

SHERIFF'S SALE COST SHEET

PNC Bank vs. Donald Klingel
 NO. 188-09 ED NO. 2003-07 JD DATE/TIME OF SALE 4.15.14 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>12.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>7.00</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>2.00</u>
NOTARY	\$ <u>1.00</u>
TOTAL ***** \$ <u>408.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>82.60</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1107.60</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>5.00</u>
TOTAL ***** \$ <u>15.00</u>	

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

MUNICIPAL FEES DUE:			
SEWER	20	\$	
WATER	20	\$	
TOTAL ***** \$ <u>0.00</u>			

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC.	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$1717.60

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

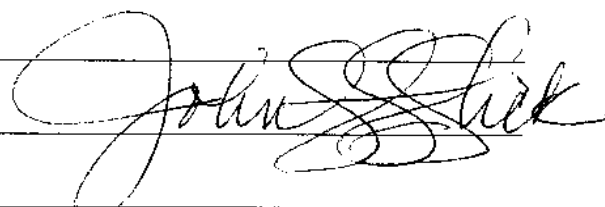
PNC Bank VS Donald W. H. H.
NO. 188-09 ED NO. 2001-1 JD
DATE/TIME OF SALE: Aug. 4 2900
BID PRICE (INCLUDES COST) \$ 55,500.00
POUNDAGE - 2% OF BID \$ 1100.00
TRANSFER TAX - 2% OF FAIR MKT \$ —
MISC. COSTS \$ 250.00
TOTAL AMOUNT NEEDED TO PURCHASE \$ 5685.60

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 5685.60

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1565.60

August 10, 2010

Sheriff of Columbia County
Attention: Real Estate Department
35 West Main Street
Bloomsburg, PA 17815

Re: **PNC Bank, N.A. vs. Ronald G. Klinger**
No. 2052 CV 2007
Columbia County Sheriff Sale, Wednesday, August 4, 2010

Dear Sheriff:

Our office represents PNC Bank, National Association, the successful bidder in the above captioned matter. Please find enclosed a check in the amount of \$1,565.60 representing the balance due from our bid at this sale. I have also enclosed an original and one copy of a realty transfer tax statement of value for this property.

Please Deed the property to:

PNC Bank, National Association

620 Liberty Avenue
Pittsburgh, Pennsylvania 15222

As always, I thank you for your kind assistance in this matter. Please do not hesitate to contact me at (412) 594-5506 if you have any questions.

Very truly yours,

TUCKER ARENSBERG, P.C.



Michael C. Mazack

/mcm

BANK_FIN:387531-1 000011-134505

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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 TUCKER ARENSBERG, P.C.		Telephone Number: Area Code (412) 566-1212	
Street Address 1500 One PPG Place	City Pittsburgh	State PA	Zip Code 15222

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) Sheriff, Columbia County Pennsylvania			Grantee(s)/Lessee(s) PNC Bank, National Association		
Street Address 35 West Main Street			Street Address 620 Liberty Avenue		
City Bloomsburg	State PA	Zip Code 17815	City Pittsburgh	State PA	Zip Code 15222

C PROPERTY LOCATION

Street Address 519 W. Third Street		City, Township, Borough Township of Bloomsburg	
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 05W-07-105	

D VALUATION DATA

1. Actual Cash Consideration \$ 55,000.00	2. Other Consideration \$ 0.00	3. Total Consideration \$ 55,000.00
4. County Assessed Value \$ 28,148.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value \$ 103,866.12


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 copy of agency/straw trust 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 mortgagor to a holder of a mortgage in default. Attach copy of mortgage and note/assignment.
- ☐ 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.)

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 TUCKER ARENSBERG, P.C. By: 	Date 8/10/10
--	------------------------

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



PNC Bank, National Association
2730 Liberty Avenue
Pittsburgh, PA 15222

No. 2102824

Day of Sale Costs

DATE: 08/05/2010

30-01-8109985045

8-9/430

Pay one thousand five hundred sixty five dollars and sixty cents

\$1,565.60

To The Order Of

Sheriff of Columbia County
RF, Klingner
35 West Main St
Bloomsburg, PA 17815

Authorized Signature

⑈02102824⑈

⑆043000096⑆ 1010811119⑈

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

RONALD G. KLINGER,

Defendant.

CIVIL DIVISION

Case No. 2052-CV-2007

EMERGENCY MOTION TO POSTPONE
SHERIFF'S SALE WITHOUT
FURTHER NOTICE OR
ADVERTISING PURSUANT TO
P.A.R.C.P. 3129.3

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

PNC BANK, NATIONAL
ASSOCIATION,

vs.

