

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

PNC MORT. Corp. of Americas JAMES C - Kimberly M. Daily

NO. 112-1999 E.D. NO. 241-1998 J.D.

DATE OF SALE: Jan 6, 2000

BID PRICE (INCLUDES COSTS) \$ 1016.67

POUNDATE--2% OF BID PRICE \$ 20.33

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1037.00

Needed:
PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) James C. Daily

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE	\$ <u>1037.00</u>
LESS DEPOSIT	\$ _____
DOWN PAYMENT	\$ <u>900.00</u>
TOTAL DUE IN EIGHT DAYS	\$ <u>137.00</u>

1062.00
Plus 21%
Luz. 20.00

1037.00
168.00
869.00

For Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date December 28, 1999

OWNER OR REPUTED OWNER

Daily, James C. & Kimberly M.

*Sale
Jan 6*

DESCRIPTION OF PROPERTY

376 Grant St.

PARCEL NUMBER 04B04 06400000 IN Berwick Boro Township
Borough
City

YEAR	TOTAL
Lien	\$5.00
(Do not know about 1999 Taxes)	
TOTAL	\$5.00

IF THERE ARE 1999 TAXES TURNED IN BY THE TAX COLLECTOR, THERE WILL BE AN ADDITIONAL \$15.00 PLUS INTEREST ADDED. WE SHOULD HAVE THEM IN OUR OFFICE BY THE SALE. The above figures represent the amount(s) due during the month of January 2000.

This is to certify that, according to our records, there are tax liens on the above mentioned property as of December 31, 1999.

Excluding: Interim Tax Billings

Requested by: Columbia County Sheriff

FEE - \$5.00
Per Parcel

[Handwritten Signature]

COLUMBIA COUNTY TAX CLAIM BUREAU

[Handwritten Signature]

REAL ESTATE
SHERIFF'S SALE--COST SHEET

INC MART Corp of America vs James C Kimberly M. Kelly
 NO. 117-98 E.D. NO. 707-98 J.D. DATE OF SALE 2006 TIME OF SALE 10:00

DOCKET AND RETURN \$ 15.-
 SERVICE PER DEFENDANT OR GARNISHEE 170.-
 LEVY (PER PARCEL) 15.-
 MAILING COSTS 15.04
 ADVERTISING, SALE BILLS, & COPIES 7.50
 ADVERTISING SALE (PLUS NEWSPAPER) 1.-
 MILEAGE 1.-
 POSTING HANDBILLS 5.-
 CRYING/ADJOURN SALE (EACH SALE) 10.-
 SHERIFF'S DEED 35.-
 TRANSFER TAX FORM 25.-
 DISTRIBUTION FORM 25.-
 OTHER COPIES 7.00
 NOTES 12.-

TOTAL..... \$ 383.64

PRESS-ENTERPRISE INC \$ 385.13
 SOLICITOR'S SERVICES 75.-

TOTAL..... 460.13

PROTHONOTARY (NOTARY) \$ 10.-
 RECORDER OF DEEDS 28.50

OTHER _____

TOTAL..... 38.50

REAL ESTATE TAXES:
 BOROUGH, TWP. & COUNTY TAXES, 19 \$ -0.-
 SCHOOL DISTRICT TAXES, 19 \$ -0.-
 DELINQUENT TAXES, 19 \$ 5.-, 19 _____
Keim Court

TOTAL..... 5.-

MUNICIPAL FEES DUE:
 SEWER--MUNICIPAL 19 \$ _____
 WATER--MUNICIPAL 19 \$ _____

TOTAL..... _____

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)
 TOTAL..... 10.- 130.-

MISCELLANEOUS \$ _____
 \$ _____

TOTAL..... _____

TOTAL COSTS (OPEN BID)..... 1016.67

*21.00
 441.04*

10170.7

TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

Loan Number _____
Page Number _____
File Number _____

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

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

Name: Kristine M. Faust, Esquire Telephone Number: _____
Street Address: GREVEN & BIRSIC, P.C. Area Code: (412) 231-7550
City: PITTSBURGH State: PA Zip Code: 15222
ONE GATEWAY CENTER, NINE WEST

