

Law Offices of  
**ROBERT P. SHEILS, JR., P.C.**  
108 NORTH WASHINGTON AVENUE  
SUITE 603  
SCRANTON, PENNSYLVANIA 18503  
(570) 341-3240  
FAX (570) 341-3245  
E-MAIL: RSHEILS0@EPIX.NET

ROBERT P. SHEILS, JR.\*  
DAVID F. CHUFF

\*Member PA & NY Bar

CHARLES R. LYONS

Member PA & DC Bar  
Of Counsel

December 29, 1999

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

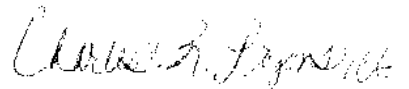
**Re: PNC Bank, National Association vs. Luther D. Coleman**

Dear Sheriff Roadarmel:

Enclosed please find check no. 7384 in the amount of \$271.16 which is payment for the outstanding balance due, from the execution package, for the above-referenced matter.

Thank you for all your assistance in this matter.

Very truly yours,



Charles R. Lyons

CRL/ct

Law Offices of  
**ROBERT P. SHEILS, JR., P.C.**  
108 NORTH WASHINGTON AVENUE  
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**ROBERT P. SHEILS, JR.\***  
**DAVID F. CHUFF**

\*Member PA & NY Bar

**CHARLES R. LYONS**

Member PA & DC Bar  
Of Counsel

November 5, 1999

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

**Re: PNC Bank vs. Luther D. Coleman**

Dear Sheriff:

Enclosed please find check no.1779 in the amount of \$2,228.58, representing payment of the 2% poundage on the above-referenced Writ of Execution.

If you should have any questions, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Very truly yours,



Colleen Toole  
Paralegal

Enc.

Law Offices of  
**ROBERT P. SHEILS, JR., P.C.**  
108 NORTH WASHINGTON AVENUE  
SUITE 603  
SCRANTON, PENNSYLVANIA 18503  
(570) 341-3240  
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**ROBERT P. SHEILS, JR.\***  
**MICHAEL E. BRIER\*\***

\*Member PA & NY Bar  
\*\*Member PA, VA, MD & DC Bar

**CHARLES R. LYONS**

Member PA & DC Bar  
Of Counsel

May 14, 1999

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

Re: PNC BANK, NATIONAL ASSOCIATION  
vs. LUTHER D. COLEMAN AND RONALD G. COLEMAN  
No. 158-JU-1994 & 159-JU-1994

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.

Please note that the Bank has agreed with the Defendant's attorney not to set the sale until after 60 days which would be approximately July 16, 1999.

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

Very Truly Yours,



Colleen Toole  
Paralegal

Enc.

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

PNC Bank, N.A.

vs

LUTHE

COLEMAN

NO. 55-99 E.D.

NO. 120-99 J.D.

DATE OF SALE

TIME OF SALE

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 NOTARY  
COPIES

\$ 15.-  
150.-  
15.-  
15.92  
15.-  
15.-  
15.-  
15.-  
20.-  
25.-  
25.-  
25.-  
8.-  
1759

TOTAL.....\$ 279.42

PRESS-ENTERPRISE INC  
SOLICITOR'S SERVICES

\$ 20.71  
20.71

TOTAL.....\$ 279.42

PROTHONOTARY (NOTARY)  
RECORDER OF DEEDS

\$         
      

OTHER

TOTAL.....\$       

REAL ESTATE TAXES:

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

TOTAL.....\$       

MUNICIPAL FEES DUE:

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

TOTAL.....\$       

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$       

MISCELLANEOUS        \$         
       \$       

TOTAL.....\$       

TOTAL COSTS (OPEN BID).....\$ 1256.16

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

TEL: (570) 784-0257

PHONE  
(570) 899-5622

24 HOUR PHONE  
(570) 784-6300

DATE Dec 23-99 - Service Notice  
TIME 0940

SENDING 2 PAGES INCLUDING TRANSMITTAL SHEET

TO Atty Charles Lyons, Atty General

TELECOPIER PHONE NO. 570-361-3245

FROM: Harry A. Roadarmel, Jr.

SHERIFF'S FILE NO. SALE 55-99

IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US  
AT 570-389-5622 IMMEDIATELY.

THE FOLLOWING IS BEING TRANSMITTED:

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

MESSAGE: Amount Still Due For Closing Sale or  
Execution \$356.16 See Below  
\$271.16 Corrected Amount Due

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

Thank You  
Corrected Amount  
\$356.16  
-85.00  
271.16  
Deed 35  
Tax Pym 25  
Dist. Pym 25  
85.00

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

VS

NO. \_\_\_\_\_ E.D. \_\_\_\_\_ NO. 120-1997 J.D. DATE OF SALE \_\_\_\_\_ TIME OF SALE \_\_\_\_\_

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 \_\_\_\_\_

TOTAL.....\$ 778.42

PRESS-ENTERPRISE INC \_\_\_\_\_  
SOLICITOR'S SERVICES \_\_\_\_\_

TOTAL.....\$ 778.42

PROTHONOTARY (NOTARY) \_\_\_\_\_  
RECORDER OF DEEDS \_\_\_\_\_

OTHER \_\_\_\_\_

TOTAL.....\$ 778.42

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
SCHOOL DISTRICT TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
DELINQUENT TAXES, 1998, 19 \_\_\_\_\_ \$ 200.70

