

REAL ESTATE
SHERIFF'S SALE--COST SHEET

PNC MORTG VS JAMES C-Kim/Kerby M. Kelly
 NO. 91-98 E.D. NO. 241-98 J.D. DATE OF SALE Nov 19 TIME OF SALE Dec 17

DOCKET AND RETURN \$ 15.00
 SERVICE PER DEFENDANT OR GARNISHEE 165.00
 LEVY (PER PARCEL) 5.00
 MAILING COSTS 5.31
 ADVERTISING, SALE BILLS, & COPIES 7.50
 ADVERTISING SALE (PLUS NEWSPAPER) 5.00
 MILEAGE 6.50
 POSTING HANDBILLS 5.88
 CRYING?ADJOURN SALE (EACH SALE (2)) 20.-
 SHERIFF'S DEED -0-
 TRANSFER TAX FORM -0-
 DISTRIBUTION FORM -0-
 OTHER NOTARY 12.00
COPIES 4.00

TOTAL.....\$ 310.31

PRESS-ENTERPRISE INC
SOLICITOR'S SERVICES \$ 299.00

TOTAL.....\$ 299.00

PROTHONOTARY (NOTARY)
RECORDER OF DEEDS \$ _____

OTHER _____

TOTAL....._____

REAL ESTATE TAXES:

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

TOTAL.....\$ 5.00

MUNICIPAL FEES DUE:

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

TOTAL....._____

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....(11) \$ 66.00

MISCELLANEOUS _____ \$ _____
 _____ \$ _____

TOTAL.....\$ 680.31

TOTAL COSTS (OPEN BID)....._____

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date 10/15/17, 2017

OWNER OR REPUTED OWNER

Daily, James C. & Kimberly B.

DESCRIPTION OF PROPERTY

3750 Hill St.
Columbia, SC

PARCEL NUMBER 46-01-066-01, 02 IN North Township
Borough
City

YEAR	TOTAL
2017	40.00
TOTAL	40.00

The above figures represent the amount(s) due during the month of November, 2017.

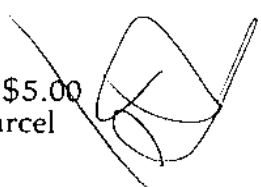
This is to certify that, according to our records, there are tax liens on the above mentioned property as of December 31, 2017.

Excluding: Interim Tax Billings

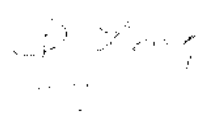
Requested by:

Columbia County Sheriff

FEE - \$5.00
Per Parcel



COLUMBIA COUNTY TAX CLAIM BUREAU



GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15222

(412) 281-7650
FAX (412) 281-7657

November 30, 1998

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

RE: PNC Mortgage Corp. of America
vs.
James C. Daily and Kimberly M. Daily
Docket No.: 98-CV-241
Sale Date: November 19, 1998 continued to December 17, 1998

Dear Sir/Madam:

The Defendant in the above-mentioned matter has filed a Chapter 7 Bankruptcy on October 29, 1998 at docket #98-03742.

Therefore, please STAY the sheriff's sale on this matter and return any unused portions of our initial deposit to our office.

If you have any questions, please contact my office.

Very truly yours,



Kimberly J. Hong, Esquire

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 October 29, November 5, & 12, 1998 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.

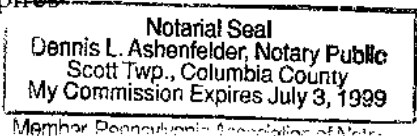
.....
Paula Barry

Sworn and subscribed to before me this 13th day of NOV 1998

.....
Dennis L. Ashenfelder

(Notary Public)

My commission expires



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.

.....

11-13

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

4a. Article Number
2399 227 304

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

7. Date of Delivery
OCT 08 1998

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

3. Article Addressed to:
Office of F.A.I.R.
Dept. of Public Welfare
P.O. BOX 8016
Harrisburg, PA 17105

5. Received By: (Print Name)

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

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and 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): 91-98
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
James C. DAILY
R.R. 1, Box 1483
Berwick, PA 18603

4a. Article Number
2315 437 054

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

7. Date of Delivery
OCT 9 1998

5. Received By: (Print Name)
JAMES DAILY

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

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and 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): 91-98
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

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
2399 227 305

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

7. Date of Delivery
OCT 08 1998

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Samuel J. Venturo

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and 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): 91-98
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
Small Business Administration
20 N. Penna. Avenue
Room 2327
Wilkes-Barre, PA 18701

