

LEAVENS & ROBERTS
Attorneys at Law

ANDREW A. LEAVENS
RICHARD J. ROBERTS, JR.

29 EAST INDEPENDENCE STREET
POST OFFICE BOX 518
SHAMOKIN, PENNSYLVANIA 17872-0518
(717) 648-5727
FAX (717) 648-2971

December 11, 1995

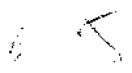
Harry A. Roadarmel, Jr., Sheriff
Columbia County Courthouse
Post Office Box 380
Bloomsburg, PA 17815

Re: **Guaranty Bank, N.A. v. Spencer B. Vincent and
Jean Anne Vincent, a/k/a Jean Anne Karnes-Vincent
No. J.D. 1067-95
No. EX 64 of 1995**

Dear Harry:

Enclosed please find a check issued by Guaranty Bank, N.A.
in the amount of \$801.74 for the balance of the costs due in the
referenced foreclosure proceeding.

Yours very truly,


Richard J. Roberts, Jr.

RJR:pag
Enclosure

#4750

HARRY A. ROADARMEI, JR.



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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

Dec 5-95


Leavens & Roberts
29 East Independence Street
P.O. Box 518
Shamokin, PA 17872-0518

Dear Atty. Roberts:

As per your Court Order 64-95 Execution (Abandonment of Levy) and our telephone conversation, I am submitting the following billing for the closing of this Execution. The original Judgement was \$174,067.86 and your client (Guaranty Bank) received \$112,730.85 with the private sale of the South Center Township property owned by the Vincents. Therefore, I calculated there was a remaining judgement of \$61,337.01 at 2% or the amount of \$1226.74. This amount in addition to the Sheriff's costs of \$319.80 for a total of \$1551.74 due on this Execution. However, you deposited \$750.00 at the time of filing, thus reducing your final payment due to the amount of \$801.74.

Your amount still due on the Writ of Execution is \$801.74, should your calculations be any different, feel free to contact me.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

P.S. It would be nice to complete this prior to year's end.

LEAVENS & ROBERTS
Attorneys at Law

ANDREW A. LEAVENS
RICHARD J. ROBERTS, JR.

29 EAST INDEPENDENCE STREET
POST OFFICE BOX 518
SHAMOKIN, PENNSYLVANIA 17872-0518

(717) 648-5727

FAX (717) 648-2971

November 27, 1995

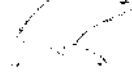
Harry A. Roadarmel, Sheriff
Courthouse
Post Office Box 380
Bloomsburg, PA 17815

Re: **Guaranty Bank, N.A., v. Spencer B. Vincent and
Jean Anne Vincent, a/k/a Jean Anne Karnes-Vincent**
No. JD 1067-1995
No. EX 64-1995

Dear Harry:

Pursuant to your request, I am writing to confirm that the property located in South Centre Township identified as Parcel No. 1 on the Writ of Execution issued in the referenced action was sold by the Vincents. Guaranty Bank, N.A. received the net proceeds in the amount of \$112,730.85. Also enclosed is an Abandonment of Levy.

Yours very truly,


Richard J. Roberts, Jr.

RJR:pag
Enclosure

#4750

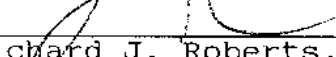
IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A., : NO. J.D. 1067-95
Plaintiff :
v. : NO. EX 64 of 1995
: MORTGAGE FORECLOSURE
SPENCER B. VINCENT and JEAN :
ANNE VINCENT, a/k/a JEAN ANNE :
KARNES-VINCENT, his wife, :
Defendants :

NOTICE OF ABANDONMENT OF LEVY

AND NOW, this 27th day of November, 1995, the Plaintiff
in the captioned action abandons the Writ of Execution issued
therein.

LEAVENS & ROBERTS

By: 
Richard J. Roberts, Jr., Esquire
I.D. #21454
29 East Independence Street
Post Office Box 518
Shamokin, PA 17872
(717) 648-5727
Attorneys for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815
FAX 717-784-0257

TELEPHONE
~~717-784-0257~~
717-389-5622

24 HOUR RECORDING
717-784-6100

Atty. Richard J. Roberts Jr.
29 East Independence Street
P.O. Box 518
Shamokin, PA 17872-0518

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA. Guaranty Bank N.A. vs
Spencer B & Jean Anne VINCENT
NO. 64 of 95

WRIT OF EXECUTION --Mortgage Foreclosure

SERVICE ON Jean Anne VINCENT

ON NOV 6, 1995 AT 1435 hrs, 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 THE DESCRIPTION OF PROPERTY WAS SERVED ON

Jean Anne VINCENT Chief AT 1845 Main St., Light Street,
Bloomisburg, Pa.

