred nineteen feet six inches (119'6") to a point on the western side of an alley; thence along the western side of said alley in a southerly direction forty feet seven inches (40'7") to a point in line of land now or formerly of the said Leonard Cox et ux; thence in a westerly direction along said Cox land, one hundred nineteen feet six inches (119'6") to a point on the eastern side of Catherine Street, the place of Beginning. Being designated as 637 Catherine Street.

BEING improved with a residential dwelling more commonly known and identified as 637 Catherine Street, Bloomsburg, Pennsylvania.

AND BEING THE SAME premises conveyed by Stanley Heath and Patricia Heath, his wife, unto Charles R. Shotwell and Linda J. Bird, now Linda B. Shotwell, by Deed dated February 10, 1983 and recorded in the Office of Recorder of Deeds in and for Columbia County, Pennsylvania at Record Book 314 at Page 839.

Tax Parcel No: 05E,02-249-00,000

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK,
NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST
PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and
against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, husband
and wife, Defendants. Judgment entered to No. 96-CV-1184. Sheriff
to collect \$259,306.04 plus additional costs. Writ
Issued May 3, 1997, 1997.

Charles R. Lyons, Esq.
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS
successor by merger to PNC BANK, :
NORTHEAST PA, formerly Northeastern Bank : OF COLUMBIA COUNTY
of Pennsylvania, :
Plaintiff : CIVIL ACTION - LAW
vs. :
CHARLES R. SHOTWELL, JR, AND LINDA BIRD : ACTION IN MORTGAGE FORECLOSURE
SHOTWELL, husband and wife, : No. 96-CV-1184
Defendants :

AFFIDAVIT AND RETURN OF SERVICE

Notice to Defendants/Owners

SWORN AND SUBSCRIBED TO
before me this 10th day
of June, 1997.

By: Charles R. Lyons
Charles R. Lyons, Esquire
Attorney for Plaintiff
Supreme Court I.D. 48475

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 3. CITY
 4. STATE
 5. ZIP
 6. PHONE
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EXHIBIT " A "

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS
successor by merger to PNC BANK, :
NORTHEAST PA, formerly Northeastern Bank : OF COLUMBIA COUNTY
of Pennsylvania, :
Plaintiff : CIVIL ACTION - LAW
vs. :
CHARLES R. SHOTWELL, JR., and LINDA BIRD : ACTION IN MORTGAGE FORECLOSURE
SHOTWELL, husband and wife, :
Defendants : No. 96-CV-1184

Frank DeStefano
Assistant Vice President
PNC Bank, National Association
(717) 961-6245

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 greater chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT 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 bid price by calling the Sheriff of Columbia County at (717) 389-5622.
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 Sheriff of Columbia County at (717) 389-5622.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

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

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, Pennsylvania 17108
(800) 692-7375

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

TO THE FOLLOWING DEFENDANT(S) AND OWNER:

Charles R. Shotwell, Jr.
1120 Montour Boulevard
Danville, Pennsylvania 17821

This Notice is given to you as owner(s) and defendant(s) in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, relative to the following judgment and execution: No. 96-CV-1184, J.D. and No. 32, E.D.

The property together with its location and improvements are described on Exhibit "A" attached to this Notice; and said premises will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice.

The sale will be held on July 3, 1997 at 10:30 a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. A Schedule of Distribution will be filed by the Sheriff within thirty (30) days of sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Dated: 4/30, 1997

By Charles R. Lyons
Charles R. Lyons, Esq.
Attorney for Plaintiff

EXHIBIT "A"

By virtue of a Writ of Execution No. 32 of 1997, 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 the highest and best bidders, for cash, in the Court House in the City of Bloomsburg, Columbia County, Pennsylvania on July 3 at 10:30 A.M. in the forenoon of the said day, all the right, title, and interest of the Defendants in and to the property more particularly described as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

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BEING improved with a residential dwelling more commonly known and identified as 637 Catherine Street, Bloomsburg, Pennsylvania.

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Tax Parcel No: 05E,02-249-00,000

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SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK,
NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PNC BANK, NORTHEAST
PA, FORMERLY NORTHEASTERN BANK OF PENNSYLVANIA, Plaintiff, and
against CHARLES R. SHOTWELL, JR. and LINDA BIRD SHOTWELL, husband
and wife, Defendants. Judgment entered to No. 96-CV-1184. Sheriff
to collect \$259,306.04 plus additional costs. Writ
Issued _____, 1997.

Charles R. Lyons, Esq.
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, : IN THE COURT OF COMMON PLEAS
successor by merger to PNC BANK, :
NORTHEAST PA, formerly Northeastern Bank : OF COLUMBIA COUNTY
of Pennsylvania, :
Plaintiff : CIVIL ACTION - LAW
vs. :
CHARLES R. SHOTWELL, JR., and LINDA BIRD : ACTION IN MORTGAGE FORECLOSURE
SHOTWELL, husband and wife, :
Defendants : No. 96-CV-1184

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CHARLES R. SHOTWELL, JR.
469 E. Eighth Street
Bloomsburg, Pennsylvania 17815

Your property at 637 Catherine Street, Bloomsburg, Columbia County, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on July 3, 1997 at 10:30 a.m. in the Office of the Sheriff of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$254,353.22 with additional interest, attorney's commission and costs to be added, obtained by PNC Bank, National Association, successor by merger to PNC Bank, Northeast PA, formerly Northeastern Bank of Pennsylvania, against you.

NOTICE OF OWNER'S 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 cancelled if you pay to PNC Bank, National Association, (the amount of judgment plus costs) (the back payments, late charges, costs and reasonable attorney's fees due).

To find out how much you must pay, you may call:

Frank DeStefano
Assistant Vice President
PNC Bank, National Association
(717) 961-6245