4a. Article Number
2399 227 303

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

7. Date of Delivery
OCT 19 1998

5. Received By: (Print Name)
STELLA HEEMSTRA

6. Signature: (Addressee or Agent)
X

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

Law Offices Of
KEPNER, KEPNER & CORBA
A PROFESSIONAL CORPORATION

123 West Front Street
Berwick, Pennsylvania 18603-4701
717-752-2766

FRANKLIN E. KEPNER, JR.
ALICE T. K. CORBA

NOVEMBER 19, 1998

FRANKLIN E. KEPNER
(1922-1997)

FACSIMILE 717-752-7894
PENNSYLVANIA TOLL FREE
1-800-734-2766

Sheriff Roadarmel
Columbia County Courthouse

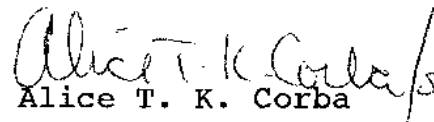
In Re: Sheriff sale of property owned by James and Kimberly Daily

Dear Mr. Roadarmel:

Enclosed please find the cover page of the bankruptcy petition which was filed on behalf of James and Kimberly Daily. The property, which is listed for a sheriff sale on December 19, 376 Grant Street Berwick PA, is listed in the petition. This should halt the sale of the property.

If you have any questions, please contact my office.

Very truly yours,


Alice T. K. Corba

Enc.

CC: James Daily
atk\c\c7\daily.shf

United States Bankruptcy Court

MIDDLE

District of PENNSYLVANIA

VOLUNTARY PETITION

IN RE (Name of debtor—if individual, enter Last, First, Middle)

DAILY, JAMES

NAME OF JOINT DEBTOR (Spouse) (Last, First, Middle)

DAILY, KIMBERLY, M.

ALL OTHER NAMES used by the debtor in the last 6 years (include married, maiden, and trade names)

DAILY, JIM

ALL OTHER NAMES used by the joint debtor in the last 6 years (include married, maiden, and trade names)

DAILY, KIM

SOC. SEC./TAX I.D. NO. (if more than one, state all)

192-66-0103

SOC. SEC./TAX I.D. NO. (if more than one, state all)

207-64-6346

STREET ADDRESS OF DEBTOR (No. and street, city, state, and zip code)

RR 1 BOX 1488
Berwick PA 18603

STREET ADDRESS OF JOINT DEBTOR (No. and street, city, state, and zip code)

308 E 10th Street
Berwick PA 18603

COUNTY OF RESIDENCE OR PRINCIPAL PLACE OF BUSINESS

Luzerne

COUNTY OF RESIDENCE OR PRINCIPAL PLACE OF BUSINESS

Luzerne

MAILING ADDRESS OF DEBTOR (if different from street address)

MAILING ADDRESS OF JOINT DEBTOR (if different from street address)

LOCATION OF PRINCIPAL ASSETS OF BUSINESS DEBTOR (if different from addresses listed above)

VENUE (Check one box)

- Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

INFORMATION REGARDING DEBTOR (Check applicable boxes)

TYPE OF DEBTOR

- Individual
- Joint (Husband & Wife)
- Partnership
- Other

- Corporation Publicly Held
- Corporation Not Publicly Held
- Municipality

CHAPTER OR SECTION OF BANKRUPTCY CODE UNDER WHICH THE PETITION IS FILED (Check one box)

- Chapter 7
- Chapter 9
- Chapter 11
- Chapter 12
- Chapter 13
- Sec. 304—Case Ancillary to Foreign Proceeding

NATURE OF DEBT

- Non-Business/Consumer
- Business—Complete A & B below

FILING FEE (Check one box)

- Filing fee attached
- Filing fee to be paid in installments. (Applicable to individuals only.) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b), see Official Form No. 3.

A. TYPE OF BUSINESS (Check one box)

- Farming
- Professional
- Retail/Wholesale
- Railroad
- Transportation
- Manufacturing
- Mining
- Stockbroker
- Commodity Broker
- Construction
- Real Estate
- Other Business

NAME AND ADDRESS OF LAW FIRM OR ATTORNEY

KEPNER, KEPNER & CORBA PC
123 West Front Street Berwick PA
Telephone No. 717-752-2766

NAMES OF ATTORNEY(S) DESIGNATED TO REPRESENT THE DEBTOR (Print or Type Name)

ALICE T. K. CORBA

Debtor is not represented by an attorney.

