

SHERIFF'S SALE COST SHEET

PNC Bank vs. Klinsch
 NO. 47-08 ED NO. 2052-07 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>319.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>—</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>150.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>—</u>
TOTAL ***** \$ <u>—</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>—</u>
SCHOOL DIST. 20	\$ <u>—</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>—</u>
WATER 20	\$ <u>—</u>
TOTAL ***** \$ <u>—</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ <u>—</u>
_____	\$ <u>—</u>
TOTAL ***** \$ <u>—</u>	

TOTAL COSTS (OPENING BID)

1500 Deposit
 \$ 604.50
 \$ 895.50 Refund

TUCKER ARENSBERG
Attorneys

Brett A. Solomon
bsolomon@tuckerlaw.com

412.594.3913

April 1, 2008

VIA FACSIMILE (570) 389-5625

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

Re: PNC Bank, National Association vs. Ronald G. Klinger
Property Address: 519 W. Third Street, Bloomsburg, Pennsylvania 17815
Case No. 2007-CV-2052 (Columbia County)

To Whom It May Concern:

This office represents PNC Bank, National Association. This letter shall serve to memorialize my request to stay the Sheriff's Sale of the above-referenced property that was being scheduled for June 4, 2008. My client has received no money from the Defendant to stay the sale and therefore, I would ask that you process a refund to my attention from the Sheriff's deposit that was forwarded to you in March 2008. Should you have any questions, please feel free to contact me .

Very truly yours,

TUCKER ARENSBERG, P.C.



Brett A. Solomon

cc: Judy Fox

BANK_FIN:322305-I 000011-134505

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015
FAX: 717-764-6122

PHONE
1570-789-1612

24 HOUR PHONE
1570-784-6100

PNC BANK, NATIONAL ASSOCIATION

Docket # 47ED2008

VS

MORTGAGE FORECLOSURE

RONALD G. KLINGER

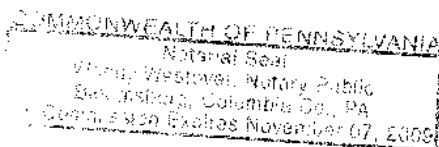
AFFIDAVIT OF SERVICE

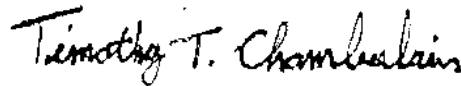
NOW, THIS THURSDAY, MARCH 20, 2008, AT 11:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONALD KLINGER AT 519 WEST THIRD STREET, BLOOMSBURG BY HANDING TO RONALD KLINGER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MARCH 20, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


CLERK
DEPUTY SHERIFF

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:25-MAR-08

FEE:\$5.00

CERT. NO:4421

KLINGER RONALD G
C/O OLIVER KLINGER
149 IVEY DRIVE
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20010-4395
LOCATION: 519 W THIRD ST BLOOMSBURG
PARCEL: 05W-07 -105-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2006	PRIM	1,245.89	24.45	55.00	1,325.34
2007	PRIM	1,641.80	35.40	30.00	1,707.20
TOTAL DUE :					\$3,032.54

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY:

----- Timothy T. Chamberlain, Sheriff -----
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/17/2008

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 47ED2008

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED	PAPERS TO SERVED
RONALD KLINGER	MORTGAGE FORECLOSURE
519 WEST THIRD STREET	
BLOOMSBURG	

SERVED UPON Ronald

RELATIONSHIP DEF IDENTIFICATION _____

DATE 3-20-08 TIME 11:00 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY

J. Aiken

DATE 3-20-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/17/2008

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 47ED2008

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON JEANETTE CASHNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 3-20-8 TIME 1210 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA ____
C. CORPORATION MANAGING AGENT ____
D. REGISTERED AGENT ____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE ____

F. OTHER (SPECIFY) _____

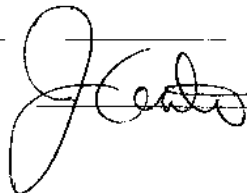
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-20-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/17/2008