TOTAL.....\$ 197.12

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL \_\_\_\_\_ 19 \_\_\_\_\_ \$ \_\_\_\_\_  
WATER--MUNICIPAL \_\_\_\_\_ 19 \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL.....\$ \_\_\_\_\_

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ \_\_\_\_\_

MISCELLANEOUS \_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

TOTAL.....\$ \_\_\_\_\_

TOTAL COSTS (OPEN BID).....\$ 1753.94

YOU ARE HEREBY NOTIFIED TO FILE A  
WRITTEN RESPONSE TO THE  
ENCLOSED  
WITHIN TWENTY (20) DAYS FROM SERVICE  
HEREOF OR A JUDGEMENT MAY BE  
ENTERED AGAINST YOU  
BY

ROBERT P. SHEILS, JR.  
ATTORNEY AT LAW

108 North Washington Avenue  
Scranton, Pennsylvania 18503

570-341-3240

IT IS CERTIFIED THAT THE  
DOCUMENT IS A TRUE AND COR  
COPY OF THE ORIGINAL FILED IN  
ACTION  
BY

ATTORNEY

PNC BANK, NATIONAL ASSOCIATION  
successor by merger to First  
Eastern Bank, N.A.,

Plaintiff

vs.

LUTHER D. COLEMAN,

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION IN MORTGAGE FORECLOSURE

No. 99-JU-120

(FORMERLY NO. 94-JU-158)

55-ED-1999

ORDER

Upon motion of the Plaintiff, with the consent of the  
Defendant, it is hereby ORDERED that:

(a) the Plaintiff's motion to continue the Sheriff's  
Sale of Real Property be, and hereby is, granted; and

(b) the Sheriff's Sale of Defendant's real property be,  
and hereby is, continued from September 9, 1999 at 11:00 A.M. to a  
date and time approximately thirty (30) days from September 9,  
1999, such date and time to be set by the Sheriff; and

(c) the Sheriff make a public announcement of the new  
date to the bidders assembled at the time and place of the  
September 4, 1997 sale; and

(d) no additional notice be required of the new sale.

Dated:

9-8-99



108 North Washington Avenue  
Scranton, Pennsylvania 18503  
570-341-3240

PNC BANK, NATIONAL ASSOCIATION  
successor by merger to First  
Eastern Bank, N.A.,

Plaintiff

vs.

LUTHER D. COLEMAN,

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION IN MORTGAGE FORECLOSURE

No. 99-JU-120

(FORMERLY NO. 94-JU-158)

55-ED-1999

FILED  
PROthonotary  
CLERK OF COURTS OFFICE  
SEP 8 11 34 AM '99

MOTION TO CONTINUE SALE OF REAL PROPERTY

Movant, PNC Bank, N.A., successor by merger to First Eastern Bank, N.A., by its attorneys, The Law Offices of Robert P. Sheils, Jr., hereby moves this Court for an order granting a continuance of the Sheriff's Sale of Real Property of the Respondent, and in support thereof states as follows:

1. Judgment was entered in favor of Movant and against Respondent in this matter on February 1, 1994, and revived on January 27, 1999.
2. Upon writ of execution, the sale of the Respondent's property was scheduled by the Office of the Sheriff of Columbia County for July 29, 1999.
3. Pursuant to an agreement between the Movant and Respondent (collectively "the parties") prior to the scheduled sale, Movant agreed to continue the Sheriff's Sale until the next scheduled Sheriff's Sale, which is September 9, 1999 at 11:00 A.M.



4. The Movant and Respondent have agreed to continue the September 9, 1999 Sheriff's Sale to provide Respondent with sufficient time to permit payment of an agreed upon settlement.

5. Pursuant to Pa.R.C.P. 3129.3(a), special order of the Court is required for a second continuance without new notice.

6. The Movant has agreed to seek such a special order for continuance without new notice from the Court in order to provide Respondent the time to finance the settlement.

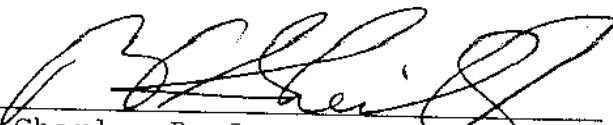
7. The Respondent, through his counsel, consents to the continuance of this sale without new notice, as evidenced by a letter dated September 7, 1999 from Robert Opel, Esq., a copy of which will follow and be attached hereto as Exhibit "A" and incorporated herein by reference.

WHEREFORE, Movant, PNC Bank, N.A. respectfully requests this Honorable Court to enter an Order granting a continuance of the Sheriff's Sale of Real Property in the above-captioned matter, without new notice, from September 9, 1999 at 11:00 A.M. to a date and time, approximately thirty (30) days from September 9, 1999, such date to be set by the Office of the Sheriff, and to direct the Office of the Sheriff to make a public announcement of the new date to the bidders assembled at the time and place of the September 9, 1999 sale.

Law Offices of Robert P. Sheils, Jr.