Defendant.

Case No. 2052-CV-2007

AND NOW, comes the Plaintiff, PNC Bank, National Association, by and through its counsel, Tucker Arensberg, P.C., and moves this Court for an Order allowing postponement of the Sheriff's Sale without further notice or advertising pursuant to Rule 3129.3 of the Pennsylvania Rules of Civil Procedure and in support of said Motion, avers as follows:

1. The Plaintiff has filed a Complaint in Mortgage Foreclosure relative to real property known as 519 W. Third Street, Bloomsburg, Pennsylvania 17815 ("Property").
2. A judgment in Mortgage Foreclosure was subsequently entered against the Defendant in this action.
3. The Property was scheduled to be sold at the Columbia County Sheriff's Sale on February 10, 2010 and was postponed to April 28, 2010 and May 26, 2010 so that the Plaintiff could provide notice of the Sheriff's Sale to Commonwealth Properties, Inc., a third party that purchased the Property at an upset tax sale held by the Columbia County Tax Claim Bureau on September 14, 2009 (the "Owner").
4. The Owner, through their counsel Joseph G. Zerbe, Esq., postponed the sheriff's sale to June 23, 2010 while the Owner pursued a quiet title action against the Plaintiff and the Defendant.

5. The Plaintiff is seeking an order of court allowing them to postpone the June 23, 2010 sheriff's sale to the August 4, 2010 sale date so that the Plaintiff and the Owner can attempt to seek a resolution to the title issue and/or litigate the Owner's quiet title action.

6. If the Plaintiff is successful in defeating the quiet title action they intend to proceed with the Sheriff's Sale on August 4, 2010.

7. The Plaintiff would be unnecessarily prejudiced if required to stay the writ and reissue a new writ for the purposes of advertisement and notice as Plaintiff would incur new costs in excess of \$2,000.00 along with continuing to carry the amount of principle and interest owed by the Defendant on the judgment being foreclosed.

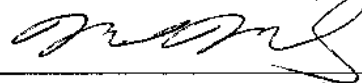
8. The Plaintiff believes and therefore avers that no other parties will be prejudiced by the entry of this Order.

9. Pa.R.C.P. 3129.3(b) allows for a special order of court dispensing with new notice at the discretion of the court.

WHEREFORE, Plaintiff moves this Honorable Court to enter an Order allowing Plaintiff to postpone the sale of the Property to August 4, 2010, without the need of further advertising or further notice, pursuant to Pa.C.R.P. 3129.3(a).

Respectfully submitted,

TUCKER ARENSBERG, P.C.



Michael C. Mazack, Esquire
Pa. I.D. No. 205742
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL
ASSOCIATION,

Plaintiff,

VS.

RONALD G. KLINGER,

Defendant.

CIVIL DIVISION

Case No. 2052-CV-2007

CERTIFICATION

I hereby certify that I have attempted to obtain the concurrence of the Defendant, Ronald G. Klinger, to the presentation of this motion and that such concurrence has not been granted as the Defendant refuses to contact my office.

Date _____

6/22/10

[Signature]

Michael C. Mazack, Esquire.

CERTIFICATE OF SERVICE

I hereby certify that I am this day serving the within document upon the person and in the manner indicated below.

1. Service by e-mail:

Joseph G. Zerbe, Esquire
Counsel for Commonwealth Properties, Inc.
jzerbe@dzlawoffice.com

2. Service by First Class Mail:

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

TUCKER ARENSBERG, P.C.

Date _____

6/22/10

[Handwritten signature]

Michael C. Mazack, Esquire

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL
ASSOCIATION,

Plaintiff,

vs.

RONALD G. KLINGER,

Defendant.

) CIVIL DIVISION
)
)
) Case No. 2052-CV-2007
)
)
)
)
)
)

ORDER OF COURT

AND NOW, this 23rd day of June, 2010, the within Motion of PNC Bank,
National Association is granted. It is hereby ORDERED that Plaintiff is allowed a continuance
of the Sheriff's Sale scheduled in the above referenced case to August 4, 2010, without further
advertising or any further notice.

