

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date April 29 1999

OWNER OR REPUTED OWNER

Kemp, Walter M. & Cynthia D.

DESCRIPTION OF PROPERTY

1239 Spring Garden Ave.

June 24

PARCEL NUMBER 4D,08--114-00,000 IN Berwick Boro Township
Borough
City

YEAR	TOTAL
1997	\$ 672.31
1998	\$ 806.22
Cert.	\$ 5.00
TOTAL	\$1,483.53

Sold
1675.91

The above figures represent the amount(s) due during the month of
On or before July 30th 1999

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 1998.

Excluding: Interim Tax Billings

Requested by: Columbia County Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU


FEE - \$5.00
Per Parcel

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

3. Article Addressed to:
Greenwood Trust
c/o Robert Kodak, ESQ
P.O. Box 11848
Harrisburg, Pa. 17108-1848

4a. Article Number
Z052 311 917

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

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

6. Signature: Addressee or Agent
[Signature]

7. Date of Delivery
APR 28 1999

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

PS Form 3811, December 1994

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
Z052 311 829

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

5. Received By: (Print Name)
DAN SAYLOR

6. Signature: Addressee or Agent
[Signature]

7. Date of Delivery
APR 28 1999

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

PS Form 3811, December 1994

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.

3. Article Addressed to:
Small Business Administration
7 North WilkesBarre Blvd.
Wilkes-Barre, PA 18702-5241

4a. Article Number
Z052 311 827

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

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

6. Signature: Addressee or Agent
[Signature]

7. Date of Delivery
4/29/99

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

PS Form 3811, December 1994

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.

3. Article Addressed to:
First Deposit Nat'l Bank
c/o Melvin Mantz, ESQ.
25 State Street
Doylestown, PA 18901

4a. Article Number
Z052 311 916

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

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

6. Signature: Addressee or Agent
[Signature]

7. Date of Delivery
04/29/99

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

PS Form 3811, December 1994

SENDER:
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■ Complete items 3, 4a, and 4b.
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■ 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.

3. Article Addressed to:
Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section Dept. 280946
Harrisburg, PA 17128-0946

4a. Article Number
Z052 311 828

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

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

6. Signature: Addressee or Agent
[Signature]

7. Date of Delivery
APR 28 1999

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

PS Form 3811, December 1994

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.

Is your RETURN ADDRESS completed on the reverse side?

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

4a. Article Number

2052 311 920

4b. Service Type

- ☒ Certified
☐ Registered
☐ Express Mail
☒ Return Receipt for Merchandise
☐ COD

7. Date of Delivery

APR 23 1999

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *Walter Kemp*

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

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): 36-99

- ☒ Addressee's Address
- ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Walter M. Kemp
8826 Touchstone Lane
Charlotte, NC 28227

4a. Article Number

2052 311 921

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

MAY 03 1999

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

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

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.
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- ☒ Addressee's Address
- ☐ 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

2052 311 918

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

APR 23 1999

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

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

PS Form 3811, December 1994

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

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.
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- ☒ Addressee's Address
- ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Small Business Administration
7 North Wilkes Barre Blvd.
Wilkes-Barre, PA 18702-5241

4a. Article Number

2052 311 919

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

4/29/99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *John Heenstra*

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.

Thank you for using Return Receipt Service.



SHIRLEY F. DRAKE, TREAS.
TREASURER OF COLUMBIA COUNTY, PA.