Dated: September 7, 1999

By:

  
Charles R. Lyons, Esquire

Supreme Court No. 48475

Robert P. Sheils, Jr., Esquire

Supreme Court No. 36340

Attorneys for Petitioner/Defendant

108 N. Washington Avenue

Suite 603

Scranton, PA 18503

(717) 341-3240

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
MUSKOGEE, AL 36545

PHONE  
(717) 369-5622

24 HOUR PHONE  
(717) 784-6100

DATE: Aug. 8, 1999

RE: Sheriff's Sale Advertising Dates:

PNC Bank, N.A.

vs.

Luther D. Coleman

No. 55 of 1999 F.D.

No. 120 of 1999 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

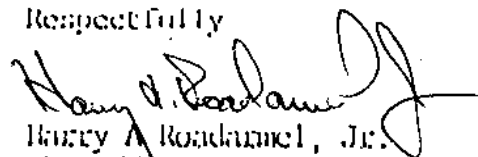
1st week Aug. 19, 1999 DATE OF SALE: SEP. 9, 1999 at 11:00 AM

2nd week Aug. 26, 1999

3rd week Sep. 2, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

Law Offices of  
**ROBERT P. SHEILS, JR., P.C.**  
108 NORTH WASHINGTON AVENUE  
SUITE 603  
SCRANTON, PENNSYLVANIA 18503  
(570) 341-3240  
FAX (570) 341-3245  
E-MAIL: RSHEILS0@EPIX.NET

ROBERT P. SHEILS, JR.\*  
DAVID F. CHUFF

\*Member PA & NY Bar

**CHARLES R. LYONS**

Member PA & DC Bar  
Of Counsel

July 1, 1999

**Via Facsimile & Regular Mail**

Harry A. Roadermel, Jr.  
Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Per, Sep 9-99 - 1000  
Recd Sep. 9-99 - 1100

**Re: PNC Bank, N.A. v. Ronald Coleman**  
**PNC Bank, N.A. v. Luther Coleman**

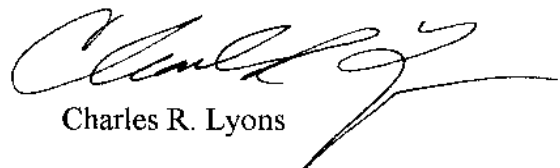
Dear Sheriff Roadermel:

I have entered into settlement discussions with Robert Opel, attorney for the defendants in the above matters, Luther Coleman and Ronald G. Coleman.

To permit sufficient time to reach and execute a possible settlement, PNC Bank, N.A. requests that the real estate Sheriff Sale scheduled for July 29, 1999 at 11:00 a.m., and the personal property Sheriff Sales scheduled for July 29, 1999 at 10:00 a.m., be continued for a period of approximately forty-five (45) days from the currently scheduled dates, and that the new date be announced at the time of the scheduled Sheriff Sales as provided for in the Pennsylvania Rules of Civil Procedure.

If you have any questions or need additional information, please contact me. Thank you as always for your cooperation.

Very truly yours,

  
Charles R. Lyons

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.

4a. Article Number Z479 026 516	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	5. Received By: (Print Name) Mellon Bank, N.A. 8 W. Market St. Wilkes-Barre, PA 18703	6. Signature: (Addressee or Agent) <i>Clay Chaffey</i>
8. Addressee's Address (Only if requested and fee is paid)		7. Date of Delivery	

Domestic Return Receipt  
102595-98-B-0229  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?  
1 on the reverse side?

<b>SENDER:</b> <input type="checkbox"/> Complete items 1 and/or 2 for additional services. <input type="checkbox"/> Complete items 3, 4a, and 4b. <input type="checkbox"/> Print your name and address on the reverse of this form so that we can return this card to you. <input type="checkbox"/> Attach this form to the front of the mailpiece, or on the back if space does not permit. <input type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number. <input type="checkbox"/> The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 55-99 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> 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 Z479 026 518	
5. Received By: (Print Name) D. S. J. A. O. J.		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD	
6. Signature: (Addressee or Agent) <i>Clay Chaffey</i>		7. Date of Delivery JUN 09 1994	
PS Form 3811, December 1994		102595-98-B-0229 Domestic Return Receipt	

Is your RETURN ADDRESS completed on the reverse side?  
1 on the reverse side?

<b>SENDER:</b> <input type="checkbox"/> Complete items 1 and/or 2 for additional services. <input type="checkbox"/> Complete items 3, 4a, and 4b. <input type="checkbox"/> Print your name and address on the reverse of this form so that we can return this card to you. <input type="checkbox"/> Attach this form to the front of the mailpiece, or on the back if space does not permit. <input type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number. <input type="checkbox"/> The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 55-99 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> 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 Z479 026 517	
5. Received By: (Print Name)		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD	
6. Signature: (Addressee or Agent) <i>Stella Keen</i>		7. Date of Delivery 6/9/99	
PS Form 3811, December 1994		102595-98-B-0229 Domestic Return Receipt	

Is your RETURN ADDRESS completed on the reverse side?  
1 on the reverse side?