151 Thomas A. James Jr. J.

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

VERIFICATION OF SERVICE OF NOTICE
OF SALE TO LIEN CREDITORS
PURSUANT TO PA. R.C.P. 3129

Filed on behalf of PNC BANK
NATIONAL ASSOCIATION, Plaintiff

Counsel of record for this party:

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

SALE DATE: June 23, 2010

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

VERIFICATION OF SERVICE OF NOTICE
OF SALE TO LIEN CREDITORS
PURSUANT TO PA. R.C.P. 3129

Filed on behalf of PNC BANK
NATIONAL ASSOCIATION, Plaintiff

Counsel of record for this party:

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

SALE DATE: June 23, 2010

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

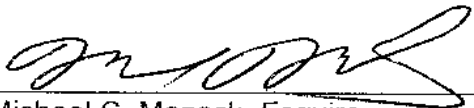
PNC BANK, NATIONAL ASSOCIATION	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2052 CV 2007
)	
vs.)	
)	
RONALD G. KLINGER,)	
)	
Defendant.)	

**VERIFICATION OF SERVICE OF NOTICE OF SALE
TO LIEN CREDITORS**

The undersigned does hereby certify that service of the Notice of Sale was completed on Defendant, Ronald G. Klinger, on November 19, 2009 by the Sheriff of Columbia County. The copy of the Sheriff's Return is attached hereto as Exhibit "A".

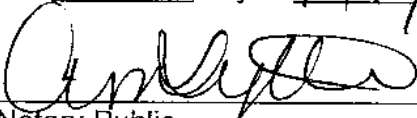
The undersigned does hereby certify that service of the Notice of Sale was completed on new property owner, Commonwealth Properties, Inc., by certified mail at his last known address of 312 4th Street, Carson City, NV 89703 on May 17, 2010. A copy of the certified mail receipt is attached hereto as Exhibit "B".

The undersigned further certifies that the undersigned personally mailed a copy of the Notice of Sale in the above captioned matter by First Class Mail to all Lien Creditors and Parties of Interest on November 12, 2009 as evidenced by the certificates of mailing (P.S. Form 3817) attached hereto as Exhibit "C".


Michael C. Mazack, Esquire

Sworn to and subscribed before me

this 28 day of May, 2010.


Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ami M. Lytle, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 15, 2013
Member, Pennsylvania Association of Notaries

My Commission Expires: 7-15-2013

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PNC BANK, NATIONAL ASSOCIATION

Docket # 188ED2009

VS

MORTGAGE FORECLOSURE

RONALD G. KLINGER

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, NOVEMBER 19, 2009, AT 10:05 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONALD KLINGER AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO RONALD KLINGER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, NOVEMBER 19, 2009


NOTARY PUBLIC

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN


J. ARTER
DEPUTY SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

A

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 Properties, Inc.
 312 4th Street
 Carson City, NV 89703

2. Article Number

(Transfer from service label)

7009 2820 0004 4083 6979

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

Signature


☐ Agent☐ Address

B. Received by (Printed Name)

L. Carter

C. Date of Delivery

5-17-10

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ YesU.S. Postal ServiceTMCERTIFIED MAILSM RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CARSON CITY, NV 89703

OFFICIAL USE

Postage	\$	\$0.44	0071
Certified Fee		\$2.80	12
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.54	05/13/2010

Postmark
Here

Sent To

Commonwealth Properties, Inc.

Street, Apt. No.,

or PO Box No.

312 4th Street

City, State, ZIP+4

Carson City, NV 89703

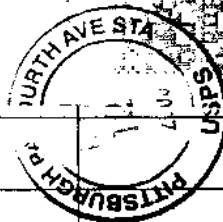
PS Form 3800, August 2006

See Reverse for Instructions


B

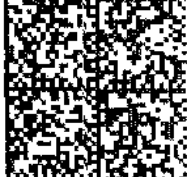
Name and Address of Sender		Tucker Arenberg, P.C. Attn: Matt Friedberg 1500 One PPG Place Pittsburgh, PA 15222		PNC/KLINGER 000011/134505		Indicate Type of Mail: Registered Insured COD Certified		Return Receipt for merchandise Int'l Recorded Express Mail		Check Appropriate block for Registered Mail: With Postal Insurance Without Postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt	
Line	Article Number	Name of Addressee, Street, and Post Office Address		Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	RR Fee	SD Fee	SH Fee	Rest. Del. Fee
1		Columbia County Treasurer 35 West Main Street Bloomsburg, PA 17815		.44	.42								
2		Columbia County Tax Claim Bureau 35 West Main Street Bloomsburg, PA 17815		.44	.42								
3		Columbia County 35 West Main Street Bloomsburg, PA 17815		.44	.42								
4		Commonwealth of PA Department of Revenue P.O. Box 2675 Harrisburg, PA 17105		.44	.42								
5		Bloomsburg Area School District c/o Mary Ward 301 E Second Street Town Hall Bloomsburg, PA 17815		.44	.42								
6		Columbia County Domestic Relations 15 Perry Avenue Bloomsburg, PA 17815		.44	.42								
7		Bloomsburg Town Tax Collector 301 E Second Street Town Hall Bloomsburg, PA 17815		.44	.42								
8				.44	.42								
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving Employee)		<div style="text-align: center;"> </div>							

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See *Domestic Mail Manual* R900, S913 and S921 for limitations of coverage on Insured and COD mail. See *International Mail Manual* for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.