STATISTICAL ADMINISTRATIVE INFORMATION (28 U.S.C. § 604) (Estimates only) (Check applicable boxes)

- Debtor estimates that funds will be available for distribution to unsecured creditors.
- Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

ESTIMATED NUMBER OF CREDITORS

- 1-15
- 16-49
- 50-99
- 100-199
- 200-999
- 1000-over

ESTIMATED ASSETS (in thousands of dollars)

- Under 50
- 50-99
- 100-499
- 500-999
- 1000-9999
- 10,000-99,999
- 100,000-over

ESTIMATED LIABILITIES (in thousands of dollars)

- Under 50
- 50-99
- 100-499
- 500-999
- 1000-9999
- 10,000-99,999
- 100,000-over

EST. NO. OF EMPLOYEES—CH. 11 & 12 ONLY

- 0
- 1-19
- 20-99
- 100-999
- 1000-over

EST. NO. OF EQUITY SECURITY HOLDERS—CH. 11 & 12 ONLY

- 0
- 1-19
- 20-99
- 100-499
- 500-over

THIS SPACE FOR COURT USE ONLY

598 03742
FILED
WILKES-BARRE, PA
9 04 20 PM 3 58
CLERK OF COURT

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

**ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15222**

**(412) 281-7650
FAX (412) 281-7657**

October 28, 1998

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

ATTN: Real Estate Dept.

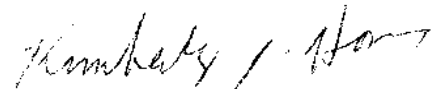
RE: PNC Mortgage Corp. of America
vs.
James C. Daily and Kimberly M. Daily
Sale Date: November 19, 1998
Writ of Execution, Docket No.: 98-CV-241

Dear Sir or Madam:

Please continue the Sheriff's Sale scheduled for November 19, 1998 to your December 17, 1998 sale date for the above-referenced matter. Please announce this continuance at the November 19, 1998 sale.

If you have any questions, please feel free to contact me.

Very truly yours,



Kimberly J. Hong, Esquire

COURT OF COMMON PLEAS - 26TH JUDICIAL DISTRICT OF PENNSYLVANIA
COLUMBIA COUNTY BRANCH
DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG, PA 17815

HOURS: 8:00 AM - 4:30 PM

TELEPHONE (717) 387-8870
TELEFAX (717) 387-8876

FACSIMILE COVER SHEET

DATE FAX SENT: Oct 26, 1998

TIME FAX SENT: 3:00 pm

RE: Certification of Arraers

DELIVER TO:

FROM: COLUMBIA COUNTY DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG, PA 17815

TOTAL NUMBER OF PAGES INCLUDING THE COVER SHEET: 3

*** IF THE TOTAL PAGES, LISTED ABOVE, HAVE NOT BEEN RECEIVED, PLEASE CONTACT US AT EITHER OF THE ABOVE TELEPHONE OR TELEFAX NUMBERS.

*** THE ENCLOSED FACSIMILE IS SOLELY INTENDED FOR THE SPECIFIC PERSON OR PERSONS NAMED ABOVE. IF DELIVERED TO THE WRONG PLACE OR PERSON, PLEASE RETURN OR IMMEDIATELY DESTROY THE FACSIMILE.

FAX SENT BY: Jeri

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:

<u>Name</u>	<u>Date of Birth</u>	<u>Social Security Number</u>
<u>James C. Daly</u>	_____	<u>192-66-0103</u>

Date: 10/98

Requestor: Col. Co. Sheriff's Dept.
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.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u>2632.49</u>	_____	_____

Date: Oct 26, 1998

BY: Gail K. Jodon (Jat)

TITLE: Director

Certified from the record
this 26th day of Oct 1998
Gail K. Jodon
Director Domestic Relations Section
By Gail K. Jodon (Jat)

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:

<u>Name</u>	<u>Date of Birth</u>	<u>Social Security Number</u>
<u>Kimberly Daily</u>		<u>207-64-6346</u>

Date: 10/98 Requestor: Col. Co. Sheriff's Dept.
 Print Name

*she is the plaintiff

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.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u> </u>	<u> </u>	<u> </u>

Date: Oct 26, 1998

BY: Carl K. Jodon (Int)

TITLE: Director

Certified from the record
this 26th day of Oct 19 98

Gail K. Jodon
Director Domestic Relations Section
By Carl K. Jodon (Int)