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 47ED2008

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON MARSHALL GALE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 3-20-08 TIME 1135 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB ☒ POE ☐ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
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DEPUTY [Signature] DATE 3-20-08

March 18, 2008

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

Re: PNC Bank, National Association vs. Ronald G. Klinger
No. 2052 CV 2007

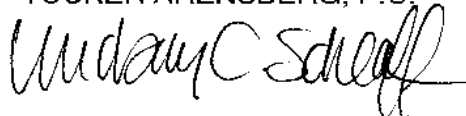
Dear Sir or Madam:

Enclosed please find PNC Bank's Waiver of Watchman form to be filed with the Writ of Execution in the above captioned case previously received by your office.

If you have any questions regarding the enclosed document or my requests, please call me at t(412) 594-5578. Thank you for your attention and cooperation in this matter.

Very truly yours,

TUCKER ARENSBERG, P.C.



Lindsay C. Scheaffer

BANK_FIN:321325-1 000011-134505

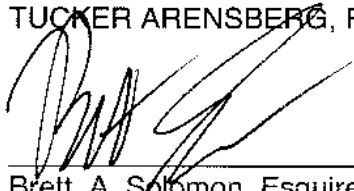
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2052 CV 2007
)	
vs.)	
)	
RONALD G. KLINGER)	
)	
)	
Defendant.)	

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

TUCKER ARENSBERG, P.C.



Brett A. Solomon, Esquire
Michael C. Mazack, Esquire

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/17/2008

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 47ED2008

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380	
BLOOMSBURG	

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 3-20-08 TIME 820 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

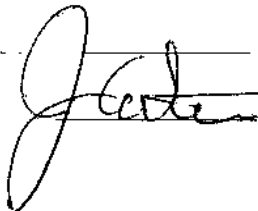
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-20-08

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N. C. NIX FEDERAL BUILDING
300 MARKET STREET, 5TH FLOOR
PHILADELPHIA, PA 19107

Article Addressed to:

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION


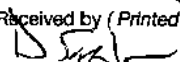
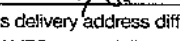
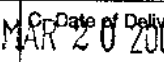
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Address
X 
B. Received by (Printed Name)  C. Date of Delivery 
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7007 0710 0002 4094 6627
(Transfer from service label)
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11


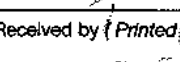
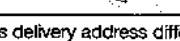
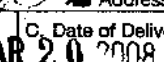
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Address
X 
B. Received by (Printed Name)  C. Date of Delivery 
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7007 0710 0002 4094 6658
(Transfer from service label)
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

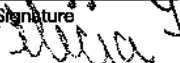
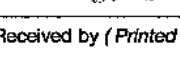
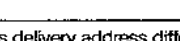
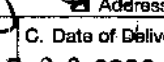
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Address
X 
B. Received by (Printed Name)  C. Date of Delivery 
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number 7007 0710 0002 4094 6641
(Transfer from service label)
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature 

☐ Agent ☒ Address

B. Received by (Printed Name) 

C. Date of Delivery 

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes


SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature 

☐ Agent ☒ Address

B. Received by (Printed Name) 

C. Date of Delivery 

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/17/2008

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 47ED2008

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD-TAX COLLECTOR	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON DROPPED IN MAIL SLOT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-18-08 TIME 1555 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 3-18-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/17/2008

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 47ED2008

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA CO.	MORTGAGE FORECLOSURE
35 W. MAIN ST.	
BLOOMSBURG	

SERVED UPON Gail Ripp

RELATIONSHIP Chief Clerk IDENTIFICATION _____

DATE 3-18 TIME 1115 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/17/2008

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 47ED2008

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED
COLUMBIA CO TREASURER
35 W MAIN ST.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Shirley Turner