US POSTAGE
PAID
\$02.97
PITTSBURGH, PA 15201

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL		DOES NOT	
PROVIDE FOR INSURANCE-POSTMASTER			
Received From:			
Matt Friedberg			
1500 One PPG Place			
Pittsburgh, PA 15222			
One piece of ordinary mail addressed to:			
Ideal Associates, LLC			
P.O. Box 215			
Selinsgrove, PA 17870			



Haster

016H16505103
\$01.150
05/13/2010
Mailed From 15222
US POSTAGE

MLF11434505 Klinger

TUCKER ARENSBERG
Attorneys

June 1, 2010

Office of the Sheriff
Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: PNC Bank v. Ronald G. Klinger
No. 2052 CV 2007

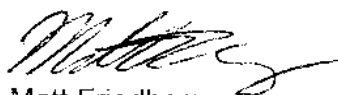
Dear Sheriff:

Enclosed please find an Amended Affidavit Pursuant to PA R.C.P. 3129.1.

Thank you for your assistance in this matter. If there is anything further you need from us or if you have any questions, please do not hesitate to contact me at (412) 594-5578.

Very truly yours,

TUCKER ARENSBERG, P.C.


Matt Friedberg
Clerk

Enclosures

BANK_FIN:376533-1 000011-134505

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

Article Addressed to:

Complete items 1, 2, & 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, & 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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *11/6/09*
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

(Transfer from service label)

7008 1830 0002 2802 1215

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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
arrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *Lee Simmons* C. Date of Delivery *NOV 04 2009*
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

(Transfer from service label)

7008 1830 0002 2802 1185

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *NOV 04 2009*
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

(Transfer from service label)

7008 1830 0002 2802 1208

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *NOV 04 2009*
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, & 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 PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALES
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *NOV 04 2009*
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

7008 1830 0002 2802 1192

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

AMENDED 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
)	
vs.)	
)	
RONALD G. KLINGER,)	
)	
Defendant.)	

AMENDED 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:

COMMONWEALTH PROPERTIES, INC. 312 West 4th Street
Carson City, Nevada 89703

2. Name and address of Defendants in the judgment:

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

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 AREA SCHOOL DISTRICT	c/o Mary Ward 301 E Second Street Town Hall Bloomsburg, PA 17815
------------------------------------	---

BLOOMSBURG TOWN TAX COLLECTOR	301 E Second Street Town Hall Bloomsburg, PA 17815
----------------------------------	--

COLUMBIA COUNTY DOMESTIC RELATIONS	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:

COMMONWEALTH PROPERTIES, INC.	312 West 4 th Street Carson City, Nevada 89703
-------------------------------	--

COMMONWEALTH PROPERTIES, INC.	c/o Joseph G. Zerbe, Esq. Derenzo & Zerbe 111 East Market Street Pottsville, Pennsylvania 17901
-------------------------------	--

TENANT/OCCUPANT	519 West Third Street Bloomsburg, Pennsylvania
-----------------	---

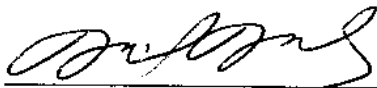
IDEAL ASSOCIATES, LLC	P.O. Box 215 Selinsgrove, PA 17870
-----------------------	---------------------------------------

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.

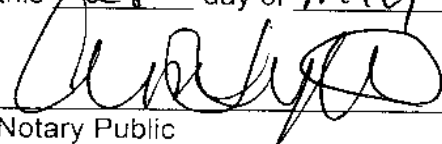
No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

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: 5/28/10

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

Sworn to and subscribed before me
this 28 day of May, 2010.


Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Ami M. Lytle, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 15, 2013
Member, Pennsylvania Association of Notaries

My Commission Expires: 7-15-2013

BANK_FIN:376225-1 000011-134505

TUCKER ARENSBERG
Attorneys

May 12, 2010

Office of the Sheriff
Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: PNC Bank v. Ronald G. Klinger
No. 2052 CV 2007

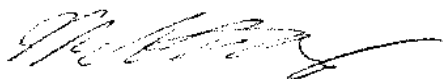
Dear Sheriff:

Enclosed please find an Amended Affidavit Pursuant to PA R.C.P. 3129.1.