<b>SENDER:</b> <input type="checkbox"/> Complete items 1 and/or 2 for additional services. <input type="checkbox"/> Complete items 3, 4a, and 4b. <input type="checkbox"/> Print your name and address on the reverse of this form so that we can return this card to you. <input type="checkbox"/> Attach this form to the front of the mailpiece, or on the back if space does not permit. <input type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number. <input type="checkbox"/> The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 55-99 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Section Dept. 281230 Harrisburg, PA 17128-0946		4a. Article Number Z479 026 519	
5. Received By: (Print Name)		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD	
6. Signature: (Addressee or Agent) <i>Samuel J. Ventura</i>		7. Date of Delivery JUN 09 1999	
PS Form 3811, December 1994		102595-98-B-0229 Domestic Return Receipt	

## TERMS OF SALE

**Minimum Payment at Time of Sale:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**Remaining Balance of Bid Price:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Robert P. Sheils Jr., P.C.  
108 North Washington Avenue  
Suite 603  
Scranton, Pa. 18503

Sheriff of Columbia County  
Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300  
FAX (717) 784-0257

PNC Bank N.A.

PLAINTIFF

vs.

Luther D. Coleman

DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 120 CD Term, 19 99

WRIT of Execution--Mortgage Foreclosure  
55-1999

ISSUED May 21, 1999

NOW, \_\_\_\_\_ 19 \_\_\_\_, I, \_\_\_\_\_  
High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_

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

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

**AFFIDAVIT OF SERVICE**

NOW, June 17 19 99, at 1020 o'clock A M, served the  
within Writ of Execution--Mortgage Foreclosure upon Ronald Coleman (son of Luther D. COLEMAN)  
at 3820 Old Berwick Road, Bloomsburg, Pa. 17815

Ronald Coleman by handing to  
original Writ of Execution a true and attested copy of the  
and made known to him the contents thereof.

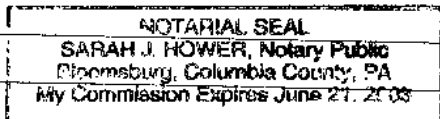
Sworn and Subscribed before me

this 29 June

day of \_\_\_\_\_ 19 99

Sarah J. Hower

Sarah J. Hower  
Notary Public



So Answers,

Harry A. Roadarmel Jr.  
Sheriff

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

Deputy Sheriff

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

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

TELETYPE  
(717) 389-6000

Date: June 4, 1999

To: Todd Vashaw

Rear--3820 Old Berwick Road

Bloomsburg, PA 17815

Re: PNC Bank NA VS. Luther D. Coleman

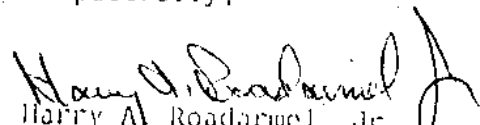
No: 55 of 1999 of ED No: 120 of of 1999 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



PNC BANK, NATIONAL ASSOCIATION,	:	IN THE COURT OF COMMON PLEAS
successor by merger to First Eastern	:	
Bank, N.A.	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	
	:	
Luther D. Coleman,	:	
	:	
Defendant	:	
	:	
	:	No. 99-JU-120
	:	(Formerly No. 94-JU-158)
	:	65 ED 1999
	:	
	:	

.....

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

**TO: LUTHER D. COLEMAN  
3820 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815**

Your property at 3820 Old Berwick Road, South Center Township, Columbia County, Pennsylvania 17815 (Tax numbers 12-1A-61, 12-1A-62 and 12-1A-60-2) is scheduled to be sold at Sheriff's Sale on July 29, 1999 at 10:00 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 \$195,179.19 with additional interest and costs to be added, obtained by PNC Bank, National Association, successor by merger to First Eastern Bank, against you.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the 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 August 19, 26, September 2, 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.

By Barry

Sworn and subscribed to before me this 2nd day of September 1999.

[Signature]

(Notary Public)

My commission expires

Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2003  
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.

.....

**WRIT OF EXECUTION - (MONEY JUDGEMENT)**

**COMMONWEALTH OF PENNSYLVANIA**  
**COUNTY OF COLUMBIA**

PNC BANK, NATIONAL ASSOCIATION,  
successor by merger to First  
Eastern Bank, N.A.  
Plaintiff

vs.

**No.99-JU-120**  
**(Formerly No. 94-JU-158)**

Luther D. Coleman,  
Defendant

(SEAL)

*55-ED-1999*

**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	\$125,000.00
Interest to May 11, 1999 (per diem \$33.85)	64,157.97
Additional Interest from May 11, 1999 to date of payment in full (33.85 per day)	To Be Computed
Late Charge to May 11, 1999	3,246.22
Costs to May 11, 1999	900.00
Additional Costs from May 11, 1999 to Date of Payment in Full	To Be Computed
Attorney's Fees	1,875.00

**TOTAL**      **\$195,179.19**

DATE

05-21-99

*Tamara B. Kline*

Prothonotary

*Barbara J. Helzlsouer*  
Deputy

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 99-JU-158  
(Formerly No. 94-JU-158)

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

Plaintiff

vs.