2303

PAY
TO THE
ORDER OF

WILLIAM J. WATKINS

DATE AUGUST 13, 1999

60-593/313

ONE HUNDRED NINETY TWO DOLLARS AND 38/100

\$ 192.38

232	MAPLE RD., BERMICK, PA. 18603
Sheff	sale
1997 & 1998	DELINQUENT TAXES
04D-08-114-00	000
	192.38

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

SPECIAL ACCOUNT
TREASURER - DEPUTY TREASURER

DOLLARS ☒ 192.38

Shirley F. Drake

⑈002303⑈ ⑆031305936⑆ 336⑈ 74 100 2⑈

05

MP

REAL ESTATE
SHERIFF'S SALE--COST SHEET

1111 1111 1111 vs 1111 1111 1111
NO. 1111 E.D. NO. 1111 J.D. DATE OF SALE 11/11/11 TIME OF SALE 10:00

DOCKET AND RETURN	\$ <u>15.00</u>
SERVICE PER DEFENDANT OR GARNISHEE	\$ <u>15.00</u>
LEVY (PER PARCEL)	\$ <u>15.00</u>
MAILING COSTS	\$ <u>15.00</u>
ADVERTISING, SALE BILLS, & COPIES	\$ <u>17.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)	\$ <u>15.00</u>
MILEAGE	\$ <u>15.00</u>
POSTING HANDBILLS	\$ <u>15.00</u>
CRYING?ADJOURN SALE (EACH SALE)	\$ <u>10.00</u>
SHERIFF'S DEED	\$ <u>15.00</u>
TRANSFER TAX FORM	\$ <u>25.00</u>
DISTRIBUTION FORM	\$ <u>25.00</u>
OTHER	\$ <u>15.00</u>

TOTAL.....\$ 200.00

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

TOTAL.....\$ 300.00

PROTHONOTARY (NOTARY) \$ 10.00
RECORDER OF DEEDS 10.00

OTHER _____

TOTAL.....\$ 320.00

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$ <u>190.00</u>
SCHOOL DISTRICT TAXES, 19	\$ <u>10.00</u>
DELINQUENT TAXES, 19 <u>11</u> , 19 <u>10</u>	\$ <u>10.00</u>

TOTAL.....\$ 210.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$ <u>400.00</u>
WATER--MUNICIPAL	19	\$ <u>400.00</u>

TOTAL.....\$ 800.00

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 80.00

MISCELLANEOUS \$ _____
\$ _____

TOTAL.....\$ _____

TOTAL COSTS (OPEN BID).....\$ 1110.00

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Pink Moon Bay VS Chambers Synthetic Bay
 NO. 13677 E.D. NO. 16677 J.D.

DATE OF SALE: 6-11-78

\$ 32,000

\$ 640.

\$ 796.60

\$ _____

\$2,726.60

PURCHASER(S) : William J. Watkins Scott G. Watkins

ADDRESS : 232 Maple Rd. Benwick Pa. 18603

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : 5077

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 33,436.60

LESS DEPOSIT \$ (3393.00 CF50)

DOWN PAYMENT \$ _____

AMOUNT DUE IN
EIGHT DAYS \$ 30,693.60

EIGHT DAYS \$ 30,073.60

SHERIFF'S SALE

Distribution Sheet

PNC Mortgage Corp.

vs. Walter M & Cynthia KEMP

NO. 1667-98 JD

NO. 36-99 ED

DATE OF SALE: June 24, 1999 1100

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) June 24, 1999 and (time) 11:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to William & Sean Watkins for the price or sum of Thirty-three thousand and four hundred thirty-six and 60/100 Dollars. being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 32,000.00	
Poundage	640.00	
Transfer Taxes	796.60	
Total Needed to Purchase		\$ 33,436.60
Amount Paid Down		3,343.00
Balance Needed to Purchase		30,093.60

EXPENSES:

Columbia County Sheriff - Costs	\$ 363.48	
Poundage	640.00	\$ 1,003.48
Newspaper	Press-Enterprise, Inc.	325.73
Printing		75.00
Solicitor	Harding and Associates	10.00
Columbia County Prothonotary		28.50
Columbia County Recorder of Deeds -	Deed copy work	398.30
	Realty transfer taxes	398.30
	State stamps	192.38
Tax Collector (Connie Gingher--Berwick Borough)		1,675.91
Columbia County Tax Assessment Office		88.00
State Treasurer	Deputy Sheriff's Training & Education Fund	488.18
Other: Berwick Area Sewer Authority		

TOTAL EXPENSES: \$ 4,683.78

Total Needed to Purchase	\$ 33,436.60
Less Expenses	4,683.78
Net to First Lien Holder Int. Included	24,618.92 Int. \$276.
Plus Deposit	900.00
Total to First Lien Holder	\$ 25,518.92
Defendant's KEMP	3,233.92

Sheriff's Office, Bloomsburg, Pa. }

So answers

Harry A. Roadarmel Jr. Columbia Co.

Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Aug. 12, 1999

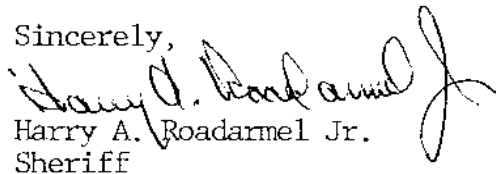
Walter M & Cynthia S. KEMP
1339-C Fairview Ave.
Berwick, Pa. 18603

To the KEMPS:

As you both know by now, your property in Berwick, Pa. was sold by this office in a mortgage foreclosure, by PNC Bank Mortgage Corp. This was done on June 24, 1999. The property was purchased by a third party after some bidding. As the result of the bidding and settlement of all the monies involved, you as the dual owners were entitled to the excess funds.

It was necessary for me to write the check in BOTH names, regardless of your marital status, hopefully, you will see fit to divide it accordingly. Sheriff's check no. 12026 in the amount of \$3,233.92 is enclosed. Please cash this check within the required 60 days, or it will be VOID.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

FAX: (570) 784-0257
Aug. 12, 1999

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Federman & Phelan
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102


PNC Mortgage Corp. vs Walter M. & Cyntia S.
KEMP. 98-CV-1667

ATTN: Edna Houston

On June 24, 1999, the KEMP foreclosure was concluded with a Sale to a third party and not returned to the Plaintiff. Enclosed is another copy of the Distribution Sheet, which you will find, I believe, to be satisfactory. Also enclosed is a copy of the Transfer Tax form.

Most importantly is Sheriff's check no. 12027, to PNC Mortgage Corp., in the amount of \$24,618.92, the amount of Judgement plus interest.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

FEDERMAN AND PHELAN
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102
Tele: 215-563-7000
Fax: 215-563-5534

June 30, 1999

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: KEMP, Walter & Cynthia
1239 Spring Garden Avenue
Berwick, PA 18603

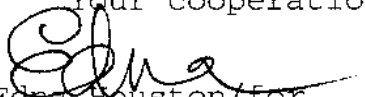
No. 98-CV-1667

Gentlemen:

I hereby assign my bid on the above captioned property which was knocked-down to me as "attorney-on-the-writ", to LANDHOLDING CORP OF PA, Two PNC Plaza, 3rd Floor, 620 Liberty Avenue, Mail Stop: P2-PTPP-03-4, Pittsburgh, PA 15222.

Enclosed please find two Statements of Value, and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.


Edna Houston/for
Federman and Phelan

cc: PNC Mortgage Corporation
Attn: Mary Fabel

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 230603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: FRANK FEDERMAN, ESQ. SUITE 900 Telephone Number: 215 563-7000
Street Address: Two Penn Center Plaza City: Philadelphia State: PA Zip Code: 19102

B TRANSFER DATA

Grantor(s)/Lessor(s): HARRY A. ROADARMEL - Sheriff Office of the Sheriff	Date of Acceptance of Document	Grantee(s)/Lessee(s): LANDHOLDING CORP OF PA IS AN AGENT OF PNC BANK
Street Address: Columbia County Courthouse 35 West Main Street	City: Bloomsburg State: PA Zip Code: 17815	Street Address: Two PNC Plaza, 3rd Floor 620 Liberty Avenue. Mail Stop: P2-PTPP-03-4, City: Pittsburgh State: PA Zip Code: 15222

C PROPERTY LOCATION

Street Address: 1239 Spring Garden Avenue Berwick, PA 18603 City, Township, Borough: Borough of Berwick
County: COLUMBIA School District: Borough of Berwick Tax Parcel Number: #04D-08-114

D VALUATION DATA

1. Actual Cash Consideration \$32,000.00	2. Other Consideration + -0-	3. Total Consideration = \$32,000.00
4. County Assessed Value \$14,752.00	5. Common Level Ratio Factor x 2.70	6. Fair Market Value = \$39,831.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 465, Page Number 291
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) LANDHOLDING CORP. OF PA IS AN AGENT OF PNC BANK AND TITLE IS FOR THE BENEFIT OF PNC BANK AS PER 72 P.S. SECTION 8102 -C.3 (11).

