

ROBERT P. SHEILS, JR.  
ATTORNEY AT LAW

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

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

.....

ORDER

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

- (a) the Plaintiff's motion to continue the Sheriff's Sale of Real Property be, and hereby is, granted; and
- (b) the Sheriff's Sale of Defendant's real property be, and hereby is, continued from October 7, 1999 at 11:00 A.M. to a date and time approximately thirty (30) days from October 7, 1999, such date and time to be set by the Sheriff; and
- (c) the Sheriff make a public announcement of the new date to the bidders assembled at the time and place of the September 4, 1997 sale; and *Nov. 4, 1999*
- (d) no additional notice be required of the new sale.

Dated: *10/6/99*

*[Signature]*  
J.

**ROBERT P. SHEILS, JR.**

**Attorney at Law**

**Suite 603, 108 N. Washington Ave., Scranton, PA 18503**

**(570) 341-3240 - Phone**

**(570) 341-3245 - Fax**

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE AGENT RESPONSIBLE, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE. THANK YOU.

\*\*\*\*\*

**TELECOPY TRANSMISSION SHEET**

**DATE: July 1, 1999**

**TIME: 10:00 a.m. ID: \_**

**SENT TO: Sheriff Rodermel**

**FIRM: Columbia County Sheriff's Office**

**CITY:**

**RE: PNC Bank, N.A. vs. Coleman**

**Telecopier No. (717) 784-0257**

**TELEPHONE NUMBER:**

**SENT BY: Colleen/ Robert P. Sheils, Jr., Esquire**

**OUR TELECOPIER NUMBER: 570-341-3245**

**CALL BACK NUMBER: 570-341-3240**

**THIS MESSAGE IS BEING SENT TO YOU BY A SHARP FAX-216**

**PLEASE CALL BACK IF TRANSMISSION IS FAULTY OR IF ALL PAGES ARE NOT RECEIVED.**

**TOTAL PAGES: 2 (INCLUDING THIS TRANSMISSION SHEET)**

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**MESSAGE :**

Law Office of  
**ROBERT P. SHEELS, JR., P.C.**  
188 NORTH WASHINGTON AVENUE  
SUITE 600  
SCRANTON, PENNSYLVANIA 18520  
(570) 341-3340  
FAX (570) 341-3345  
E-MAIL: RSHEELS@GTEPC.NET

ROBERT P. SHEELS, JR.\*  
DAVID F. CHOFF

CHARLES R. LYONS  
Partner in a P.C. firm  
of Counsel

July 1, 1999

Via Facsimile & Regular Mail

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

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

Dear Sheriff Roadarmel:

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

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

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

Very truly yours,

Charles R. Lyons

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

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

\*Member PA & NY Bar

**CHARLES R. LYONS**

Member PA & DC Bar  
Of Counsel

July 1, 1999

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

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

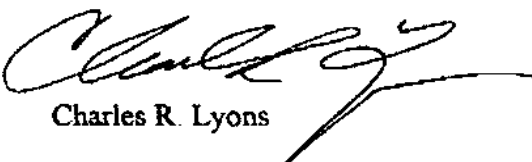
Dear Sheriff Roadermel:

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

Very truly yours,



Charles R. Lyons

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 789-5622

24 HOUR PHONE  
(570) 784-6300

PNC BANK, NATIONAL ASSOCIATION

99- SMF-000058

VS

WRIT OF EXECUTION

COLEMAN, RONALD

SHERIFF'S COST\$

NOW, I, HON. HARRY A. ROADARMEL JR.  
HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE  
SHERIFF OF PENNSYLVANIA, TO EXECUTE  
THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE  
PLAINTIFF. DEFENDANT'S ADDRESS

SHERIFF, COLUMBIA COUNTY, PENNSYLVANIA


AFFIDAVIT OF SERVICE

NOW, THURSDAY JUNE 17, 1999  
THE WITHIN WRIT OF EXECUTION  
RONALD COLEMAN

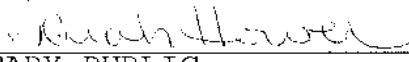
, AT 01 : 35 O'CLOCK P M, SERVED  
UPON  
AT 259 MCGUIRE DRIVE BLOOMSBURG

BY HANDING TO RONALD COLEMAN A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

  
SHERIFF HARRY A. ROADARMEL JR.  
COLUMBIA COUNTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME  
THIS 29TH DAY OF JUNE 1999

  
NOTARY PUBLIC  
SARAH HOWER

CHIEF DEPUTY SHERIFF  
TIMOTHY T. CHAMBERLAIN

NOTARIAL SEAL  
SARAH J. HOWER, Notary Public  
Bloomsburg, Columbia County, PA  
My Comm. Expires August 1, 2001

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

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMON-  
WEALTH OF PENNSYLVANIA.

PNC BANK, NATIONAL ASSOCIATION

VS.