Luther D. Coleman

Defendant

**WRIT OF EXECUTION  
(MONEY JUDGEMENT)**

Unpaid Principal Balance	\$125,000.00
Interest to May 11, 1999 (per diem \$33.85)	64,157.97
Additional Interest from May 11, 1999 to date of payment in full	To Be Computed
Late Charges to May 11, 1999	3,246.22
Costs to May 11, 1999	900.00
Additional Costs to date of payment in full	To Be Computed
Attorney's Fees	1,875.00
<b>TOTAL</b>	<b>\$195,179.19</b>

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. (570) 341-3240

Pg 629

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU/LEGAL/STATE OUTLINE

PHONE  
(717) 309-5612

24 HOUR PHONE  
(717) 704-6300

RECEIVE AND TIME STAMP WRIT WRIT 21-73

DOCKET AND INDEX FILE 73-11

SET FILE FOLDER UP 11

CHECK FOR PROPER INFO

WRIT OF EXECUTION 3

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 2 11

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST 11

CHECK FOR 900.00 CP No: 15723

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO July 29, 1997 1000.00

SET SALE DATE AND ADV. DATES AND POSTING DATES July 8, 1997 Post June 28, 1997

POST ALL DATES ON CALENDAR

- \* 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 WITHIN 30 DAYS OF SALE (POSTED)
- \* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales)

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

- \* COPY OF WRIT FOR EACH DEFENDANT
- \* NOTICE OF SHERIFF SALE
- \* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS

- \* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

\* DOCKET ALL DATES

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
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 \_\_\_\_\_

A\* 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 \_\_\_\_\_

RECORD DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

YOU ARE HEREBY NOTIFIED TO FILE A WRITTEN RESPONSE TO THE CLOSED WITHIN TWENTY (20) DAYS FROM SERVICE HEREOF OR A JUDGEMENT MAY BE ENTERED AGAINST YOU  
\_\_\_\_\_  
ATTORNEY

ROBERT P. SHEILS, JR.  
ATTORNEY AT LAW  
108 North Washington Avenue  
Scranton, Pennsylvania 18503  
570-341-3240

IT IS CERTIFIED THAT THE WITHIN DOCUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THE ACTION  
BY PPS  
\_\_\_\_\_  
ATTORNEY

PNC BANK, NATIONAL ASSOCIATION : IN THE COURT OF COMMON PLEAS  
successor by merger to First : OF COLUMBIA COUNTY  
Eastern Bank, N.A., :  
Plaintiff : CIVIL ACTION - LAW  
vs. :  
LUTHER D. COLEMAN, : ACTION IN MORTGAGE FORECLOSURE  
Defendant :  
No. 99-JU-120  
(FORMERLY NO. 94-JU-158)  
55-ED-1999

ORDER

Upon motion of the Plaintiff, with the consent of the Defendant, it is hereby ORDERED that:

(a) the Plaintiff's motion to continue the Sheriff's Sale of Real Property be, and hereby is, granted; and

(b) the Sheriff's Sale of Defendant's real property be, and hereby is, continued from September 9, 1999 at 11:00 A.M. to a date and time approximately thirty (30) days from September 9, 1999, such date and time to be set by the Sheriff; and

(c) the Sheriff make a public announcement of the new date to the bidders assembled at the time and place of the September 4, 1997 sale; and

(d) no additional notice be required of the new sale.

New Sale Date OCT 7, 1999 11:00AM  
Dated: 9-8-99 NAE

*Robert N. Opel, II*  
*Attorney at Law*  
*700 Third Avenue*  
*Suite 210*  
*Kingston, Pennsylvania 18704-5816*

*Class Code 870*  
*888-7100*

*Fee (\$75) 888-7100*

September 30, 1999

Charles R. Lyons, Esq.  
Law Offices of  
Robert P. Sheils, Jr. Esq.  
108 N. Washington Ave.  
Scranton, PA 18503

Re: PNC Bank vs. Luther D. Coleman

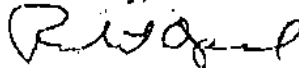
Dear Mr. Lyons:

This letter confirms that my client, Luther Coleman, concurs in the Motion of PNC Bank to continue the Sheriff's sale, without new notice. My client also consents to the entry of a Court Order continuing the Sheriff Sale from October 7, 1999 to a date and time approximately thirty (30) days from October 7, 1999, without new notice.

I understand that the date and time of the new sale will be set by the Sheriff's Office and be publicly announced to those assembled for the October 7, 1999, sale.

Thank you for your consideration.

Sincerely,



Robert N. Opel II

cc: Luther Coleman



PNC BANK, NATIONAL ASSOCIATION,	:	IN THE COURT OF COMMON PLEAS
successor by merger to First Eastern	:	
Bank, N.A.	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	
	:	
Luther D. Coleman,	:	
	:	
Defendant	:	
	:	
	:	No. 99-JU-120
	:	(Formerly No. 94-JU-158)
	:	55 - E D - 1999
	:	
	:	

.....