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

FRANK FEDERMAN, ESQ.

Date

6-30-99

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

PNC Bank National Association

(s/b/m to First Eastern Bank, N.A.)

vs.

Walter M. Kemp

Cynthia S. Kemp

Commonwealth of Pennsylvania:

County of _____

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 36-ED Term 19 99 E.D.

No. 98-CV-1667 Term 19 98 A.D.

No. _____ Term 19 _____ J.D.

WRIT OF EXECUTION
(Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1239 Spring Garden Avenue, Berwick, PA 18603
(See Legal Description attached)

Amount Due

\$24,342.92

Interest from 4/15/99 to Sale
at 4.00 per diem

\$ 216.15 and costs.

\$24,618.92,

Sami B. Kline

(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Dated April 21, 1999
(SEAL)

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

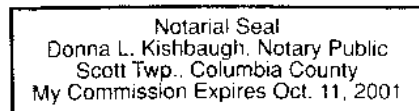
Paula Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on June 3, 10, 17, 1999 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
.....

Sworn and subscribed to before me this 17th day of June 1999.....

.....
.....
(Notary Public)

My commission expires



Member, Pennsylvania Association of Notaries

And now,....., 19....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

SHERIFF'S SALE

THURSDAY JUNE 24, 1999 AT 1030 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 36 of 1999 AND CIVIL WRIT NO. 1667 of 1998 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate on the northeasterly corner of Spring Garden Avenue and Arch Streets in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeasterly corner of the intersection of Spring Garden Avenue and Arch Streets; thence along Arch Street north two degrees fifty minutes west, fifty-seven (57) feet to a corner; thence parallel with Spring Garden Avenue north eighty-seven degrees ten minutes east a distance of ninety feet to Lot No. 138; thence along the same south two degrees fifty minutes east; fifty-seven (57) feet to the northerly side of Spring Garden Avenue; thence along the same south eighty-seven degrees ten minutes west ninety feet to the place of beginning. BEING the southerly portion of Lots No. 139 and 140 in D. A. Michael's Addition to West Berwick, now Borough of Berwick.

BEING the same premises which James G. Travelpiece, and Audrey Y. Travelpiece, husband and wife, by their Deed dated January 2, 1991, about to be recorded simultaneously herewith, granted and conveyed unto Walter M. Kemp and Cynthia S. Kemp, husband and wife, Mortgagors herein. Located at 1239 Spring Garden Ave., Berwick, Pa. 18603

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid or the amount of the opening bid (costs), whichever is higher, due at the time of the Sale. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of the posting of the Schedule.

FEDERMAN & PHELAN
Frank Federman, ESQ
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.

TAX NOTICE

1999 COUNTY & MUNICIPAL
BERWICK BOROUGH

DATE 03/01/1999 BILL NO 02094

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick, PA 18603

HOURS Mon, Tue, Thur & Fri 9-4pm
CLOSED WED. & HOLIDAYS

PHONE (570) 752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FOR COLUMBIA COUNTY		DATE		BILL NO	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	INCL. PENALTY
General Fund	14752	4.096	59.21	60.42	66.46
Sinking Fund		.845	12.22	12.47	13.72
Borough R.E.		5.800	83.85	85.56	89.84
Fire		1.250	18.07	18.44	19.36
light		1.050	15.18	15.49	16.26