BY DEPUTY SHERIFF 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 Jean Anne VINCENT
ALSO SERVED: Henry Bellum, Reichart Lumber Co., on Nov. 6-95 at 1220 hours.
Myrle B. Sharrow, Tax Collector, on Nov 8-95 at 1650 hours.
Timothy Kishbach, 1st Nat'l Bank Berwick on Nov 6-95 at 1320 hours.
Lois Dunn, Col. Co. Tax Claim Bur., on Nov 3-95 at 1230 hours.

SO ANSWERS:

CHIEF

T. Chamberlain
DEPUTY SHERIFF T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS 15th

DAY OF November 19 95

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

Harry A. Roadarmel Jr.
SHERIFF

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MO. 24th. 1995

11/13/95

OFFICE OF THE SHERIFF
OF
LYCOMING COUNTY

Williamsport, Pa. NOVEMBER 13TH 19.95

E143

.....Esq.
DEAR SIR:
In the matter of GUARANTY BANK, N.A.versu
SPENCER B. VINCENT & JEAN ANNE VINCENT a/k/a JEAN ANNE KARNES-
VINCENT.....the writ has been

SERVED NOT SERVED NOT FOUND

COSTS: \$ 28.50upon receipt of which we will execute th
return

NO. 1067-CD-1995
*SPENCER VINCENT SERVED ON 11/13/95

Respectfully yours,
CHARLES T. BREWER
Sheriff of Lycoming County
BY JODIE FAGNANO

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

Leavens & Roberts
29 East Independence St.
PO Box 518
Shamokin, PA 17872

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

VS.

WRIT OF EXECUTION 64 of 1995
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

November 13, 1995 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Spencer B. Vincent and Jean Anne Vincent
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy Chamberlain.

SO ANSWERS:

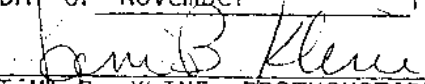

DEPUTY SHERIFF

SHERIFF HARRY A ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME

THIS 13th

DAY OF November 1995


TAM B. KLINE, PROTHONOTARY OF
COLUMBIA COUNTY

NEW ADDRESSES: FOR THE DEFENDANTS ARE AS FOLLOWS:

Spencer Vincent, R.R.1, Box 61 Cardinal Drive, Hughesville, Pa.
Lycoming County and/or Ye Ole Wicker Shoppe, Lycoming Mall,
Muncy, PA

Jean Anne Karnes/Vincent, 1845 Main Street, Light Street, Bloomsburg, Pa.

erts
endence Street
17872
N.A.

nt & Jean Anne Karnes - Vincent

9.00
9.00
28.50
4.00
4.00
10.50
10.00
\$75.00

Writ return to Proth. 8-9-95

No. 1067 of 1995
Came to hand 7/28/95
Received \$75.00 from atty. Ck# 24590
Notice and Complaint
Service on Spencer B.Vincent:

We Found that Spencer Vincent moved to R.R.#1
Box 61 Cardinal Drive, Hughesville, PA in
Lycoming County, Penna. Sent to Lycoming Co.
August 8th 1995.

August 10th 1995, 3:30 p.m. Served within writ
upon Spencer Vincent by handing to Spencer personally
at 48 W.Third Street, Williamsport, PA in Lycoming
Co. Penna. a true and attested copy of the Notice
and complaint making him known to the contents
therof.

Charles Brewer
Lycoming Sheriff

le 7.00
Sent Sheriff A. Retzke

writ return to Proth.

Service on Jean Anne Karnes- Vincent:
August 7th 1995 8:00p.m. Served within writ upon
Jean Anne Vincent by handing to her at RR#1 Box 275
Millville, PA in Columbia County, Penna. a true and
attested copy of the Notice & Complaint making her
known to the contentsthereof.

Harry Watts
Deputy

writ return to proth.