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

**TO: LUTHER D. COLEMAN  
3820 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815**

Your property at 3820 Old Berwick Road, South Center Township, Columbia County, Pennsylvania 17815 (Tax numbers 12-1A-61, 12-1A-62 and 12-1A-60-2) is scheduled to be sold at Sheriff's Sale on July 27, 1999 at 10:00 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 \$195,179.19 with additional interest and costs to be added, obtained by PNC Bank, National Association, successor by merger to First Eastern Bank, 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:

Andrew Rohmeyer  
Assistant Cashier  
PNC Bank, National Association  
(732) 220-3658

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:

Luther D. Coleman  
3820 Old Berwick Road  
Bloomsburg, PA 17815

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 First Eastern Bank, relative to the following judgment and execution: No. 99-JU-120 (formerly no.94-JU-158), J.D. and No. 55-000, 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 29, 1999 at 10:00 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: May 14, 1999

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

## EXHIBIT "A"

By virtue of a Writ of Execution No. \_\_\_\_\_ of 1999, 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 \_\_\_\_\_ at \_\_\_\_\_ 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:

12-1A-61

All that certain piece, parcel and lot of ground situate in the Township of South Center, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point 182 feet east of the premises of Donald Kline, on the south side of Old Highway Route 11; thence along the southern line of said highway in an easterly direction a distance of 80 feet to a point; thence at right angles to said highway, through land of grantors in a southerly direction a distance of 160 feet to a point; thence on a line parallel with said highway in a westerly direction a distance of 30 feet to a point; thence by land of grantors in a northerly direction a distance of 160 feet to the place of beginning.

BEING the same premises conveyed by Wallace Bisset and Violetta Bisset, his wife, to Luther D. Coleman and Charlotte M. Coleman, his wife, by Deed dated March 14, 1952 and recorded in Columbia County Deed Book 157 at page 518. The said Charlotte M. Coleman died thereby vesting title by operation of law to Luther D. Coleman.

TOGETHER with Improvements thereon, including but not limited to a residential home known as 3820 Old Berwick Road.

12-1A-62

All that certain lot of ground situate in the Township of South Center, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a concrete marker at the south-east corner of present property of grantees; thence South 17 degrees 30 minutes East in a southerly direction to the low water mark on the north bank of the Susquehanna River; thence along the northerly side of said river South 72 degrees 30 minutes West 80 feet to a point; thence North 17 degrees 30 minutes West in a northerly direction to a marker at the southwest corner of other land of grantees; thence by land of grantees North 72 degrees 30 minutes East a distance of 80 feet to the place of beginning.

BEING the same premises conveyed by Wallace J. Bisset and Violetta E. Bisset, his wife, to Luther D. Coleman and Charlotte M. Coleman, his wife, by Deed dated August 13, 1958 and recorded in Columbia County Deed Book 180 at page 585. The said Charlotte M. Coleman died thereby vesting title by operation of law to Luther D. Coleman.

12-1A-60-2

TOGETHER with all Improvements thereon including but not limited to a steel commercial building.

ALL that certain lot of ground situate in the Township of South Center, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Old Route #11 a distance of 150 feet easterly from line dividing South Center Township and East Scott Township, and at the northeast corner of lot deeded this day to William J. and June M. Bisset; thence North 72 degrees 30 minutes East 30 feet to the northwest corner of present land grantees; thence South 17 degrees 30 minutes East 360 feet more or less along the westerly side property of grantees to the Susquehanna River; thence along the north bank of said river in a westerly direction a distance of 30 feet more or less to land deeded this day to William J. and June M. Bisset; thence North 17 degrees 30 minutes West 360 feet more or less the south side of Old Berwick Road, the place of beginning.

BEING the same premises conveyed by Wallace J. Bisset and Violetta E. Bisset, husband and wife, to Luther D. Coleman and Charlotte M. Coleman, his wife, by Deed dated March 16, 1959, and recorded in Columbia County Deed Book 193 at page 590. The said Charlotte M. Coleman died thereby vesting title by operation of law to Luther D. Coleman.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO FIRST EASTERN BANK, N.A., Plaintiff, and against LUTHER D. COLEMAN, Defendant. Judgment entered to No. 99-JU-120 (formerly no. 158-JU-1994). Sheriff to collect \$195,179.19 plus additional costs. Writ Issued May 21, 1999.

Charles R. Lyons, Esq.  
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
SUCCESSOR BY MERGER TO FIRST EASTERN	:	
BANK, N.A.	:	OF COLUMBIA COUNTY
201 PENN AVENUE,	:	
SCRANTON, PENNSYLVANIA 18503	:	CIVIL ACTION - LAW
PLAINTIFF,	:	
	:	
VS.	:	NO. 99-JU-120
	:	
LUTHER D. COLEMAN	:	(FORMERLY NO. 94-JU-158)
3820 OLD BERWICK ROAD	:	<i>55-ED-1999</i>
BLOOMSBURG, PENNSYLVANIA 17815	:	
DEFENDANT	:	
	:	
	:	

# N O T I C E

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of the major exemptions. You may have other exemptions or rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached Claim Form and Demand for a Prompt Hearing.
- (2) Deliver the form along with a fee to the Columbia County Sheriff's Department at the Courthouse in Bloomsburg, Pennsylvania. (CASH - NO PERSONAL CHECKS ACCEPTED)

You should come to court ready to explain your exemptions. If you do not come to Court and prove your exemptions, you may lose some of your property.