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

PAY THIS
AMOUNT



APRIL 30
IF PAID ON
OR BEFORE

JUNE 30
IF PAID ON
OR BEFORE

JUNE 30
IF PAID
AFTER

TYPE: R PROPERTY DESCRIPTION CNTY BORO

This Tax Returned
To Courthouse On:
JANUARY 01, 2000

M
A
I
L
T
O

KEMP, WALTER M & CYNTHIA S
1239 SPRING GARDEN AVENUE
BERWICK PA 18603

ACCT NO 10263
PARCEL 040,08-114-00,000
1239 SPR GDN PT LOT 139-140
.12 acres LAND 2,500
BUILDINGS 12,252

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT
TOTAL ASSESSED 14,752

REC'D BY



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
TAX. (717) 784-9257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6400

FEDERMAN & PHELAN
Frank Federman, ESQ.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
PNC Bank Nat'l Assoc.
NO. 36 of 1999
Walter M. & Cynthia S. Kemp
WRIT OF EXECUTION 1667-1998

SERVICE ON Walter M. and Cynthia S. KEMP

ON May 7, 1999 AT 1430 hours. A TRUE AND ATTESTED COPY OF THE WITHIN
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Cynthia S. Kemp
CHIEF
AT 1339-C, Fairview Ave., Berwick BY DEPUTY SHERIFF Timothy T. Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Cynthia S. Kemp. Walter M. Kemp was
served by Certified Mailing Z052 311 921 on MAY 3, 1999 at 8826 Touchstone Lane,
Charlotte, N.C 28227

SO ANSWERS:

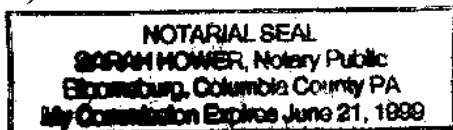
CHIEF DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 20th DAY OF

May 1999

Michael Hower



Harry A. Roadarmel Jr.
SHERIFF

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

Part I. Obligor Information (To be completed by requestor)

Please search your records of child and spousal support obligations to determine whether any record of overdue support exists for the following person:

Name

Date of Birth

Social Security Number

Walter M. Kemp

Date: 4-29-99

Requestor: _____

Sheriffs office
Print Name

Signature

Part II - Lien Information (To be provided by DRS)

WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE-NAMED INDIVIDUAL.

X

WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

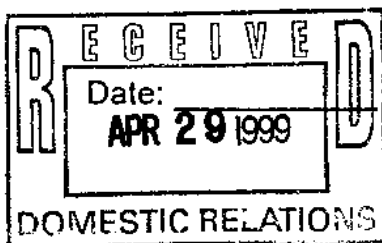
Amount of Overdue Support

Next Due Date

Next Payment Amount

\$ 534.71

- Arrears only -



BY: _____

TITLE: _____

Debbie Wilson

Book Keeper

Certified from the record

this 29 day of April 1999

Gail K. Jodon

Director, Domestic Relations Section

By: Debbie Wilson

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: April 29, 1999

To: DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

Re: PNC Bank National Association vs. Walter M & Cynthia S. KEMP
No: 36 of 1999 ED No: 1667 of 1998 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

FEDERMAN AND PHELAN

By: Frank Federman, Esquire

Attorney I.D. No.: 12248

Two Penn Center Plaza, Suite 900

Philadelphia, PA 19102

(215) 563-7000

Attorney for Plaintiff

PNC Bank National Association (s/b/m to First :

Eastern Bank, N.A.) :

500 West Jefferson Street :

Louisville, KY 40202 :

Plaintiff, :

v. :

Walter M. Kemp :

8826 Touchstone Lane :

Charlotte, NC 28227 :

Cynthia S. Kemp :

1239 Spring Garden Avenue :

Berwick, PA 18603 :

Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO98-CV-1667

36-ED-1999

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Walter M. Kemp
8826 Touchstone Lane
Charlotte, NC 28227

Cynthia S. Kemp
1239 Spring Garden Avenue
Berwick, PA 18603

This firm is a debt collector attempting to collect a debt. Any information we obtain will be used for that purpose. If you have previously received a discharge in bankruptcy, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Your house (real estate) at 1239 Spring Garden Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on **JUNE 24, 1999**, at 11:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$24,342.92 obtained by PNC Bank National Association (s/b/m to First Eastern Bank, N.A.), (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

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 the Mortgagee, PNC Bank National Association (s/b/m to First Eastern Bank, N.A.), the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