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A., : NO. 95-1067
Plaintiff :
 : NO. EX 64-1995
v. :
 : MORTGAGE FORECLOSURE
SPENCER B. VINCENT and JEAN :
ANNE VINCENT, a/k/a JEAN ANNE :
KARNES-VINCENT, his wife, :
Defendants :

**NOTICE OF SALE OF REAL ESTATE
PURSUANT TO Pa.R.C.P. 3129.2**

TO: Jean Anne Vincent, a/k/a Jean Anne Karnes-Vincent
6010 Old Berwick Road
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and directed to the Columbia County Sheriff, said Sheriff will expose to a public sale at the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on Dec 14, 1995, at 1000 o'clock, A.M., local time, the real estate described in the Sheriff's Handbill attached hereto and made a part hereof.

You are further notified that a schedule of proposed distribution of proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, within thirty (30) days of the sale and that distribution of said proceeds will be made in accordance with said schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

LEAVENS & ROBERTS

By: 
Richard J. Roberts, Jr., Esquire
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A., : NO. 95-1067
Plaintiff :
 : NO. EX 64-1995
v. :
 : MORTGAGE FORECLOSURE
SPENCER B. VINCENT and JEAN :
ANNE VINCENT, a/k/a JEAN ANNE :
KARNES-VINCENT, his wife, :
Defendants :

**NOTICE OF SALE OF REAL ESTATE
PURSUANT TO Pa.R.C.P. 3129.2**

TO: Jean Anne Vincent, a/k/a Jean Anne Karnes-Vincent
6010 Old Berwick Road
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and directed to the Columbia County Sheriff, said Sheriff will expose to a public sale at the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on DEC 14, 1995, at 1000 o'clock, A.M., local time, the real estate described in the Sheriff's Handbill attached hereto and made a part hereof.

You are further notified that a schedule of proposed distribution of proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, within thirty (30) days of the sale and that distribution of said proceeds will be made in accordance with said schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

LEAVENS & ROBERTS

By: 
Richard J. Roberts, Jr., Esquire
Attorneys for Plaintiff

PARCEL NO. 1:

ALL THAT CERTAIN piece, parcel and lot of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the southerly line of L.R. 19117 leading from Bloomsburg to Berwick at the northeast corner of land of Earl L. and Mirian Kishbaugh; thence along the southerly line of L.R. 19117, North 81 degrees 45 minutes 14 seconds East, 285.10 feet to an iron pin at the northwest corner of Tract "B"; thence along the westerly line of Tract "B", South 2 degrees 45 minutes 02 seconds East, 379.20 feet to an iron pin in the northerly line of land of Joseph Campbell Company; thence along the northerly line of said Joseph Campbell Company, South 84 degrees 26 minutes 03 seconds West, 274.05 feet to an iron pin being the southeast corner of land of Earl L. and Mirian Kishbaugh; thence along the easterly line of land of Earl L. and Mirian Kishbaugh, North 4 degrees 19 minutes 46 seconds West, 365.50 feet to an iron pin on the southerly line of L.R. 19117, being the point and place of BEGINNING.

CONTAINING 103,879.375 square feet (2.384 acres) and being designated as Tract "A" on survey of three (3) tracts by Frank E. Beishline, R.S., dated June 28, 1978.

PARCEL NO. 2:

ALL THOSE TWO (2) CERTAIN pieces or parcels of land situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a post on the east side of an alley, South 61 degrees 15 minutes East 14.96 perches to a post by land now or formerly of Mrs. J.B. Lemon (formerly C.R. Cox); thence South 39 degrees West, 3.1 perches to a post by land or formerly of John Chapin; thence North 61 degrees 15 minutes 14.4 perches to a post by land now or formerly of S.A. Ikeler; thence North 29 degrees West 3 perches along east side of an alley to the place of BEGINNING. CONTAINING 44 perches, more or less. Upon which is erected a two-story concrete block dwelling house, a one-story tile garage and a butcher shop.

TRACT NO. 2: BOUNDED on the North by land now or formerly of Robert T. Vincent; on the East by First Street; on the South by other land now or formerly of Irene B. Vincent and on the West by an alley; BEING a lot 50 feet wide of the northern end of land of the Irene B. Vincent.