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
OCTOBER 19, 1998

FRONT
(717) 889-5622

REAR
(717) 204-6300

Kimberly J. HONG, ESQ.
Grenen & Birsic, P.C.
One Gateway Center, Nine West
Pittsburgh, PA 15222

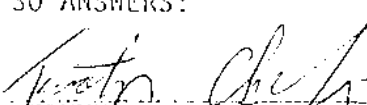
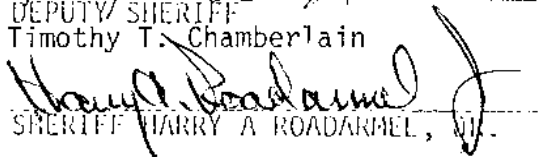
IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
PNC Mortgage Corp.,

VS.
James C. & Kimberly M. DAILY
WRIT OF EXECUTION 91 of 1998
(MORTGAGE FORECLOSURE) CV 241 of 1998

POSTING OF PROPERTY

October 16, 1998, at 1535 hours POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF 376 Grant St., Berwick, Pa. 18603
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy T. Chamberlain

SO ANSWERS:


DEPUTY SHERIFF
Timothy T. Chamberlain

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 19th day of
October 1998

Sarah J. Hower

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622
389-5622

TELEPHONE
(717) 784-6300

Date: OCTOBER 8, 1998

To: Tenant
376 Grant St.,
Berwick, PA 18603

Re: PNC Mort. Corp. vs. James C. & Kimberly M. Daily

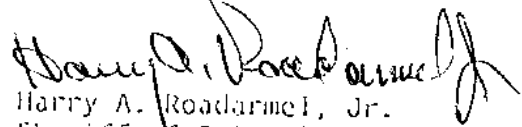
No: 91 of 1998 ED No: 241 of 1998 JD

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.
Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC MORTGAGE CORP. OF
AMERICA,

CIVIL DIVISION

Plaintiff,

NO.: 98-CV-241

91-ED 1998

vs.

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: JAMES C. DAILY

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Columbia County Courthouse
Sheriff's Office
Bloomsburg, Pennsylvania 17815

on Nov. 19, 1998, at 10:30 A.M., the following described real estate, of which James C. Daily and Kimberly M. Daily are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES C. DAILY AND KIMBERLY M. DAILY OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 585, PAGE 247, AND PARCEL NUMBER 04B-04-64.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

DATE: OCT 8, 1998

RE: Sheriff's Sale Advertising Dates:

PNC Mort. Corp.,

vs.

James C. & Kimberly M DAILY

No. 91 of 98 JD

No. 241 of 1998 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

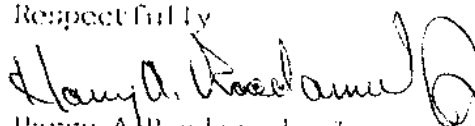
1st week OCT 29, 1998 DATE OF SALE: NOV 19, 1998, at 1030 AM

2nd week NOV 5, 1998

3rd week NOV 12, 1998

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC MORTGAGE CORP. OF
AMERICA,

CIVIL DIVISION

Plaintiff,

NO.: 98-CV-241

91-ED-1998

vs.

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave the same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on the part of such Deputy or the Sheriff of any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

GRENN & BIRSIC, P.C.

BY:

Kimberly J. Hong

Kimberly J. Hong, Esquire
GRENN & BIRSIC, P.C.
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3189 to 3193 and Rule 3257

PNC Mortgage Corp. of
America
vs
James C. Daily and
Kimberly M. Daily

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
No. 241 Term 1998 E.D.
No. 91-ED Term 1998 A.D.
No. _____ Term 19 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA **COUNTY, PENNSYLVANIA**

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

All the right, title, interest and claim of James C. Daily and Kimberly M. Daily of, in and to the following described property:

All the following described real estate situated in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 376 Grant Street, Berwick, PA 18603. Deed Book Volume 585, page 247, and parcel number 04B-04-64.

Amount Due \$ 53,029.06
Interest from present to sale \$ 1,389.87
Total \$ 54,418.93 Plus costs

as endorsed.