24 HOUR TROOP
(717) 784-6100

PHONE
(717) 369-5622

DATE: April 29, 1999

RE: Sheriff's Sale Advertising Dates:

PNC Bank National Assoc. vs. Walter M & Cynthia S. KEMP

No. 36 of 1999 J.D. No. 1667 of 1998 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week June 3, 1999 DATE OF SALE: JUNE 24, 1999 at 1030 AM

2nd week June 10, 1999

3rd week June 17, 1999

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel, Jr.
Sheriff

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

PNC Bank National Association (s/b/m to First
Eastern Bank, N.A.)
500 West Jefferson Street
Louisville, KY 40202

Plaintiff,

v.

Walter M. Kemp
8826 Touchstone Lane
Charlotte, NC 28227

Cynthia S. Kemp
1239 Spring Garden Avenue
Berwick, PA 18603

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 98-CV-1667

36-ED-1999

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

PNC Bank National Association (s/b/m to First Eastern Bank, N.A.), Plaintiff
in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date
the Praecipe for the Writ of Execution was filed, the following information concerning the real
property located at **1239 Spring Garden Avenue, Berwick, PA 18603**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

Walter M. Kemp	8826 Touchstone Lane Charlotte, NC 28227
-----------------------	---

Cynthia S. Kemp	1239 Spring Garden Avenue Berwick, PA 18603
------------------------	--

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

Same as above

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

Tenant/Occupant


**1239 Spring Garden Avenue
Berwick, PA 18603**

**Domestic Relations
Columbia County**

**Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815**

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

April 15, 1999
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU STATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR ~~900.00~~ ^{900.00}

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

SET SALE DATE AND ADV. DATES AND POSTING DATES

POST ALL DATES ON CALANDER

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

* MUST BE FILED W

* MUST BE PAID 10

FILL IN ALL NO'S ON

TYPE PROPER INFO OF

TYPE CARDS FOR DEF

PUT PAPERS TOGETH

* COPY OF WR

* NOTICE OF

* COPY OF C

PUT TOGETHER PA

* NOTICE OF SALE

SEND NOTICES TO LIEN HOLDERS VIA CLERK

* DOCKET ALL DATES

CLERK'S RECEIPT

APR 21-99
APR 22-99
APR 22-99

4

3

2

FEEDBACK 14074 900.00

SALE DATE June 24, 1999 1030
Post MAY 21-1999
ADV June 3, 10, 17, 1999

✓ Borrow Money (POSTED)
✓ Borrow Tax Call
✓ TAX CLAIM
2- Defendants
Tenant
Domestic's
FAIR
SBA
Rev.

10

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

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

PHONE
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

AA THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS _____

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED _____

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

DEED IS RECORDED SEND TO BUYER _____

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

PNC Bank National Association

(s/b/m to First Eastern Bank, N.A.)

vs.

Walter M. Kemp

Cynthia S. Kemp

Commonwealth of Pennsylvania:

County of

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 36-ED Term 19 99 E.D.

No. 98-CV-1667 Term 19 98 A.D.

No. Term 19 J.D.

WRIT OF EXECUTION
(Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1239 Spring Garden Avenue, Berwick, PA 18603
(See Legal Description attached)

Amount Due

\$24,342.92

Interest from 4/15/99 to Sale
at 4.00 per diem

\$..... and costs.

Sami B. Kline

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated April 21, 1999
(SEAL)

FEDERMAN AND PHELAN

By: Frank Federman, Esquire

Attorney I.D. No.: 12248

Two Penn Center Plaza, Suite 900

Philadelphia, PA 19102

(215) 563-7000

Attorney for Plaintiff

PNC Bank National Association (s/b/m to First

Eastern Bank, N.A.)

500 West Jefferson Street

Louisville, KY 40202

Plaintiff,

v.

Walter M. Kemp

8826 Touchstone Lane

Charlotte, NC 28227

Cynthia S. Kemp

1239 Spring Garden Avenue

Berwick, PA 18603

Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 98-CV-1667

36-ED-1999

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

PNC Bank National Association (s/b/m to First Eastern Bank, N.A.), Plaintiff
in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date
the Praecipe for the Writ of Execution was filed, the following information concerning the real
property located at **1239 Spring Garden Avenue, Berwick, PA 18603**.