LIEN CERTIFICATE

DATE November 3, 1995

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1994,

in Centre South Township are as follows:

Excluding: Interim Tax Billings

Owner or Reputed Owner: Vincent, Spencer B. & Jean Ann

Former Owner: N/A

Parcel No. 12 .03A--014-02.000

Description 2.38 Ac.

YEAR	TOTAL
1994	.00
Lien Certificate	5.00
TOTAL	5.00

The above figures represent the amount(s) due during the month of January 1996

Requested by: Columbia County Sheriff's Office

Fee: \$5.00

Inc. Above _____

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long
 Dennis Long
 Director

LIEN CERTIFICATE

DATE November 3, 1995

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1994,

in Benton Boro are as follows:

Excluding: Interim Tax Billings

Owner or Reputed Owner: Vincent, Spencer B. & Jean

Former Owner: N/A

Parcel No. 02 ,01--087-00,000

Description .50 Ac.

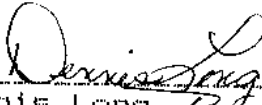
YEAR	TOTAL
1994	\$ 1,429.57
Lien Certificate	\$ 5.00
TOTAL	\$ 1,434.57

The above figures represent the amount(s) due during the month of Up to and Including January 19 96

Requested by: Columbia County Sheriff's Office

Fee: \$5.00
Inc. Above

COLUMBIA COUNTY TAX CLAIM BUREAU



 Dennis Long
 Director

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

DATE: NOV 3-95

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section
Department 280946
Harrisburg, PA 17128-0946

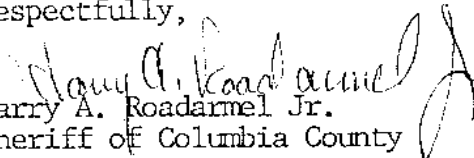
RE: Guaranty Bank N.A. VS. Spencer B. & Jean Anne Vincent
NO: 64 OF 95 E.D. NO: 1067 OF 95 J.D.

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: Nov 3-95

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

Re: Guaranty Bank N.A. vs. Spencer B. & Jean Anne Vincent

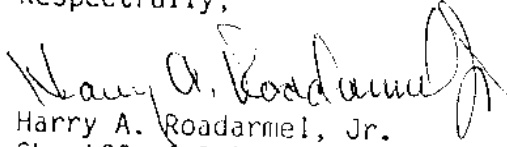
No: 64 of 95 ED No: 1067 of 95 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
HARRISBURG, PA 17115

PHONE
(717) 784-1991

24 HOUR BUREAU
(717) 784-6300

Date: Nov 3-95

To: Office of E.A.L.R.
Department of Public Welfare
P.O. Box 8016
Harrisburg, PA 17105

Re: Guaranty Bank N.A. VS. Spencer B. and Jean Anne Vincent

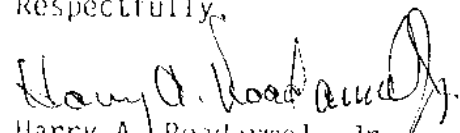
No: 64 of 95 ID No: 1067 of 95 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

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

Guaranty Bank N.A.

PLAINTIFF

vs.

Spencer B. Vincent and Jean Anne
Vincent, a/k/a Jean Anne Karnes-
Vincent, his wife

DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 1067 CD Term, 19 95
64 of 1995
WRIT of Execution--Mortgage Foreclosure
ISSUED October 6-1995

NOW, November 8 19 95, I, Harry A. Roadarmel Jr.

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

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

Defendants alleged address is Spencer B. Vincent (only) Box 61 Cardinal Drive, Hughesville, Penna., and/or at the Olde Wicker Shop, Lycoming Mall, Muncy, Pa, of which he is owner/operator.

Bill me.

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

AFFIDAVIT OF SERVICE

LYCOMING COUNTY COST: \$ 28.50

NOW, November 13th 19 95 at 9:45 o'clock A M, served the

within Writ of Execution/Sale Notice 3129.2 upon Spencer B. Vincent

at Box 61, Cardinal Drive, Hughesville, PA 17737

Maryann Proof (Girlfriend) by handing to

original Writ & Notice and made known to her the contents thereof.