RELATIONSHIP Treasurer IDENTIFICATION _____

DATE 3-18 TIME 1120 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

REAL ESTATE OUTLINE

ED # 47-08

DATE RECEIVED 3-17-08
DOCKET AND INDEX 3-18-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	3-18 called windsay
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$ 350.00 OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>310579</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE	<u>June 4, 08</u>	TIME <u>0930</u>
POSTING DATE	<u>Apr 30, 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 10</u>	
	2 ND WEEK <u>21</u>	
	3 RD WEEK <u>28, 08</u>	

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 OF 2008 ED AND CIVIL WRIT NO. 2052 OF 2007 JD 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 BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

TRACT NO. 1 ALL THAT CERTAIN lot or piece of ground situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:

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BEING THE SAME PREMISES which Ronald G. Klinger and Denise L. Klinger, by deed dated March 12, 2001, and recorded to Columbia County, granted and conveyed unto Ronald G. Klinger, grantor herein.

TRACT NO. 2 ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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Brett Solomon
1500 PPG Place
Pittsburgh, PA 15222

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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WEDNESDAY JUNE 4, 2008 AT 9:30 AM

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P.R.C.P. 3180 TO 3183 and Rule 3257

VS

Deputy

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-2052 J.D.

No. 2008-ED-47 E.D.

PNC Bank, National Association

vs

Ronald G. Klinger

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Pro Pd.

Judg. Fee

Cr.

Sat.

Brett A. Solomon
Attorney for Plaintiff

Address: 1500 One PPG Place
Pittsburgh, PA 15222

Complaint \$90.50 pd
Judgment \$14.00 pd
Writ \$23.00 pd
Satisfy \$ 7.00

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2052 CV 2007
	)	2008-ED-47
vs.)	
)	
RONALD G. KLINGER)	
)	
)	
Defendant.)	

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Ronald G. Klinger
519 W. Third Street
Bloomsburg PA 17815

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, Pennsylvania, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
435 West Main Street
Bloomsburg, PA 17815

on _____, at _____, the following described real estate, of which Ronald G. Klinger are the owner or reputed owner: Please see attached description of property.

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

PNC Bank, National Association

vs.

Ronald G. Klinger

at Ex. No. 2052 CV 2007 in the amount of \$76,192.57.

Claims against property must be filed at the Office of 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.

Exemptions 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 the Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the 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.

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
NORTH PENN LEGAL SERVICES
168 E. Street
Bloomsburg, PA 17815

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. A lawyer may be able to help you.

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.

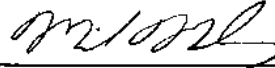
If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint in Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file 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 or 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 THE TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.



Brett A. Solomon, Esquire
Pa. I.D. No. 83746
Michael C. Mazack, Esquire
Pa. I.D. No. 205742
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212
Attorneys for PNC Bank, National Association,
Plaintiff

March 14, 2008

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

Re: PNC Bank, National Association v. Ronald G. Klinger
Case No. 2052 CV2007

Dear Sheriff: *2008-ED-47*

We have sent the Prothonotary a Praecipe for Writ of Execution in Mortgage Foreclosure for filing, and have asked that the Writ be forwarded to you along with the attached affidavits, notices, legal descriptions, instructions for service and check in the amount of \$1,500.00, which was quoted as the correct amount needed to set this property for a Sheriff's Sale date.

Please complete service in the manner we have instructed and return the verifications of service in the self-addressed, stamped envelopes provided.

Thank you for your assistance and cooperation in this matter. If you have any questions or need anything further from our office, please do not hesitate to call me at the direct dial number above.

Very truly yours,

TUCKER ARENSBERG, P.C.

Lindsay Scheaffer
Lindsay Scheaffer

Enclosures

BANK_FIN:320986-1 000011-134505

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

RONALD G. KLINGER

Defendant,

CIVIL DIVISION

No. 2052 CV 2007

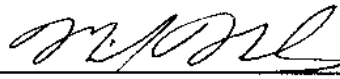
2008-ED-47

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

SS:

I, Michael C. Mazack, Esquire, being duly sworn according to law, hereby depose and say that the Defendant, Ronald G. Klinger, is not a member of the military service of the United States of America to the best of my knowledge, information and belief.