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

NAME

**LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)**

Walter M. Kemp

**8826 Touchstone Lane
Charlotte, NC 28227**

Cynthia S. Kemp

**1239 Spring Garden Avenue
Berwick, PA 18603**

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

NAME

**LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)**

Same as above

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

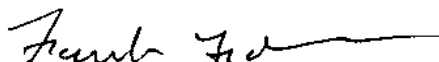
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
Tenant/Occupant	1239 Spring Garden Avenue Berwick, PA 18603
Domestic Relations Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

April 15, 1999
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN

By: Frank Federman, Esquire

Attorney I.D. No.: 12248

Two Penn Center Plaza, Suite 900

Philadelphia, PA 19102

(215) 563-7000

Attorney for Plaintiff

PNC Bank National Association (s/b/m to First

Eastern Bank, N.A.)

500 West Jefferson Street

Louisville, KY 40202

Plaintiff,

v.

Walter M. Kemp

8826 Touchstone Lane

Charlotte, NC 28227

Cynthia S. Kemp

1239 Spring Garden Avenue

Berwick, PA 18603

Defendant(s).

**:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:**

**: CIVIL DIVISION
:**

**: NO98-CV-1667
:**


36-ED-1999

CERTIFICATION

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DESCRIPTION

ALL that certain piece or parcel of land situate on the northeasterly corner of Spring Garden Avenue and Arch Streets in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeasterly corner of the intersection of Spring Garden Avenue and Arch Streets; thence along Arch Street north two degrees fifty minutes west, fifty-seven (57) feet to a corner; thence parallel with Spring Garden Avenue north eighty-seven degrees ten minutes east a distance of ninety feet to Lot No. 138; thence along the same south two degrees fifty minutes east; fifty-seven (57) feet to the northerly side of Spring Garden Avenue; thence along the same south eighty-seven degrees ten minutes west ninety feet to the place of beginning. BEING the southerly portion of Lots No. 139 and 140 in D. A. Michael's Addition to West Berwick, now Borough of Berwick.

BEING the same premises which James G. Travelpiece, and Audrey Y. Travelpiece, husband and wife, by their Deed dated January 2, 1991, about to be recorded simultaneously herewith, granted and conveyed unto Walter M. Kemp and Cynthia S. Kemp, husband and wife, Mortgagors herein.

1. The Sale will be cancelled if you pay to the Mortgagee, PNC Bank National Association (s/b/m to First Eastern Bank, N.A.) , the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

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 better chance you will have of stopping the Sale. (See the Notice below on 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 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 (215) 563-7000.
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 (215) 563-7000.
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 real estate will be filed by the Sheriff on July 5, 1999. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home 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 LEGAL HELP.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

DESCRIPTION

ALL that certain piece or parcel of land situate on the northeasterly corner of Spring Garden Avenue and Arch Streets in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeasterly corner of the intersection of Spring Garden Avenue and Arch Streets; thence along Arch Street north two degrees fifty minutes west, fifty-seven (57) feet to a corner; thence parallel with Spring Garden Avenue north eighty-seven degrees ten minutes east a distance of ninety feet to Lot No. 138; thence along the same south two degrees fifty minutes east; fifty-seven (57) feet to the northerly side of Spring Garden Avenue; thence along the same south eighty-seven degrees ten minutes west ninety feet to the place of beginning. BEING the southerly portion of Lots No. 139 and 140 in D. A. Michael's Addition to West Berwick, now Borough of Berwick.

BEING the same premises which James G. Travelpiece, and Audrey Y. Travelpiece, husband and wife, by their Deed dated January 2, 1991, about to be recorded simultaneously herewith, granted and conveyed unto Walter M. Kemp and Cynthia S. Kemp, husband and wife, Mortgagors herein.