Dated Oct. 6, '98
(SEAL)

Jami B. Kline
Prothonotary, Common Pleas Court of
Columbia County, PENNSYLVANIA
PROTH. & CLERK OF SEV. COURTS
MBGOMM. EX. 1st MON. JAN. 2000

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU/REAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 704-6300

RECEIVE AND TIME STAMP WRIT Call 6-11-86

DOCKET AND INDEX 11

SET FILE FOLDER UP 11

CHECK FOR PROPER INFO

WRIT OF EXECUTION _____

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS 4

NON-MILITARY AFFIDAVIT _____

NOTICES OF SHERIFF'S SALE _____

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST _____

CHECK FOR ~~1000.00~~ ^{700.00} 700.00 14527 Green & Bursic

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO Sale Nov 2-78 Post Oct 1987 1630

SET SALE DATE AND ADV. DATES AND POSTING DATES Nov 2-78

POST ALL DATES ON CALANDER Nov 2-78

- * 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 _____
- 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 _____
- WHEN DEED IS RECORDED SEND TO BUYER _____

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC MORTGAGE CORP. OF
AMERICA,

CIVIL DIVISION

Plaintiff,

NO.: 98-CV-241

91-ED-1998

vs.

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

Please SERVE James C. Daily, or an adult person in charge of the residence at R.R. #1, Box 1488, Berwick, PA 18603 with a copy of the Notice of Sheriff's Sale.

Please SERVE Kimberly M. Daily, or an adult person in charge of the residence at 239 Martzville Road, Berwick, PA 18603 with a copy of the Notice of Sheriff's Sale.

Please POST the property located at 376 Grant Street, Berwick, PA 18603 with the Handbill.

Kimberly J. Hong

Kimberly J. Hong, Esquire
Attorney for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC MORTGAGE CORP. OF
AMERICA,

CIVIL DIVISION

Plaintiff,

NO.: 98-CV-241

91-ETD-1998

vs.

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: JAMES C. DAILY

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Columbia County Courthouse
Sheriff's Office
Bloomsburg, Pennsylvania 17815

on Nov. 19, 1998, at 10:30 A.M., the following described real estate, of which James C. Daily and Kimberly M. Daily are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES C. DAILY AND KIMBERLY M. DAILY OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 585, PAGE 247, AND PARCEL NUMBER 04B-04-64.

The said Writ of Execution has been issued on a judgment in the Mortgage foreclosure action of

PNC MORTGAGE CORP. OF
AMERICA,

Plaintiff,

vs.

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

at Execution Number 98-CV-241 in the amount of \$54,418.93.

Claims against the property must be filed with the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

This paper is a notice of the date and time of the sale of your property. 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.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION 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 ADVICE.

LAWYER REFERRAL SERVICE
Susquehanna Legal Services
168 E. 5th St.
Bloomsburg, PA 17815
(717) 784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

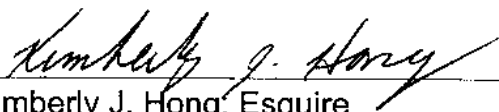
If the judgment was entered because you did not file with the Court any defense or objection, you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the Mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution of service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

GRENNEN & BIRSIC, P.C.

By: 
Kimberly J. Hong, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC MORTGAGE CORP. OF
AMERICA,

CIVIL DIVISION

Plaintiff,

NO.: 98-CV-241

91-ED-1998

vs.

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S.101, ET. SEQ.
AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF ALLEGHENY

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Kimberly J. Hong, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on October 6, 1997, Defendants were mailed Notices of Homeowner's Emergency Mortgage Assistance Act of 1983 and on or about October 7, 1997, Defendants were mailed Act 6 Notices of Intention to Foreclose by certified mail, return receipt requested, and first class U.S. Mail.

Kimberly J. Hong

SWORN TO AND SUBSCRIBED BEFORE

ME THIS *11th* DAY OF *September*, 1998.

Joanne M. Wilmer
Notary Public

Notary Public
Commission Expires 12/31/01
Notary Public Association of Notaries

DEFENDANTS JAMES C. DAILY AND KIMBERLY M. DAILY

WRIT NO. 98-CV-241

DEBT \$ 54,418.93

NAME OF ATTORNEY(S): GRENNEN & BIRSIC, P.C.

SHORT DESCRIPTION:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES C. DAILY AND
KIMBERLY M. DAILY OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE
BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF
PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND
NUMBERED AS 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603. DEED
BOOK VOLUME 585, PAGE 247, AND PARCEL NUMBER 04B-04-64.

ATTENTION NEWSPAPERS: DO NOT PRINT ANYTHING APPEARING BELOW
DOUBLE LINE OR UNDERSCORED WITH ASTERISKS (*****).