Sworn and Subscribed before me

So Answers,

this 15

day of November 19 95

William J. Burd
Notary Public

WILLIAM J. BURD
Prothonotary & Clerk of Courts
Williamsport, Lycoming County, Pa.
My Commission Expires Jan. 8, 1996

Charles L. Brewer, Sheriff
Michael L. Singer, Deputy Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

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 mailpieces 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
 DEPARTMENT 280946
 HARRISBURG PA 17128-0946

4a. Article Number

P 511 559 791

64-95

4b. Service Type

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

7. Date of Delivery

NOV 06 1995

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

[Signature]
 PS Exp: 3811, December 1994

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

Domestic Return Receipt

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

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

Thank you for using Return Receipt Service.

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

GUARANTY BANK, N.A.,
Plaintiff

vs

SPENCER B. VINCENT and JEAN
ANNE VINCENT, a/k/a JEAN
ANNE KARNES-VINCENT, his wife,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH

: No. EX.-64-1995

: No. CV.- 95-1067

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

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 described property (specifically describe property below):

See Exhibit "A" attached hereto.

Amount due \$ 174,067.86

Interest from 10/6/95 _____

Atty's commission _____

Total \$ _____; Plus costs as endorsed hereon.

Dated 10-6-95

(SEAL)

Tami B. Kline
Prothonotary

By: Andy L. Hauer
-Deputy

PARCEL NO. 1:

ALL THAT CERTAIN piece, parcel and lot of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the southerly line of L.R. 19117 leading from Bloomsburg to Berwick at the northeast corner of land of Earl L. and Mirian Kishbaugh; thence along the southerly line of L.R. 19117, North 81 degrees 45 minutes 14 seconds East, 285.10 feet to an iron pin at the northwest corner of Tract "B"; thence along the westerly line of Tract "B", South 2 degrees 45 minutes 02 seconds East, 379.20 feet to an iron pin in the northerly line of land of Joseph Campbell Company; thence along the northerly line of said Joseph Campbell Company, South 84 degrees 26 minutes 03 seconds West, 274.05 feet to an iron pin being the southeast corner of land of Earl L. and Mirian Kishbaugh; thence along the easterly line of land of Earl L. and Mirian Kishbaugh, North 4 degrees 19 minutes 46 seconds West, 365.50 feet to an iron pin on the southerly line of L.R. 19117, being the point and place of BEGINNING.

CONTAINING 103,879.375 square feet (2.384 acres) and being designated as Tract "A" on survey of three (3) tracts by Frank E. Beishline, R.S., dated June 28, 1978.

PARCEL NO. 2:

ALL THOSE TWO (2) CERTAIN pieces or parcels of land situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a post on the east side of an alley, South 61 degrees 15 minutes East 14.96 perches to a post by land now or formerly of Mrs. J.B. Lemon (formerly C.R. Cox); thence South 39 degrees West, 3.1 perches to a post by land or formerly of John Chapin; thence North 61 degrees 15 minutes 14.4 perches to a post by land now or formerly of S.A. Ikeler; thence North 29 degrees West 3 perches along east side of an alley to the place of BEGINNING. CONTAINING 44 perches, more or less. Upon which is erected a two-story concrete block dwelling house, a one-story tile garage and a butcher shop.

TRACT NO. 2: BOUNDED on the North by land now or formerly of Robert T. Vincent; on the East by First Street; on the South by other land now or formerly of Irene B. Vincent and on the West by an alley; BEING a lot 50 feet wide of the northern end of land of the Irene B. Vincent.

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

GUARANTY BANK, N.A.,
Plaintiff

vs

SPENCER B. VINCENT and JEAN
ANNE VINCENT, a/k/a JEAN
ANNE KARNES-VINCENT, his wife,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH

: No. EX. - 64- 1995

: No. CV. - 95-1067

: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

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 described property (specifically describe property below):

See Exhibit "A" attached hereto.

Amount due \$ 174,067.86

Interest from 10/6/95 _____

Atty's commission _____

Total \$ _____; Plus costs as endorsed hereon.