B TRANSFER DATA

Date of Acceptance of Document: _____
Grantor(s)/Lessor(s): Columbia County Sheriff-Courthouse Grantee(s)/Lessee(s): PNC Bank N.A.
Street Address: P.O. Box 380 Street Address: _____
City: Bloomsburg, PA 17815 City: 75 North Fairway Avenue
State: PA State: _____ Zip Code: _____ Zip Code: _____
City: Bloomsburg, PA 17815 City: Vernon Hills, IL 60061

C PROPERTY LOCATION

Street Address: 376 Grant Street City, Township, Borough: Berwick
County: Columbia School District: Berwick Tax Parcel Number: 04B-04-64

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,037.00	+ 0	= \$1,037.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$15,281.00	x 2.70	= \$41,258.70

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ~~Transfer from mortgagee to holder of a mortgage in satisfaction~~ Mortgage Book Number 585, Page Number 250
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) Transfer is to mortgagee instituting sale. Transfer is exempt pursuant to 72 P.S. §8102-C.3; Landholding Corp. of PA is an agent of PNC Bank and title is for the benefit of PNC Bank as per 72 P.S. :8102-C.3(11).

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

Signature of Correspondent or Responsible Party: Kristine M. Faust Date: 1/16/00

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

GRENNEN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15222

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

January 18, 1999

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

ATTN: Real Estate Dept.

**RE: PNC Mortgage Corporation
of America**

vs.

**James C. Daily and
Kimberly M. Daily
Docket No.: 98-CV-241
Sale Date: January 6, 2000**

Dear Sir/Madam:

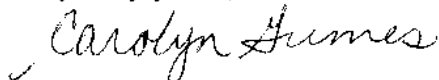
Enclosed please find a check in the amount of \$ 1,037.00 , made payable to the Sheriff of Columbia County. This amount represents additional Sheriff Sale costs and/or taxes. Also enclosed are two (2) Realty Transfer Tax Statements of Value.

Please have the Sheriff's Deed recorded in the name of the following:

**PNC Bank N.A.
75 North Fairway Avenue
Vernon Hills, IL 60061**

Please return the recorded Sheriff's Deed to our office in the enclosed envelope. If you have any questions, or require additional information, please contact my office.

Very truly yours,


Carolyn Grimes
Paralegal

Enclosures

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

2. Restricted Delivery
Consult postmaster for fee.

31
Z 479 027 089

Certified
 Insured
 Merchandise
 COD

DEC 06 1999
8. Addressee's Address (Only if requested and fee is paid)

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

5. Received By: (Print Name)

6. Signature (Addressee or Agent)
x Samuel J. Ventura

102595-98-B-0229 Domestic Return Receipt

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

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

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
OFFICE OF F.A.I.R.
DEPT. OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

4a. Article Number
Z 479 027 089

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

7. Date of Delivery
DEC 06 1999

5. Received By: (Print Name)

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

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

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

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

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

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Pa. Dept. of Revenue
Bur. of Individual Taxes
Inheritance Tax Division
Dept. 280601
Harrisburg, Pa. 17128-0601

4a. Article Number
Z052 311 969

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

7. Date of Delivery
DEC 06 1999

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
x Samuel J. Ventura

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

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

Is your RETURN ADDRESS completed on the reverse side?

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- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

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

1. Addressee's Address
2. 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
Z 479 027 089

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

7. Date of Delivery
12/6/99

5. Received By: (Print Name)

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

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

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PNC MORTGAGE CORP.