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC MORTGAGE CORP. OF
AMERICA,

CIVIL DIVISION

Plaintiff,

NO.: 98-CV-241

91-ETD-1998

vs.

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

LONG FORM DESCRIPTION

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

BEGINNING at the southeasterly corner of Woodin and Grant Streets.

THENCE Easterly along Woodin Street a distance of seventy-two and one-half (72 ½) feet to corner of lot owned by Albert Boston;

THENCE southerly along said lot, parallel with Vine Street Forty nine and one-half (49 ½) feet to the Northerly line of lot number 56;

THENCE westerly along said lot a distance of Seventy two and one-half (72 ½) feet to Grant Street;

THENCE northerly and along said Street (49 ½) feet to Woodin Street, the place of beginning.

Being the westerly one-half of lot number 57 as shown on the general plan of Berwick.

BEING the same premises which Jennie Sult Steward, widow, by Deed dated November 30, 1994 and recorded in the Recorder of Deeds of Columbia County on November 30, 1994, in Deed Book 585 page 247, granted and conveyed unto James C. Daily and Kimberly M. Daily, as husband and wife.

GRENNEN & BIRSIC, P.C.

By: _____

Kimberly J. Hong
Kimberly J. Hong, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

DBV 585
Page 247
Parcel No. 04B-04-64

1. The name and address of the owners or reputed owners:

James C. Daily	R.R. #1, Box 1488 Berwick, PA 18603
Kimberly M. Daily	239 Martzville Road Berwick, PA 18603

2. The name and address of the defendants in the judgment:

James C. Daily	R.R. #1, Box 1488 Berwick, PA 18603
Kimberly M. Daily	239 Martzville Road Berwick, PA 18603

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

PNC Mortgage Corp. of America	[PLAINTIFF]
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4. The name and address of the last record holder of every Mortgage of record:

PNC Mortgage Corp. of America	[PLAINTIFF]
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5. The name and address of every other person who has any record lien on the property:

NONE

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

NONE

7. The 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:

TENANTS	376 Grant Street Berwick, PA 18603
---------	---------------------------------------

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

9/9/98

GRENN & BIRSIC, P.C.

By: Kimberly J. Hong
Kimberly J. Hong, Esquire
Attorney for Plaintiff

SWORN to and subscribed before

me this 11th day of September 1998.

Joanna M. Wilson
Notary Public

Notary Public
My Commission Expires 12/31/2001
Notary Public

GRENNEN & BIRSIC, P.C.
ONE GATEWAY CENTER, NINE WEST
PITTSBURGH, PA 15222
(412) 281-7650

MELLON BANK, N.A.
PITTSBURGH, PA
6-26/430

14527

9/11/98

\$ **900.00

PAY TO THE ORDER OF Columbia County Sheriff

Nine Hundred and 00/100*****

DOLLARS
Security features included.
Details on back.

Columbia County Sheriff



MEMO 64-1169

AS

⑈014527⑈ ⑆04300026⑆ 009⑈210⑈

SHERIFF'S SALE



THURSDAY, NOVEMBER 19, 1998 AT 1030 AM

??

BY VIRTUE OF A WRIT OF EXECUTION NO. 91 OF 1998, CIVIL WRIT NO. 241 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., ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at the southeasterly corner of Woodin and Grant Streets.

THENCE Easterly along Woodin Street a distance of seventy-two and one-half (72 1/2) feet to corner of lot owned by Albert Boston;

THENCE southerly along said lot, parallel with Vine Street Forty nine and one-half (49 1/2) feet to the Northerly line of lot number 56;

THENCE westerly along said lot a distance of Seventy two and one-half (72 1/2) feet to Grant Street;

THENCE northerly and along said Street (49 1/2) feet to Woodin Street, the place of beginning.

Being the westerly one-half of lot number 57 as shown on the general plan of Berwick.

BEING the same premises which Jennie Sult Steward, widow, by Deed dated November 30, 1994 and recorded in the Recorder of Deeds of Columbia County on November 30, 1994, in Deed Book 585 page 247, granted and conveyed unto James C. Daily and Kimberly M. Daily, as husband and wife.

TITLE TO SAID PREMISES IS VESTED IN JAMES C. AND KIMBERLY M. DAILY, 376 Grant St., Berwick, Columbia Co., PA

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

Attorney for Plaintiff:
Kimberly J. HONG, ESQ
Grenen & Birsic, P.C.
One Gateway Center, Nine West
Pittsburgh, PA 15222

Sheriff of Columbia County