Thank you for your assistance in this matter. If there is anything further you need from us or if you have any questions, please do not hesitate to contact me at (412) 594-5578.

Very truly yours,

TUCKER ARENSBERG, P.C.



Matt Friedberg
Clerk

Enclosures

BANK_FIN:376533-1 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

AMENDED 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
)	
vs.)	
)	
RONALD G. KLINGER,)	
)	
Defendant.)	

AMENDED 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:

COMMONWEALTH PROPERTIES, INC. 312 West 4th Street
Carson City, Nevada 89703

2. Name and address of Defendants in the judgment:

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

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
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COLUMBIA COUNTY	35 West Main Street Bloomsburg, PA 17815
-----------------	---

COMMONWEALTH OF PA DEPARTMENT OF REVENUE	P.O. Box 2675 Harrisburg, PA 17105
---	---------------------------------------

BLOOMSBURG AREA SCHOOL DISTRICT	c/o Mary Ward 301 E Second Street Town Hall Bloomsburg, PA 17815
------------------------------------	---

BLOOMSBURG TOWN TAX COLLECTOR	301 E Second Street Town Hall Bloomsburg, PA 17815
----------------------------------	--

COLUMBIA COUNTY DOMESTIC RELATIONS	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:

COMMONWEALTH PROPERTIES, INC.	312 West 4 th Street Carson City, Nevada 89703
-------------------------------	--

COMMONWEALTH PROPERTIES, INC.	c/o Joseph G. Zerbe, Esq. Derenzo & Zerbe 111 East Market Street Pottsville, Pennsylvania 17901
-------------------------------	--

TENANT/OCCUPANT	519 West Third Street Bloomsburg, Pennsylvania
-----------------	---


IDEAL ASSOCIATES, LLC	P.O. Box 215 Selinsgrove, PA 17870
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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.

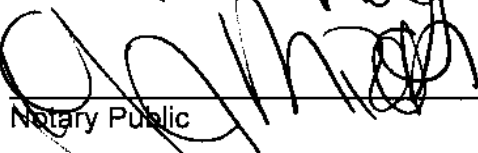
No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

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: 5/12/10

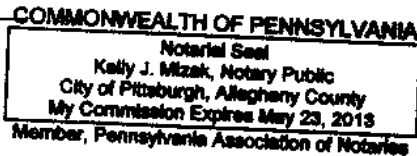
By: 
Brett A. Solomon, Esquire
Michael C. Mazack, Esquire
Attorneys for Plaintiff

Sworn to and subscribed before me
this 12 day of May, 2010.


Notary Public

My Commission Expires:

BANK_FIN:376225-1 000011-134505



PNC BANK, NATIONAL
ASSOCIATION,


vs.

Defendant

Case No. 2052 CV 2007

AND NOW, this 13 day of May, 2010, it is hereby ORDERED,

ADJUDGED and DECREED that the Motion of Commonwealth Properties, Inc., to stay Sheriff Sale scheduled for May 26, 2010 is hereby dismissed, without prejudice, as moot. It is further ORDERED, ADJUDGED and DECREED, that the Sheriff's Sale scheduled for May 26, 2010, is continued in the above referenced case to June 23, 2010, without further advertising or any further notice. The Sheriff of Columbia County is directed to announce this postponement at the May 26, 2010 sale date.



TUCKER ARENSBERG
Attorneys

Michael Mazack
412-594-5506

March 30, 2010

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 is to memorialize our request to postpone the Sheriff Sale that is currently scheduled for April 28, 2010 to the 9:00 A.M. sale time on May 26, 2010.

Please announce this postponement at the time of the April 28, 2010 sale.

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

Very truly yours,

TUCKER ARENSBERG, P.C.



Michael C. Mazack

cc: Judy Fox, PNC Bank

BANK FIN.376879-1 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

AMENDED 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
)	
vs.)	
)	
RONALD G. KLINGER,)	
)	
Defendant.)	