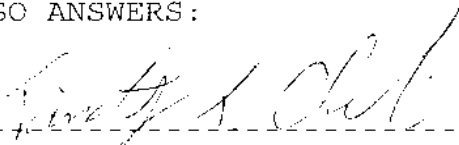
COLEMAN, RONALD

WRIT OF EXECUTION 99- SMF-000058

POSTING OF PROPERTY  
-----

MONDAY AUGUST 9, 1999                      POSTED A COPY OF THE SHERIFF'S SALE  
BILL ON THE PROPERTY OF COLEMAN, RONALD                      BY TAPING A  
COPY OF THE SALE BILL TO THE FRONT DOOR AT  
4065 OLD BERWICK ROAD                      BLOOMSBURG, PA, 17815

SO ANSWERS:

  
-----  
TIMOTHY T. CHAMBERLAIN  
CHIEF DEPUTY SHERIFF

-----  
HARRY A ROADARMEL JR  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 10TH OF AUGUST                      1999

  
-----

NOTARIAL SEAL  
SARAH J. HOPPE, Notary Public  
Bloomsburg, Columbia County, PA  
My Commission Expires June 21, 2003

# SHERIFF'S SALE

---

BY VIRTUE OF WRIT OF EXECUTION 99- SMF 600058 TO ME DIRECTED BY THE COURTS, THERE WILL BE SOLD AT PUBLIC SALE, ON THURSDAY SEPTEMBER 9, 1999 AT 10 : 30 O'CLOCK A.M. AT THE PLACE 4065 OLD BERWICK ROAD BLOOMSBURG, PA, 17815 IN THE TOWNSHIP OF SOUTH CENTRE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, THE FOLLOWING ARTICLES OF PERSONAL PROPERTY, TO WIT:

- 1 MAGNAVOX TV 14"
- 1 COUCH BLUE
- 1 CHAIR-BLUE
- 1 STOOL-WOOD BROWN

---

TOGETHER WITH ALL OTHER ARTICLES FOUND AND BELONGING TO THE DEFENDANT(S) AND NOT ENUMERATED:

SEIZED AND TAKEN INTO EXECUTION AS THE PROPERTY OF COLEMAN, RONALD AT 4065 OLD BERWICK ROAD BLOOMSBURG, PA, 17815

AND TO BE SOLD BY HARRY A ROADARMEL JR, SHERIFF OF COLUMBIA COUNTY, BLOOMSBURG, PA 17815 (717 389-5622).

# SHERIFF'S SALE

---

BY VIRTUE OF WRIT OF EXECUTION 99- SMF-000058 TO ME DIRECTED  
BY THE COURTS, THERE WILL BE SOLD AT PUBLIC SALE, ON  
THURSDAY SEPTEMBER 9, 1999 AT 10 : 00 O'CLOCK A M AT  
THE PLACE 4065 OLD BERWICK ROAD  
BLOOMSBURG, PA, 17815 IN THE TOWNSHIP  
OF SOUTH CENTRE COUNTY OF COLUMBIA AND STATE OF  
PENNSYLVANIA, THE FOLLOWING ARTICLES OF PERSONAL PROPERTY, TO WIT:

---

- 1 MAGNAVOX TV 14"
- 1 COUCH-BLUE
- 1 CHAIR-BLUE
- 1 STOOL-WOOD-BROWN

---

TOGETHER WITH ALL OTHER ARTICLES FOUND AND BELONGING TO THE  
DEPENDANT(S) AND NOT ENUMBERATED:

SEIZED AND TAKEN INTO EXECUTION AS THE PROPERTY OF  
COLFMAN, RONALD AT 4065 OLD BERWICK ROAD  
BLOOMSBURG, PA, 17815

AND TO BE SOLD BY HARRY A ROADARMEL JR, SHERIFF OF COLUMBIA  
COUNTY, BLOOMSBURG, PA 17815 (717 389-5622).



# SHERIFF'S SALE

---

BY VIRTUE OF WRIT OF EXECUTION 99- SMF-000058 TO ME DIRECTED  
BY THE COURTS, THERE WILL BE SOLD AT PUBLIC SALE, ON  
TUESDAY JULY 13, 1999 AT 11 : 00 O'CLOCK A M AT  
THE PLACE 4065 OLD BERWICK ROAD  
BLOOMSBURG, PA, 17815 JN THE TOWNSHIP  
OF SOUTH CENTRE COUNTY OF COLUMBIA AND STATE OF  
PENNSYLVANIA, THE FOLLOWING ARTICLES OF PERSONAL PROPERTY, TO WIT:

---

- 1 MAGNAVOX TV 14"
- 1 COUCH-BLUE
- 1 CHAIR-BLUE
- 1 STOOL-WODD-BROWN

---

TOGETHER WITH ALL OTHER ARTICLES FOUND AND BELONGING TO THE  
DEFENDANT(S) AND NOT ENUMBERATED:

SEIZED AND TAKEN INTO EXECUTION AS THE PROPERTY OF  
COLEMAN, RONALD AT 4065 OLD BERWICK ROAD  
BLOOMSBURG, PA, 17815

AND TO BE SOLD BY HARRY A ROADARMEL JR, SHERIFF OF COLUMBIA  
COUNTY, BLOOMSBURG, PA 17815 (717-389-5622).