98- CCD-000241

VS

NOTICE OF SHERIFF SALE

DAILY, JAMES

SHERIFF'S COST\$ CK#

NOW, TUE, DEC 14, 1999, I, HON. HARRY A. ROADARMEL JR.
HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE
SHERIFF OF LUZERNE COUNTY, PENNSYLVANIA, TO EXECUTE
THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE
PLAINTIFF. DEFENDANT'S ADDRESS RR#1 Box 1488
BERWICK, PA 18603


SHERIFF, COLUMBIA COUNTY, PENNSYLVANIA

Office of the Sheriff

Luzerne County, Pennsylvania 18711

CAROL ROMAN KATRENICZ
CHIEF DEPUTY ADMINISTRATION

REAL ESTATE DIVISION
LT. BARBARA JAVICK

CIVIL DIVISION
SGT. CAROL BENFANTE

SOLICITOR
JOSEPH F. SKLAROSKY

FAX (570) 825-1849



CARL ZAWATSKI, SHERIFF
WILKES-BARRE, PENNSYLVANIA
(570) 825-1651

ALFRED FENIMORE
CHIEF DEPUTY OPERATIONS

CIVIL & CRIMINAL DIVISION
CAPT. ROBERT RYMAR
LT. FELIX WAWER

IDENTIFICATION DIVISION
LT. ERIN JOYCE
LT. GARY LOUGHNEY

TDD (570) 825-1860

COLUMBIA COUNTY
98-CCD-000241
PNC MORTGAGE CORPORATION
VS
JAMES DALEY

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

FELIX WAWER, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law,

deposes and says, that on SUNDAY the 19 TH day of DECEMBER 19 99 at 10:20 A.m., prevailing time, he served the within

NOTICE OF SHERIFFS SALE upon

JAMES DAILY the within named, by

handing to HIM personally, at

HIS RESIDENCE, RR 1, BOX 1488, BERWICK

in the County of Luzerne, State of Pennsylvania, a true

and attested copy and making known the contents thereof.

Sheriff of Luzerne County

Sworn to and subscribed before me

this 20 TH day of DECEMBER 19 99

Charles A. Medina
Prothonotary of Luzerne County

by F. Felix Wawer
Deputy Sheriff of Luzerne County, Pennsylvania

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 December 16, 23, 30, 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.

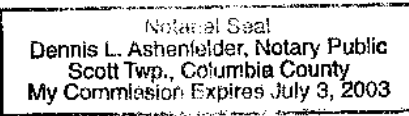
..... *Paula J. Barry*

Sworn and subscribed to before me this 31st day of December 1999.....

..... *[Signature]*

(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.

..... *3185, 13*

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 889-5622

24 HOUR PHONE
(570) 784-6300

Date: DEC 5, 1999

RE: Sheriff's Sale Advertising Dates:

PNC Mortgage Corp. America VS. James C. & Kimberly M. DAILY

No. 112 of 1999 E.D. No. 241 of 1998 J.D.

To Whom it may concern:

Please advertise the enclosed SHERIFF SALE on the following dates:

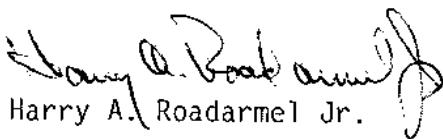
1st week DEC 16, 1999 DATE OF SALE: JANUARY 6, 2000 at 10:00 AM

2nd week DEC 23, 1999

3rd week DEC 30, 1999

Feel free to contact me if you have any questions.

Respectfully,


Harry A. Roadarmel Jr.

Sheriff

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

PNC Mortgage Corporation of America

vs

James C. Daily and

Kimberly M. Daily

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 241 CV Term 1998 E.D.

No. 112-ED-1999 Term 19____ 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):

Single-family Dwelling at 376 Grant Street, Berwick, PA 18603.

Parcel #04B-04-64

Please see attached Legal Description.

Amount Due \$ 53,029.06

Interest from 5/25/98 \$ 8,240.41

Total \$ 61,269.47 Plus costs

as endorsed.

Jami B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated Oct. 21 99
(SEAL)

By:

Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

PNC MORTGAGE CORPORATION
of AMERICA,

Plaintiff,

NO.: 98-CV-241

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;

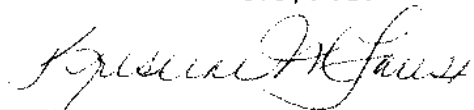
Thence westerly along said lot a distance of Seventy two and one-half (72 ½) feet to Grant Street;

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.