AMENDED 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
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5. Name and address of every other person who has any record lien on their property:

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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:

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COLUMBIA COUNTY TAX CLAIM BUREAU	35 West Main Street Bloomsburg, PA 17815
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COLUMBIA COUNTY	35 West Main Street Bloomsburg, PA 17815
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COMMONWEALTH OF PA DEPARTMENT OF REVENUE	P.O. Box 2675 Harrisburg, PA 17105
---	---------------------------------------

BLOOMSBURG AREA SCHOOL DISTRICT	c/o Mary Ward 301 E Second Street Town Hall Bloomsburg, PA 17815
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BLOOMSBURG TOWN TAX COLLECTOR	301 E Second Street Town Hall Bloomsburg, PA 17815
----------------------------------	--

COLUMBIA COUNTY DOMESTIC RELATIONS	15 Perry Avenue Bloomsburg, PA 17815
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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:

COMMONWEALTH PROPERTIES, INC.	312 West 4 th Street Carson City, Nevada 89703
-------------------------------	--

COMMONWEALTH PROPERTIES, INC.	c/o Joseph G. Zerbe, Esq. Derenzo & Zerbe 111 East Market Street Pottsville, Pennsylvania 17901
-------------------------------	--

TENANT/OCCUPANT	519 West Third Street Bloomsburg, Pennsylvania
-----------------	---

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.

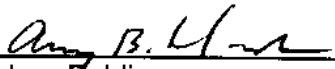
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: 3/22/10

By: 

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

Sworn to and subscribed before me
this 22 day of March, 2010.


Notary Public

My Commission Expires:

BANK_FIN:376225-1 000011-134505

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Amy B. Hauch, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Aug. 28, 2013

Member, Pennsylvania Association of Notaries

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 that day and on the attached notice January 20, 27 and February 3, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement 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.

Sworn and subscribed to before me this 24 day of February, 2010

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011


Member, Pennsylvania Association of Notaries

And now,, 20....., 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.

**TOWN OF BLOOMSBURG
MARY F. WARD, TAX COLLECTOR**

PROPERTY OWNER RONALD G. KLINGER
PROPERTY ADDRESS 519 WEST THIRD STREET
 BLOOMSBURG, PA 17815
PARCEL # 05W-07-105-00,000

2010 COUNTY AND TOWN TAXES	DISCOUNT	\$ \$ <u>197.48</u>	DUE - FIGURE GOOD UNTIL
			Friday, April 30, 2010
	FACE	\$ \$ <u>201.51</u>	FROM MAY 1, 2010 TO JUNE 30, 2010



MARY F. WARD
TAX COLLECTOR

MARY F. WARD
TAX COLLECTOR
301 E. SECOND STREET
BLOOMSBURG, PA 17815

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Monday, November 02, 2009

**MARY WARD-TAX COLLECTOR
301 E SECOND STREET
BLOOMSBURG, PA 17815-**

**PNC BANK, NATIONAL ASSOCIATION
VS
RONALD G. KLINGER**

DOCKET # 188ED2009

JD # 2052JD2007

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

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.)	

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 February 10, 2010 , at 10:00 am , 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 \$84,091.20.

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

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.)	

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:

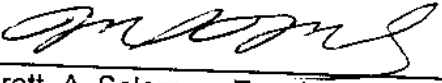
UPON the South by West Third Street, on the East by land now or formerly of Norman Cox and Sarah Girton, on the North by land now or formerly of William Coffman, and on the West by a private Alley, being 50 feet on said Third Street and extendgin, of equal width 103 feet to the line of land now or formerly 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 Pennsylvania in Instrument No. 200104395, granted and conveyed unto Ronald G. Klinger.


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

TUCKER ARENSBERG
Attorneys

Michael Mazack
412-594-5506

February 4, 2010

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:

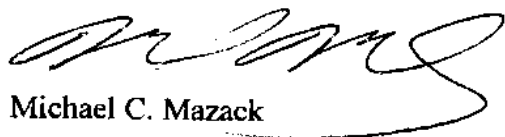
This office represents PNC Bank, National Association. This letter is to memorialize our request to postpone the Sheriff Sale that is currently scheduled for February 10, 2010 to the 9:00 A.M. sale time on April 28, 2010.

Please announce this postponement at the time of the February 10, 2010 sale.

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

Very truly yours,

TUCKER ARENSBERG, P.C.