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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Susquehanna Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815  
(570) 784-8760

PNC BANK, NATIONAL ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
SUCCESSOR BY MERGER TO FIRST EASTERN	:	
BANK, N.A.	:	OF COLUMBIA COUNTY
201 PENN AVENUE,	:	
SCRANTON, PENNSYLVANIA 18503	:	CIVIL ACTION - LAW
PLAINTIFF,	:	
	:	
VS.	:	NO. 99-JU-120
	:	
LUTHER D. COLEMAN	:	(FORMERLY NO. 94-JU-158)
3820 OLD BERWICK ROAD	:	
BLOOMSBURG, PENNSYLVANIA 17815	:	
DEFENDANT	:	

C L A I M   F O R   E X E M P T I O N

TO THE SHERIFF OF COLUMBIA COUNTY:

I, LUTHER D. COLEMAN, the above named defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which have been levied upon:

(a) I desire that my \$300 statutory exemption be

\_\_\_\_\_ Set aside in kind (specify property to be set aside in kind):

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\_\_\_\_\_ Paid in cash following the sale of the property levied upon, or

(b) I claim the following exemption (specify property and basis of exemption):

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(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) My \$300 statutory exemption:

\_\_\_\_\_ in cash

\_\_\_\_\_ in kind (specify property):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(b) Social Security benefits on deposit in the amount of \$\_\_\_\_\_;

(c) Other (specify amount and basis for exemption):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I request a prompt Court hearing to determine the exemption. Note of the hearing should be given to me at the following:

Defendant Name: LUTHER D. COLEMAN

Defendant Address: 3820 Old Brwick Road

Bloomsburg, PA 17815

Defendant Telephone #: \_\_\_\_\_

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. § 1904 relating to unsworn falsification to authorities.

DATE: \_\_\_\_\_

Signature of Defendant:

\_\_\_\_\_

MAJOR EXEMPTIONS UNDER PENNSYLVANIA LAW AND FEDERAL LAW

1. \$300 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and account.
6. Certain veteran and Armed Forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

PNC BANK, NATIONAL ASSOCIATION,  
successor by merger to First  
Eastern Bank, N.A.  
Plaintiff

vs.

LUTHER D. COLEMAN  
Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY  
CIVIL ACTION - LAW

No. 99-JU-120  
(Formerly No. 158-JU-1994)  
SS-ED-1999

AFFIDAVIT OF NON-MILITARY STATUS

, 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 FIRST EASTERN BANK, N.A., Plaintiff in the above referenced matter, and as such, has the authority to make this Affidavit.

1. To my knowledge, defendant, Luther D. Coleman is an adult individual and has 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 address of the Defendant, Luther D. Coleman is 3820 Old Berwick Road Bloomsburg, PA 17815.

PNC BANK, NATIONAL ASSOCIATION  
SUCCESSOR BY MERGER TO FIRST  
EASTERN BANK, N.A.

By David A. Bartels  
David A. Bartels  
Title: ABP

WORN TO AND SUBSCRIBED  
before me this 4th day  
of May 1999.  
Colleen C. Toole  
Notary Public





PNC BANK, NATIONAL ASSOCIATION, :	IN THE COURT OF COMMON PLEAS
successor by merger to First Eastern :	
Bank, N.A. :	OF COLUMBIA COUNTY
Plaintiff :	
vs. :	CIVIL ACTION - LAW
LUTHER D. COLEMAN :	
Defendant :	
	No. 99-JU-120
	(Formerly No. 158-JU-1994)
	55 ED. 1999


.....

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.

May 14, 1999

  
 Charles R. Lyons  
 Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, :  
successor by merger to First Eastern :  
Bank , N.A. :

Plaintiff :

vs. :

LUTHER D. COLEMAN :

Defendant :

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

MONEY JUDGMENT

No. 99-JU-120  
(Formerly No. 94-JU-158)

55-ED-1999

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 Old Berwick Rd., Lots 12-1A-61, & 12-1A-62 & Lot 12-1A-60-2, Bloomsburg, Columbia County, Pennsylvania:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

Name

Luther D. Coleman

Address

3820 Old Berwick Rd.,  
Bloomsburg, Pennsylvania 17815

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

Name

Luther D. Coleman

Address

3820 Old Berwick Road  
Bloomsburg, PA 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

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.

Address

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

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

Name

Address

None

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

Name

Address

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:

Name

Address

~~Mary Ward, Tax Collector~~

~~1104 S. Market Street~~

Bloomsburg, Pennsylvania 17815

Columbia County Tax Claim Bureau

P.O. Box 380

Bloomsburg, Pennsylvania 17815

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

Ronald G. Coleman

P.O. Box 435

Bloomsburg, Pennsylvania 17815

Ron-Lee, Inc.

Rear 3820 Old Berwick Road

Bloomsburg, Pennsylvania 17815

Todd Vashaw

Rear 3820 Old Berwick Road

Bloomsburg, Pennsylvania 17815

Mellon Bank, N.A. successor  
in interest to United Penn Bank

8 West Market Street

Wilkes-Barre, Pennsylvania 18703

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 First Eastern Bank

DATED: May 14, 1999

By: David Bartels  
David Bartels  
Title: Assistant Vice President

SWORN TO AND SUBSCRIBED TO

on this 14th day of May, 1999.