GRENNEN & BIRSIC, P.C.

By: 

Kristine M. Faust, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

Parcel No. 04B-04-64

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

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

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

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

Name Date of Birth Social Security Number
James C. Daily 1-27-69 192-66-0103

Date: 12-10-99

Requestor: Shuff 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.

Amount of Overdue Support Next Due Date Next Payment Amount
661.49 _____ _____

Date: _____

BY: Dulce Ditasquale

TITLE: Computer Operator

DEC 10 1999

DOMESTIC RELATIONS

Certified from the record
this 10 day of Dec 1999

Gail K. Jodon

Director Domestic Relations Section

BY: Dulce Ditasquale

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Date: DEC 2, 1999

To:
DOMESTIC RELATIONS
702 SAWMILL RD
BLOOMSBURG, PA 17815

Re: PNC Mortgage Corp., of America VS. James C. and Kimberly M. Daily

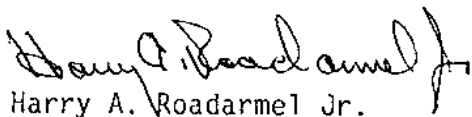
No: 112 of 1999 E.D. 241 of 1998

To Whom it may concern:

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

CIVIL DIVISION

PNC MORTGAGE CORPORATION
of AMERICA,

Plaintiff,

NO.: 98-CV-241

vs.

112-ED-1999

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: KIMBERLY M. 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 JAN. 6, 2000 at 10:00 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 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Date: DEC 2, 1999

To: Connie Gingher--Tax Collector
1615 Lincoln Ave.,
Berwick, Pa. 18603

Re: PNC Mortgage Corp., of America VS. James C. and Kimberly M. Daily


No: 112 of 1999 E.D. 241 of 1998

To Whom it may concern:

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

pd
8-31-99

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

PNC MORTGAGE CORPORATION
of AMERICA,

Plaintiff,

NO.: 98-CV-241

112-ED-1999

vs.

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: KIMBERLY M. 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

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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 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Date: DEC 2, 1999

To: TENANT - Name, etc
376 GRANT St
BERWICK, PA

Re: PNC Mortgage Corp., of America VS. James C. and Kimberly M. Daily

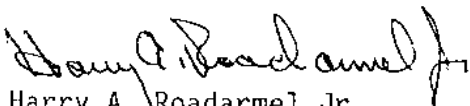
No: 112 of 1999 E.D. 241 of 1998

To Whom it may concern:

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

CIVIL DIVISION

PNC MORTGAGE CORPORATION
of AMERICA,

Plaintiff,

NO.: 98-CV-241

vs.

112-ED-1999

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: KIMBERLY M. 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 JAN. 6, 2000 at 10:00 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 380
SHERIFF'S BUREAU/REAL ESTATE OUTLINE

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 264-6300

RECEIVE AND TIME STAMP WRIT Oct 21-99

DOCKET AND INDEX Nov 16-99

SET FILE FOLDER UP _____

CHECK FOR PROPER INFO _____

WRIT OF EXECUTION 1 need 3

COPY OF DESCRIPTION 5

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT _____

NOTICES OF SHERIFF'S SALE 4 need 11

MATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR 900.00 Chk 28311 - AM 900

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

SALE DATE: SAT 6/2000
Nov Dec 16/2000 1999
Post Dec 5, 1999

SET SALE DATE AND ADV. DATES AND POSTING DATES _____

POST ALL DATES ON CALANDER _____

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

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

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

SET DISTRIBUTION DATE _____

* MUST BE FILED 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 17015

24 HOUR PHONE
(717) 704-6300(2)

PHONE
(717) 309-2622

SHERIFF'S SALE OUTLINE COURT

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 _____

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

PNC MORTGAGE CORPORATION
of AMERICA,

Plaintiff,

NO.: 98-CV-241

112 EC 1009

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 Kristine M. Faust, 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.

Kristine M. Faust

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 18th DAY OF October, 1999.