Michael C. Mazack

cc: Judy Fox, PNC Bank
Joseph Zerbe, Esq. via e-mail at jzerbe@dzlawoffice.com

BANK_FIN.372441-1 000011-134505

1500 One PPG Place Pittsburgh, PA 15222 (412) 566-1212

TUCKER ARENSBERG
Attorneys

Fax

To: Sheriff, Columbia County
Columbia County Courthouse

From: Michael C. Mazack (412-594-5506)

Fax: 570/389.5625

Pages: 2

Phone:

Date: February 4, 2010

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

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

BANK_FIN:372446-1 000011-134505

****CONFIDENTIALITY NOTICE****

THE DOCUMENTS ACCOMPANYING THIS FACSIMILE MESSAGE CONTAIN CONFIDENTIAL INFORMATION TO THE SENDER WHICH IS LEGALLY PRIVILEGED. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISCLOSURE, COPYING OR DISTRIBUTION OF, OR THE TAKING OF ANY ACTION IN RELIANCE ON THE CONTENTS OF THE TELECOPIED INFORMATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS TELECOPY IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY COLLECT TELEPHONE CALL AND RETURN THE FACSIMILE MESSAGE TO US AT THE ABOVE ADDRESS VIA UNITED STATES POSTAL SERVICE. THANK YOU.

BANK_FIN:347171-1 000011-136446

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 21-JAN-10

FEE: \$5.00

CERT. NO: 6959

KLINGER RONALD G
605 SCENIC AVE
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	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	1,599.94	21.39		0.00	1,621.33
2006	PRIM	1,630.19	16.30		0.00	1,646.49
2007	PRIM	2,126.40	23.59		0.00	2,149.99
2009	PRIM	1,634.15	24.28		30.00	1,688.43
TOTAL DUE :						\$7,106.24

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March , 2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/2/2009

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 188ED2009

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
301 E SECOND STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JEANETTE CASHNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 1-20-10 TIME 1500 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

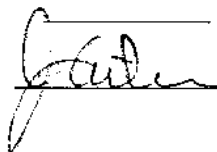
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 1-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/2/2009

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 188ED2009

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
301 E SECOND STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dropped in mail slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-20-10 TIME 1805 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

[Signature]

DATE 1-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/2/2009

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 188ED2009

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 1-15-10 TIME 0900 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 1-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/2/2009

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 188ED2009

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 1-15 TIME 0910 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 RC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/2/2009

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 188ED2009

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED
COLUMBIA COUNTY-C/O GAIL KIPP
35 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Gail

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-15-10 TIME 0905 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 11/2/2009

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 188ED2009

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED
COLUMBIA COUNTY TREASURER
35 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Shirley Turner

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-15-10 TIME 9:15 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 _____

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

VERIFICATION OF SERVICE OF NOTICE
OF SALE TO LIEN CREDITORS
PURSUANT TO PA. R.C.P. 3129

Filed on behalf of PNC BANK
NATIONAL ASSOCIATION, Plaintiff

Counsel of record for this party:

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

SALE DATE: February 10, 2010

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

VERIFICATION OF SERVICE OF NOTICE
OF SALE TO LIEN CREDITORS
PURSUANT TO PA. R.C.P. 3129

Filed on behalf of PNC BANK
NATIONAL ASSOCIATION, Plaintiff

Counsel of record for this party:

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

SALE DATE: February 10, 2010


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.)	

**VERIFICATION OF SERVICE OF NOTICE OF SALE
TO LIEN CREDITORS**

The undersigned does hereby certify that service of the Notice of Sale was completed on Defendant, Ronald G. Klinger, on November 19, 2009 by the Sheriff of Columbia County. The copy of the Sheriff's Return is attached hereto as Exhibit "A".

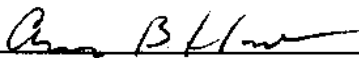
The undersigned further certifies that the undersigned personally mailed a copy of the Notice of Sale in the above captioned matter by First Class Mail to all Lien Creditors and Parties of Interest on November 12, 2009 as evidenced by the certificates of mailing (P.S. Form 3817) attached hereto as Exhibit "B".



Michael C. Mazack, Esquire

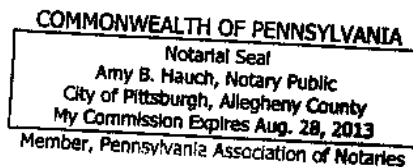
Sworn to and subscribed before me

this 12 day of January, 2010.