Michael C. Mazack, Esquire

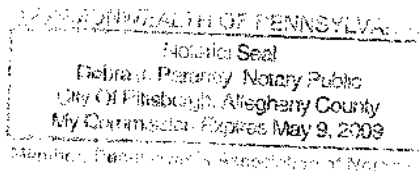
Sworn to and subscribed before me

this 14th day of March, 2008.



Notary Public

My Commission Expires:



2008 MAR 17 11:03 AM

2008 MAR 17 11:03 AM

2008 MAR 17 11:03 AM

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

RONALD G. KLINGER

Defendant.

CIVIL DIVISION

No. 2052 CV 2007

2008-ED-47

AFFIDAVIT PURSUANT TO PA. R.C.P.
3129.1

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:

Brett A. Solomon, Esquire

Pa. I.D. No. 83746

Michael C. Mazack

Pa. I.D. No. 205742

TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place

Pittsburgh, Pennsylvania 15222

(412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2052 CV 2007
	)	<i>2008-ED-47</i>
vs.)	
)	
RONALD G. KLINGER)	
)	
)	
Defendant.)	

AFFIDAVIT PURSUANT TO Pa. R.C.P. 3129.1

PNC Bank, National Association, Plaintiff in the above action, by its attorneys, Tucker Arensberg, P.C., set forth as of the date of the Praecipe for Writ of Execution has filed the following information concerning the real property located in the Township of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania:

1. Name and address of the Owner or Reputed Owner:

Ronald G. Klinger	519 W. Third Street
	Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

SAME AS ABOVE

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

PNC Bank, National Association,	c/o Brett A. Solomon, Esquire
	Michael C. Mazack, Esquire
	Tucker Arensberg, P.C.
	1500 One PPG Place
	Pittsburgh, Pennsylvania 15222

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

PNC Bank, National Association,	c/o Brett A. Solomon, Esquire Michael C. Mazack, Esquire Tucker Arensberg, P.C. 1500 One PPG Place Pittsburgh, Pennsylvania 15222
---------------------------------	---
5. Name and address of every other person who has any record lien on their property:

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

COLUMBIA COUNTY TREASURER	35 West Main Street Bloomsburg, PA 17815
COLUMBIA COUNTY TAX CLAIM BUREAU	35 West Main Street Bloomsburg, PA 17815
COLUMBIA COUNTY	35 West Main Street Bloomsburg, PA 17815
COMMONWEALTH OF PA DEPARTMENT OF REVENUE	P.O. Box 2675 Harrisburg, PA 17105
BLOOMSBURG TOWN TAX COLLECTOR	301 E Second Street Town Hall Bloomsburg, PA 17815
COLUMBIA COUNTY DOMESTIC REALTIONS	15 Perry Avenue Bloomsburg, PA 17815
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:


UNKNOWN

The information provided in the foregoing Affidavit is provided solely to comply with the Pennsylvania Rules of Civil Procedure 3129.1, and it is not intended to be a comprehensive abstract of the condition of the title of the real estate which is being sold under this execution.

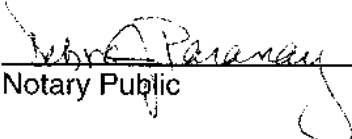
No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

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

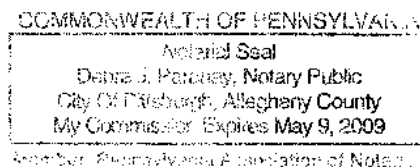
Dated: 3-14-08

By: 
Brett A. Solomon, Esquire
Michael C. Mazack, Esquire
Attorneys for Plaintiff

Sworn to and subscribed before me
this 14th day of March, 2008.


Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

RONALD G. KLINGER

Defendant.

CIVIL DIVISION

No. 2052 CV 2007

2008-ED-47
AFFIDAVIT OF ACT 6

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:

Brett A. Solomon, Esquire

Pa. I.D. No. 83746

Michael C. Mazack, Esquire

Pa. I.D. No. 205742

TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place

Pittsburgh, Pennsylvania 15222

(412) 566-1212


IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2052 CV 2007
	)	<i>2008-ED-47</i>
vs.)	
)	
RONALD G. KLINGER)	
)	
)	
Defendant.)	

COMMONWEALTH OF PENNSYLVANIA)	
	)	SS:
COUNTY OF ALLEGHENY)	


Before me, a Notary Public, personally appeared Michael C. Mazack, Esquire, being duly sworn, deposes and says:

THAT Notice of PNC Bank, National Association, intention to foreclose, pursuant to 41 P.S. §403 (Act 6 of 1974), was given to Defendant on or about August 6, 2007.



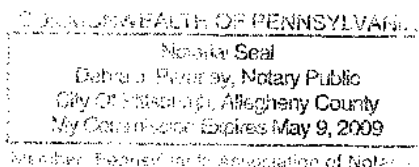
Brett A. Solomon, Esquire
Michael C. Mazack, Esquire

Sworn to and subscribed before me
this 14th day of March, 2008.



Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

RONALD G. KLINGER

Defendant.

CIVIL DIVISION

No. 2052 CV 2007

2008-ED-47

AFFIDAVIT OF ACT 91

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:

Brett A. Solomon, Esquire

Pa. I.D. No. 83746

Michael C. Mazack

Pa. I.D. No. 205742

TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place

Pittsburgh, Pennsylvania 15222

(412) 566-1212

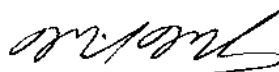
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2052 CV 2007
	)	<i>2008-ED-47</i>
vs.)	
)	
RONALD G. KLINGER)	
)	
)	
Defendant.)	

COMMONWEALTH OF PENNSYLVANIA)	
	)	SS:
COUNTY OF ALLEGHENY)	


Before me the undersigned, a Notary Public in and for aforesaid Commonwealth and County, personally appeared Michael C. Mazack, Esquire, who being duly sworn, deposes and says:

THAT Notice pursuant to 35 P.S. §1680.403 (Homeowner's Emergency Mortgage Assistance Act of 1983 -- Act 91 of 1983) was given to Defendant on or about August 6, 2007.



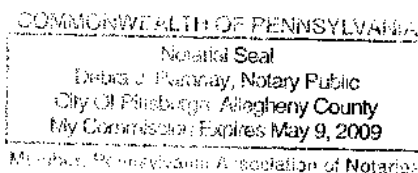
Brett A. Solomon, Esquire
Michael C. Mazack, Esquire

Sworn to and subscribed before me
this 14th day of March, 2008.



Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

RONALD G. KLINGER

Defendant.

CIVIL DIVISION

No. 2052 CV 2007

2008-ED-47
AFFIDAVIT OF LAST KNOWN ADDRESS

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:

Brett A. Solomon, Esquire

Pa. I.D. No. 83746

Michael C. Mazack

Pa. I.D. No 205742

TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place


Pittsburgh, Pennsylvania 15222

(412) 566-1212

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
)
Plaintiff,)
) No. 2052 CV 2007
vs.) *2008-ED-47*
)
RONALD G. KLINGER)
)
)
Defendant.)

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY) SS:

Before me the undersigned, a Notary Public in and for aforesaid Commonwealth and County, personally appeared Michael C. Mazack, Esquire, who being duly sworn, deposes and says as follows:

- 
Brett A. Solomon, Esquire
Michael C. Mazack
Attorney for Plaintiff

Notary Public

Commonwealth of Pennsylvania
Notarial Seal
Debra J. Patzney, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires May 9, 2009
Member: Pennsylvania Association of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2052 CV 2007
	)	2008-ED-47
vs.)	
)	
RONALD G. KLINGER)	
)	
)	
Defendant.)	