DESCRIPTION

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BEGINNING at the northeasterly corner of the intersection of Spring Garden Avenue and Arch Streets; thence along Arch Street north two degrees fifty minutes west, fifty-seven (57) feet to a corner; thence parallel with Spring Garden Avenue north eighty-seven degrees ten minutes east a distance of ninety feet to Lot No. 138; thence along the same south two degrees fifty minutes east; fifty-seven (57) feet to the northerly side of Spring Garden Avenue; thence along the same south eighty-seven degrees ten minutes west ninety feet to the place of beginning. BEING the southerly portion of Lots No. 139 and 140 in D. A. Michael's Addition to West Berwick, now Borough of Berwick.

BEING the same premises which James G. Travelpiece, and Audrey Y. Travelpiece, husband and wife, by their Deed dated January 2, 1991, about to be recorded simultaneously herewith, granted and conveyed unto Walter M. Kemp and Cynthia S. Kemp, husband and wife, Mortgagors herein.

FEDERMAN AND PHELAN

Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102-1799
215-563-7000
Fax: 215-563-5534

Denise Hatfield
Judgement Clerk, Ext. 283

Representing Lenders in
Pennsylvania and New Jersey

June 4, 1999

Office of the Prothonotary
Columbia County Courthouse

Re: PNC Mortgage Corporation vs. Walter M. Kemp & Cynthia Kemp
No. 98-CV-1667

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129 with the necessary attachments regarding the above matter.

Please return a time-stamped copy of same in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

FEDERMAN AND PHELAN

By:


Denise Hatfield

/dsh

Enclosures

cc: Sheriff of Columbia County

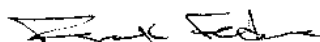
**IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA**

PNC Mortgage Corporation	:	
	:	Columbia COUNTY
Plaintiff,	:	COURT OF COMMON PLEAS
	:	
v.	:	CIVIL DIVISION
	:	
Walter M. Kemp	:	NO. 98-CV-1667
Cynthia Kemp	:	
	:	
Defendant(s).	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129


COMMONWEALTH OF PENNSYLVANIA)	
COUNTY OF LEHIGH)	SS:

I, FRANK FEDERMAN, ESQUIRE, attorney for PNC Mortgage Corporation, Plaintiff hereby verifies that on April 5, 1999, true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholders and any known interested party. See Exhibit "A" attached hereto.



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Date: June 4, 1999

Name and Address of Sender  **DSH**
FEDERMAN & PHELAN
 Two Penn Center Plaza, Suite 900
 Philadelphia, PA 19102

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	Walter M. Kemp	Tenant/Occupant 1239 Spring Garden Avenue Berwick, PA 18603		
2	XXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

WILLIAM J. WATKINS
232 MAPLE RD
BERWICK, PA 18603

PAY TO THE
ORDER OF

Adams County Sheriff
Thirty Thousand Nine Hundred & 00/100

DATE

7/1/99

\$ 30,093.60

60-712313

349



FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18603
A FIRST NATIONAL COMMUNITY BANK

FOR *Kemp 1239 Spring Creek*
⑆031307125⑆ 01000158⑆05 0349

William J. Watkins

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
TWO PENN CENTER PLAZA - SUITE 900
PHILADELPHIA, PA. 19102

IN PAYMENT FOR

60-148/319

14074

PAY *Nine hundred*

00/00

DOLLARS

DATE	TO THE ORDER OF	CHECK AMOUNT
<i>4/1/94</i>	<i>AMERICAN OF COMMERCE</i>	<i>900.00</i>

JEFFERSON BANK
PHILADELPHIA, PA. 19103

Frank Zellman

⑈014074⑈ ⑆031901482⑆ 90 28894⑈

327

80-712/313

6-25-99

DATE

\$3,343.00

DOLLARS

See back for details on next

WILLIAM J. WATKINS

232 MAPLE RD
BERWICK, PA 18603

Col. Carolyn Sheets

PAY TO THE
ORDER OF

Three Thousand Three Hundred Forty Three and 00/100

FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18603

A First Nations Community Bank

William J. Watkins

0327

1:03 1307125: 01 00013 81106

FOIS

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