Notary Public

My Commission Expires:



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 764-6300

PNC BANK, NATIONAL ASSOCIATION

Docket # 188ED2009

VS

MORTGAGE FORECLOSURE

RONALD G. KLINGER

AFFIDAVIT OF SERVICE


NOW, THIS THURSDAY, NOVEMBER 19, 2009, AT 10:05 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON RONALD KLINGER AT SHERIFF'S OFFICE,
BLOOMSBURG BY HANDING TO RONALD KLINGER, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, NOVEMBER 19, 2009


NOTARY PUBLIC

SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN


J. ARTER
DEPUTY SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

A

Name and Address of Sender		Tucker Arenberg, P.C. Attn: Matt Friedberg 1500 One PPG Place Pittsburgh, PA 15222	Indicate Type of Mail: Registered Insured COD Certified		Return Receipt for merchandise Int'l Recorded Express Mail	Check Appropriate block for Registered Mail: With Postal Insurance Without Postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt					
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	RR Fee	SD Fee	SH Fee	Rest. Del. Fee	Remarks
1		Columbia County Treasurer 35 West Main Street Bloomsburg, PA 17815	.44	.42									
2		Columbia County Tax Claim Bureau 35 West Main Street Bloomsburg, PA 17815	.44	.42									
3		Columbia County 35 West Main Street Bloomsburg, PA 17815	.44	.42									
4		Commonwealth of PA Department of Revenue P.O. Box 2675 Harrisburg, PA 17105	.44	.42									
5		Bloomsburg Area School District c/o Mary Ward 301 E Second Street Town Hall Bloomsburg, PA 17815	.44	.42									
6		Columbia County Domestic Relations 15 Perry Avenue Bloomsburg, PA 17815	.44	.42									
7		Bloomsburg Town Tax Collector 301 E Second Street Town Hall Bloomsburg, PA 17815	.44	.42									
8			.44	.42									
Total Number of Pieces Listed by Sender		7	Total Number of Pieces Received at Post Office		7	Postmaster, Per (Name of receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See <i>Domestic Mail Manual</i> R900, S913 and S921 for limitations of coverage on Insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.					



[Handwritten signature]

[Handwritten mark]

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

PNC BANK NA

VS.


RONALD KLINGER

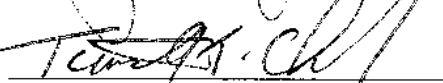
WRIT OF EXECUTION #188 OF 2009 ED

POSTING OF PROPERTY

JANUARY 6, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RONALD KLINGER AT 519 WEST THIRD STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JENNIFER ALLISON.

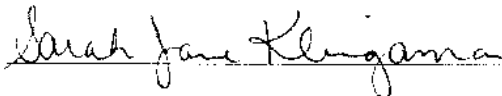
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF JANUARY 2010



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 789-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PNC BANK, NATIONAL ASSOCIATION

Docket # 188ED2009

VS

MORTGAGE FORECLOSURE

RONALD G. KLINGER

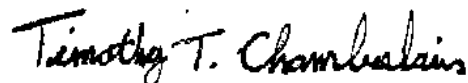
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, NOVEMBER 19, 2009, AT 10:05 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON RONALD KLINGER AT SHERIFF'S OFFICE,
BLOOMSBURG BY HANDING TO RONALD KLINGER, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

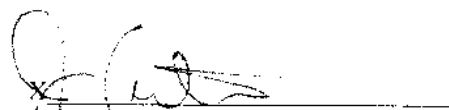
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, NOVEMBER 19, 2009


NOTARY PUBLIC

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN


ARTER
DEPUTY SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/2/2009

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 188ED2009

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT RONALD G. KLINGER
ATTORNEY FIRM TUCKER ARENSBERG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

764-1610

SERVED UPON Ronald

RELATIONSHIP DEF IDENTIFICATION _____

DATE 11-19-09 TIME 1005 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

11-17-09 NOT FOUND AT PLACE OF ATTEMPTED SERVICE

moved to 605 Scenic Ave

F. OTHER (SPECIFY) Bloomsburg, PA

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

11-4-09 1530 2 House Empty CR Po

11-10-09 1216 4 -still waiting for

11-16-09 0809 4 -refaxed to P.O

DEPUTY for

DATE 11-19-09

11-18-09 0932 4 LC

11-18-09 1601 4 -called def back. He will pick up tomorrow 11-19-09

REAL ESTATE OUTLINE

ED # 188-09

DATE RECEIVED

11-2-01

DOCKET AND INDEX

11-2-01

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

☒

COPY OF DESCRIPTION

☒

WHEREABOUTS OF LKA

☒

NON-MILITARY AFFIDAVIT

☒

NOTICES OF SHERIFF SALE

☒

WAIVER OF WATCHMAN

☒

AFFIDAVIT OF LIENS LIST

☒

CHECK FOR \$1,350.00 OR 1500.00

CK# 328716

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

SALE DATE

Feb. 10, 10

TIME 1000

POSTING DATE

Jan 6 10

ADV. DATES FOR NEWSPAPER

1ST WEEK

Jan 20

2ND WEEK

27

3RD WEEK

Feb. 2 2010