Colleen C. Toole  
Notary Public

NOTARIAL SEAL  
COLLEEN C. TOOLE, NOTARY PUBLIC  
SCRANTON, LACKAWANNA CO., PA.  
MY COMMISSION EXPIRES JAN. 15, 2001

## EXHIBIT "A"

By virtue of a Writ of Execution No. \_\_\_\_\_ of 1999, 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 \_\_\_\_\_ at \_\_\_\_\_ 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:

12-1A-61

All that certain piece, parcel and lot of ground situate in the Township of South Center, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point 182 feet east of the premises of Donald Kline, on the south side of Old Highway Route 11; thence along the southern line of said highway in an easterly direction a distance of 80 feet to a point; thence at right angles to said highway, through land of grantors in a southerly direction a distance of 160 feet to a point; thence on a line parallel with said highway in a westerly direction a distance of 30 feet to a point; thence by land of grantors in a northerly direction a distance of 160 feet to the place of beginning.

BEING the same premises conveyed by Wallace Bisset and Violetta Bisset, his wife, to Luther D. Coleman and Charlotte M. Coleman, his wife, by Deed dated March 14, 1952 and recorded in Columbia County Deed Book 157 at page 518. The said Charlotte M. Coleman died thereby vesting title by operation of law to Luther D. Coleman.

TOGETHER with Improvements thereon, including but not limited to a residential home known as 3820 Old Berwick Road.

12-1A-62

All that certain lot of ground situate in the Township of South Center, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a concrete marker at the south-east corner of present property of grantees; thence South 17 degrees 30 minutes East in a southerly direction to the low water mark on the north bank of the Susquehanna River; thence along the northerly side of said river South 72 degrees 30 minutes West 80 feet to a point; thence North 17 degrees 30 minutes West in a northerly direction to a marker at the southwest corner of other land of grantees; thence by land of grantees North 72 degrees 30 minutes East a distance of 80 feet to the place of beginning.



BEING the same premises conveyed by Wallace J. Bisset and Violetta E. Bisset, his wife, to Luther D. Coleman and Charlotte M. Coleman, his wife, by Deed dated August 13, 1958 and recorded in Columbia County Deed Book 180 at page 585. The said Charlotte M. Coleman died thereby vesting title by operation of law to Luther D. Coleman.

12-1A-60-2

TOGETHER with all Improvements thereon including but not limited to a steel commercial building.

ALL that certain lot of ground situate in the Township of South Center, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Old Route #11 a distance of 150 feet easterly from line dividing South Center Township and East Scott Township, and at the northeast corner of lot deeded this day to William J. and June M. Bisset; thence North 72 degrees 30 minutes East 30 feet to the northwest corner of present land grantees; thence South 17 degrees 30 minutes East 360 feet more or less along the westerly side property of grantees to the Susquehanna River; thence along the north bank of said river in a westerly direction a distance of 30 feet more or less to land deeded this day to William J. and June M. Bisset; thence North 17 degrees 30 minutes West 360 feet more or less the south side of Old Berwick Road, the place of beginning.

BEING the same premises conveyed by Wallace J. Bisset and Violetta E. Bisset, husband and wife, to Luther D. Coleman and Charlotte M. Coleman, his wife, by Deed dated March 16, 1959, and recorded in Columbia County Deed Book 193 at page 590. The said Charlotte M. Coleman died thereby vesting title by operation of law to Luther D. Coleman.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO FIRST EASTERN BANK, N.A., Plaintiff, and against LUTHER D. COLEMAN, Defendant. Judgment entered to No. 99-JU-120 (formerly no. 158-JU-1994). Sheriff to collect \$195,179.19 plus additional costs. Writ Issued \_\_\_\_\_, 1999.

Charles R. Lyons, Esq.  
Attorney for Plaintiff

# PNC BANK

Accounts Payable Dept.  
Pittsburgh, PA 15265  
Phone Number (412) 762-3161

PAY *Nine hundred and 00/100 Dollars*

To the  
Order of

COLUMBIA COUNTY SHERIFF  
P.O. BOX 380  
BLOOMSBURG, PA 17815

PNC Bank, National Association  
Jeannette, Pennsylvania

NO. 157230

60-162/433

Vendor Number  
00COCOSH1R

Check Date  
02/25/99

Check Amount  
\*\*\*\*\*\$900.00

⑈157230⑈ ⑆043301627⑆ 2296490⑈

AUTHORIZED SIGNATURE

*Keith P. Lewis*

MP

ROBERT P. SHEILS JR PC  
108 N. WASHINGTON AVE, SUITE 603  
SCRANTON, PA 18503-1818

7384

DATE December 29, 1999

80-1313 314

PAY TO THE  
ORDER OF

Columbia County Sheriff

\$ 271.16

Two Hundred Seventy-One and 16/100

**PNC BANK**

PNC Bank, N.A.  
Northeast PA

ACCOUNT NUMBER  
PNC ARS 030  
Branch of 300

FOR PNC vs. Coleman

103130001217384 9005885486

IOLTA ACCOUNT  
ROBERT P. SHEILS, JR.  
PO BOX 1108  
SCRANTON, PA 18501

1779

60-1/313 994

Nov. 4 1999

PAY TO THE  
ORDER OF

Sheriff of Columbia County \$ 2,228.58  
Twenty-two - Hundred - twenty-eight + 58/100

PNC BANK®

PNC Bank, N.A.  
Northeast PA 030

DOLLARS ☒ Security features  
included.  
Retain on back

FOR



⑆031300012⑆1779 ⑈9052004258⑈