Dated 10-6-95

(SEAL)

Tami B. Kline
Prothonotary

By: Cathy L. Hower
Deputy

PARCEL NO. 1:

ALL THAT CERTAIN piece, parcel and lot of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the southerly line of L.R. 19117 leading from Bloomsburg to Berwick at the northeast corner of land of Earl L. and Mirian Kishbaugh; thence along the southerly line of L.R. 19117, North 81 degrees 45 minutes 14 seconds East, 285.10 feet to an iron pin at the northwest corner of Tract "B"; thence along the westerly line of Tract "B", South 2 degrees 45 minutes 02 seconds East, 379.20 feet to an iron pin in the northerly line of land of Joseph Campbell Company; thence along the northerly line of said Joseph Campbell Company, South 84 degrees 26 minutes 03 seconds West, 274.05 feet to an iron pin being the southeast corner of land of Earl L. and Mirian Kishbaugh; thence along the easterly line of land of Earl L. and Mirian Kishbaugh, North 4 degrees 19 minutes 46 seconds West, 365.50 feet to an iron pin on the southerly line of L.R. 19117, being the point and place of BEGINNING.

CONTAINING 103,879.375 square feet (2.384 acres) and being designated as Tract "A" on survey of three (3) tracts by Frank E. Beishline, R.S., dated June 28, 1978.

PARCEL NO. 2:

ALL THOSE TWO (2) CERTAIN pieces or parcels of land situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

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HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: Nov 3-95

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

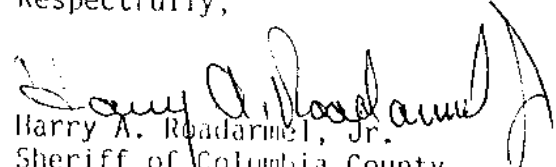
Re: Guaranty Bank N.A. vs. Spencer B. & Jean Anne Vincent
No: 64 of 95 ED No 1067 of 95 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
SHERIFF'S SALE REAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT Sept 6
11-3-95

DOCKET AND INDEX 11-3-95

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 ~~\$500.00~~ ^{\$700.00} \$750.00

* 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 Dec 14-95
Nov 23-30 - Dec 7-95

POST ALL DATES ON CALANDER

- * SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE Post Nov 14-95

SET DISTRIBUTION DATE

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

FILL IN ALL NO'S ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales)

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

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

PUT TOGETHER PAPERS FOR LIEN HOLDERS

- * NOTICE OF SALE DIRECTED TO THEM

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

- * DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS

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(?)

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

★* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

Guaranty Bank

35658

REMITTER

Spencer Vincent

October 6, 1995

60-2631313

PAY TO THE ORDER OF Columbia County Sheriff

\$ 750.00

NOV 2 1995

DOLLARS

CASHIER'S CHECK

Shirley S. Oleschke

⑆035658⑆ ⑆031302638⑆ 010757500⑆01

DK

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

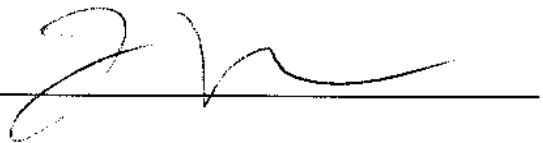
GUARANTY BANK, N.A., : NO. 95-1067
Plaintiff :
 : NO. EX 64-1995
v. :
 : MORTGAGE FORECLOSURE
SPENCER B. VINCENT and JEAN :
ANNE VINCENT, a/k/a JEAN ANNE :
KARNES-VINCENT, his wife, :
Defendants :

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise and sell all real property of the Defendants located at 6010 Old Berwick Road, Bloomsburg, Columbia County, Pennsylvania. You are hereby released from all responsibility in not placing watchmen or insurance on the real property levied upon by virtue of the writ.

LEAVENS & ROBERTS

By: _____



SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 64 of 1995, J.D. 1067-95, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, MAIN STREET, BLOOMSBURG, PENNA.

DECEMBER 14, 1995 AT 1000 AM

ALL THAT CERTAIN piece, parcel and lot of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows:

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SEIZED AND TAKEN INTO EXECUTION at the suit of Guaranty Bank, N.A. against Spencer B. VINCENT and Jean Anne VINCENT, a/k/a Jean Anne KARNES-VINCENT, his wife, the real owners.

TERMS OF SALE: Ten (10) percent cash or cashier's check at the time of Sale, balance in Cash or Certified Check within eight (8) days after sale. Said premises to be sold by the Sheriff of Columbia County.

Richard J. Roberts Jr.
Attorney for Plaintiff

Harry A. Roadarmel Jr.
Sheriff of Columbia County

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