WRIT OF EXECUTION - (MONEY JUDGMENTS)  
Rules P.R.C.P 3101 to 3149

PNC BANK, NATIONAL ASSOCIATION  
SUCCESSOR BY MERGER TO FIRST EASTERN  
BANK, N.A.  
201 PENN AVENUE,  
SCRANTON, PENNSYLVANIA 18503  
PLAINTIFF,

VS.

RONALD G. COLEMAN  
259 MCGUIRE DRIVE  
BLOOMSBURG, PENNSYLVANIA 17815  
DEFENDANT

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

NO. 99-JU-121

(FORMERLY NO. 94-JU-159)

58-ED-1994

.....  
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA

To the Sheriff of Columbia County, Pennsylvania:

To satisfy the judgment, interest and costs against RONALD G. COLEMAN

(1) You are directed to levy upon the property of the defendant and to sell his interest therein; including but not limited to motor vehicles, furniture, equipment, and other personal property.

(2) If property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee, you are directed to notify him that he has been added as garnishee and is enjoined as above stated.

Amount Due	\$125,000.00
Interest through May 11, 1999 (Per diem \$33.85)	\$ 64,157.97
Late Charges	\$ 3,246.22
Attorney's Fee	\$ 1,875.00
Additional Interest from May 11, 1999 to the date of payment in full	To Be Computed
Clerk's Fee	\$ 15.00
Sheriff	\$ 200.00
Poundage (2%)	To Be Computed
<b>TOTAL</b>	<b>\$ 194,494.19</b>

Plus Costs As Per Endorsement Hereon

Dated May 16, 1999  
(Seal)

Clarence B. Miller  
Prothonotary

Court Of Common Pleas Of  
Columbia County, PA

Per \_\_\_\_\_  
Deputy

PNC BANK, NATIONAL ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
SUCCESSOR BY MERGER TO FIRST EASTERN	:	
BANK, N.A.	:	OF COLUMBIA COUNTY
201 PENN AVENUE,	:	
SCRANTON, PENNSYLVANIA 18503	:	CIVIL ACTION - LAW
PLAINTIFF,	:	
	:	
VS.	:	NO. 99-JU-121
	:	
RONALD G. COLEMAN	:	(FORMERLY NO. 94-JU-159)
259 MCGUIRE DRIVE	:	<i>58 ED-1999</i>
BLOOMSBURG, PENNSYLVANIA 17815	:	
DEFENDANT	:	
	:	
	:	
	:	

NOTICE

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

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

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

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

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

PNC BANK, NATIONAL ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
SUCCESSOR BY MERGER TO FIRST EASTERN	:	
BANK, N.A.	:	OF COLUMBIA COUNTY
201 PENN AVENUE,	:	
SCRANTON, PENNSYLVANIA 18503	:	CIVIL ACTION - LAW
PLAINTIFF,	:	
	:	
VS.	:	NO. 99-JU-121
	:	
RONALD G. COLEMAN	:	(FORMERLY NO. 94-JU-159)
259 MCGUIRE DRIVE	:	
BLOOMSBURG, PENNSYLVANIA 17815	:	
DEFENDANT	:	
	:	

.....

C L A I M F O R E X E M P T I O N

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

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

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

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

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

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

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

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

(a) My \$300 statutory exemption:

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

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

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

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

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

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

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

Defendant Name: RONALD G. COLEMAN

Defendant Address: 259 McGuire Drive

Bloomsburg, PA

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

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

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

Signature of Defendant:

\_\_\_\_\_

TAKE THIS CLAIM ALONG WITH THE FEE OF \$\_\_\_\_\_ TO THE COLUMBIA COUNTY SHERIFF'S DEPARTMENT AT THE COLUMBIA COUNTY COURTHOUSE IN BLOOMSBURG, PENNSYLVANIA. (CASH - NO PERSONAL CHECKS ACCEPTED).

Telephone: (570) 389-5600

MAJOR EXEMPTIONS UNDER PENNSYLVANIA LAW AND FEDERAL LAW

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

6730

28833131-1089

Max 15, 1999

\$ 200.00

ROBERT P. SHEILS, JR., P. C.

108 N. WASHINGTON AVE. SUITE 603  
SCRANTON, PA 18563

Columbia County Sheriff

Columbia County 00/1100

Two Hundred and 00/1100  
**PNC BANK**  
PNC Bank, N.A.  
Not a member of PNC Financial Group Inc.

Deposit

PNC vs. Coleman - Deposit

1000448840

100010001001