Rebecca G. Blazina
Notary Public

Notarial Seal
Rebecca G. Blazina, Notary Public
Pittsburgh, Allegheny County
My Commission Expires June 2, 2003
Member, Pennsylvania Association of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

PNC MORTGAGE CORPORATION
of AMERICA,

Plaintiff,

NO.: 98-CV-241

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.

GRENNEN & BIRSIC, P.C.

BY:



Kristine M. Faust, Esquire
GRENNEN & BIRSIC, P.C.
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

PNC MORTGAGE CORPORATION
of AMERICA,

Plaintiff,

NO.: 98-CV-241

vs.

112 E. 17th

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.

GRENEN & BIRSIC, P.C.

By: 

Kristine M. Faust, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

Parcel No. 04B-04-64

GRENN & BIRSIC, P.C.
ATTORNEYS AT LAW
ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15222
(412) 281-7650
FAX (412) 281-7657

**COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE**

Re:

PNC MORTGAGE CORPORATION of
AMERICA,

CIVIL DIVISION

Plaintiff,

NO.: 98-CV-241

vs.

JAMES C. DAILY and
KIMBERLY M. DAILY,

Defendants.

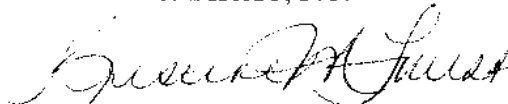
Please serve the Defendant, JAMES C. DAILY, with copy of NOTICE OF SHERIFF'S SALE
at R.R. 1, BOX 1488, BERWICK, PA 18603.

Please serve the Defendant, KIMBERLY M. DAILY, with copy of NOTICE OF SHERIFF'S
SALE at 239 MARTZVILLE ROAD, BERWICK, PA 18603.

Please POST the property at 376 GRANT STREET, BERWICK, PA 18603 with SHERIFF'S
HANDBILL OF SALE.

GRENN & BIRSIC, P.C.

BY:



Kristine M. Faust, Esquire
Attorneys for Plaintiff

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 Corporation of America [PLAINTIFF]

4. The name and address of the last record holder of every Mortgage of record:

PNC Mortgage Corporation of America [PLAINTIFF]

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

Domestic Relations Office	P.O. Box 380 Bloomsburg, PA 17815
PA Dept. Of Revenue Bureau of Individual Taxes	Inheritance Tax Division Dept. 280601 Harrisburg, PA 17128-0601

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: NONE

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.

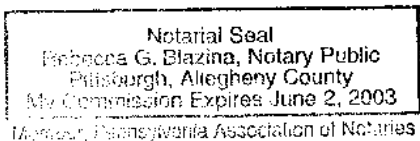
GRENN & BIRSIC, P.C.

By: *Kristine M. Faust*
Kristine M. Faust, Esquire
Attorney for Plaintiff

SWORN to and subscribed before

me this 18th day of October, 1999.

Rebecca G. Blazina
Notary Public



28391

MELLON BANK, N.A.
PITTSBURGH, PA
8-26/430

10/18/1999

\$ **900.00

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

DOLLARS
Security features
include:
Details on back.

PAY TO THE ORDER OF
Columbia County Sheriff
Nine Hundred and 00/100*****

Columbia County Sheriff

Donald J. Birsic

RGB

64-1169

MEMO

110 28391 104300026 11 009 210 11

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

MELLON BANK, N.A.
PITTSBURGH, PA
8-26/430 - 11

2176

01/18/2000

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ **1,037.00

One Thousand Thirty-Seven and 00/100*****

Columbia County Sheriff

DOLLARS
Security features
included.
Details on back.

MEMO 64-1169

CG

⑈002176⑈ ⑆043000261⑆ 009⑈ 2179⑈

Daniel J. Demasi
MP

SHERIFF'S SALE

THURSDAY JANUARY 6, 2000, AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 112-1999 AND CIVIL WRIT NO. 241-1998 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN 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;

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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.

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.

GRENN & BIRSIC, P.C.
One Gateway Center, Nine West
Pittsburgh, PA 15222

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.