LEGAL DESCRIPTION OF REAL ESTATE

TRACT NO. 1 ALL THAT CERTAIN lot or piece of ground situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:


UPON the South by West Third Street, on the East by land now or formerly of Norman Cox and Sarah Girton, on the North by land now or formerly of William Coffman, and on the West by a private Alley, being 50 feet on said Third Street and extendgin, of equal width 103 feet to the line of land now or formerly of William Coffman. Whereon is erected a frame single dwelling.

BEING THE SAME PREMISES which Ronald G. Klinger and Denise L. Klinger, by deed dated March 12, 2001, and recorded to Columbia County, granted and conveyed unto Ronald G. Klinger, grantor herein.

TRACT NO. 2 ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BOUNDED upon the south of West Third Street of said Town; on the west by lot now formerly of William Brobst; on the north by lot now or formerly of Mrs. C.P. Girton; and on the west by lot now or formerly or Miriam A. Hess. Being 28 feet in width fronting on said West Third Street, and extending in depth 58 ½ feet, more or less.

BEING THE SAME PREMISES which Ronald G. Klinger and Denise L. Klinger, by deed dated March 12, 2001, and recorded in Columbia County Record Book Volume and Page 200104395, granted and conveyed unto Ronald G. Klinger grantor herein.



Brett A. Solomon, Esquire
Michael C. Mazack, Esquire

**INSTRUCTIONS TO THE
COLUMBIA COUNTY SHERIFF'S OFFICE**

Date: March 14, 2008

Case No: No. 2052 CV 2007
2008 ED-47

Plaintiff: PNC BANK, NATIONAL ASSOCIATION

Defendant: RONALD G. KLINGER

Serve: **RONALD G. KLINGER**
519 W. 3rd Street
Bloomsburg, PA 17815

Service of: Sheriff's Handbill / Notice of Sheriff's Sale

Type of Service: Defendant will be served by Acceptance of Service

Plaintiff's Attorneys: Brett A. Solomon, Esquire
Michael C. Mazack, Esquire

Attorneys Address: Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222

Attorney's Phone: (412) 566-1212

**INSTRUCTIONS TO THE
LACKAWANNA COUNTY SHERIFF'S OFFICE**

Date: March 14, 2008

Case No: No. 2052 CV 2007
2008-ED-47

Plaintiff: PNC BANK, NATIONAL ASSOCIATION

Defendant: Ronald G. Klinger

Serve: **POST PREMISES**
519 W. 3rd Street
Bloomsburg, PA 17815

Service of: Sheriff's Handbill / Notice of Sheriff's Sale

Type of Service: PLEASE POST PREMISES.

Plaintiff's Attorneys: Brett A. Solomon, Esquire
Michael C. Mazack, Esquire

Attorneys Address: Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222

Attorney's Phone: (412) 566-1212

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

Tucker Arensberg, P.C.
ATTORNEYS AT LAW
1300 ONE PPG PLACE
PITTSBURGH, PENNSYLVANIA 15222
(412) 566-1212

PNC BANK
PNC Bank, National Association
Pittsburgh, PA 8-9/430

310579

Date: March 12, 2009

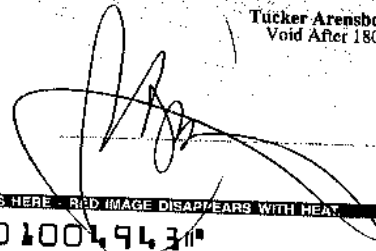
Pay: One thousand five hundred and 00/100*****

\$ ***1,500.00***

PAY TO THE ORDER OF:

SHERIFF, COLUMBIA COUNTY

Tucker Arensberg, P.C.
Void After 180 Days



AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

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