

# SHERIFF'S SALE COST SHEET

NO. PNC Bank VS. Talancy  
99-10 ED NO. 2302-09 JD DATE/TIME OF SALE Stacy

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>44.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>378.50</u>	

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

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
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>160.00</u>
MISC. <u>                    </u>	\$ <u>—</u>
<u>                    </u>	\$ <u>—</u>
TOTAL ***** \$ <u>—</u>	

TOTAL COSTS (OPENING BID) \$ 713.50

Refund \$ 786.50

TUCKER ARENSBERG  
Attorneys

Brett A. Solomon 412.594.3913  
bsolomon@tuckerlaw.com

April 8, 2010

**VIA FACSIMILE (570) 389-5625**

Sheriff Timothy Chamberlain  
35 West Main Street  
Bloomsburg, PA 17815

Re: PNC Bank, National Association vs. Jeremy Talanca  
Case No. 2302 CV 2009  
2010-ED-49

Dear Sheriff:

This office represents PNC Bank, National Association with regard to the above-referenced matter. This letter shall serve as our request to stay the Sheriff's Sale of the above-referenced property that was in the process of being set by your office. My client has entered into a loan modification agreement with the borrower and no money has been received as a result of this sale being stayed. Should you have any further questions, please feel free to contact me.

Very truly yours,

TUCKER ARENSBERG, P.C.

  
Brett A. Solomon

BANK\_FIN:377462-1 000011-143763

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/5/2010

SERVICE# 10 - OF - 16 SERVICES  
DOCKET # 49ED2010

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT JEREMY P. TALANCA  
ATTORNEY FIRM TUCKER ARENSBERG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 4-7-10 TIME 0930 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 4-7-10

4-7-10

Please don't run the Jeremy Talanca sale (49ED2010) it has been cancelled. It was to run starting June 2  
Thank You  
Tim

# SHERIFF'S SALE COST SHEET

NO. PNC Bank VS. Palanca  
 NO. 49-10 ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE 5:10/ed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>44.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>398.50</u>	

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

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
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>150.00</u>
MISC. <u>Ads.</u>	\$ <u>—</u>
TOTAL ***** \$ <u>150.00</u>	
TOTAL COSTS (OPENING BID) \$ <u>705.50</u>	
TOTAL COSTS (OPENING BID) \$ <u>1500.00</u>	

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 4/5/2010

SERVICE# 1 - OF - 16 SERVICES  
DOCKET # 49ED2010

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT JEREMY P. TALANCA  
ATTORNEY FIRM TUCKER ARENSBERG

<b>PERSON/CORP TO SERVED</b>
JEREMY TALANCA
545 W 2ND STREET
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

344-4820

Call WED

SERVED UPON TIFFANY ~~ARENS~~ TALANCA

RELATIONSHIP WIFE IDENTIFICATION \_\_\_\_\_

DATE 04/07/10 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  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

04-06-10

1345

D'ANGELO

L/C

DEPUTY

[Signature]

DATE 04/07/10

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 06-APR-10

FEE: \$5.00

CERT. NO7314

TALANCA JEREMY P  
543 WEST 2ND STREET  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 20060-2272  
LOCATION: 543 545 W SECOND ST BERWICK  
PARCEL: 04C-04 -204-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2009	PRIM	1,382.49	29.43	0.00	1,411.92
TOTAL DUE :					\$1,411.92

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff  
du.

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

Tuesday, April 06, 2010

**CONNIE GINGHER-TAX COLLECTOR  
1615 LINCOLN AVE  
BERWICK, PA 18603-**

**PNC BANK, NATIONAL ASSOCIATION  
VS  
JEREMY P. TALANCA**

**DOCKET # 49ED2010**

**JD # 2302JD2009**

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



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 4/5/2010

SERVICE# 7 - OF - 16 SERVICES  
DOCKET # 49ED2010

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT JEREMY P. TALANCA  
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED
BERWICK AREA SCHOOL DISTRICT
500 LINE STREET
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON ADELE JORDAN

RELATIONSHIP RECEPTIONIST IDENTIFICATION \_\_\_\_\_

DATE 04.06.10 TIME 1335 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

P. D'Angelo

DATE 04.06.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO

DATE RECEIVED 4/5/2010

SERVICE# 8 - OF - 16 SERVICES

DOCKET # 49ED2010

PLAINTIFF

PNC BANK, NATIONAL ASSOCIATION

DEFENDANT

JEREMY P. TALANCA

ATTORNEY FIRM

TUCKER ARENSBERG

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

CONNIE GINGHER

RELATIONSHIP

IDENTIFICATION

DATE 04.06.10

TIME 1320

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

A. PERSONAL SERVICE AT POA POB 1 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

*P. D'Angelo*

DATE

04.06.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 4/5/2010

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 49ED2010

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT JEREMY P. TALANCA  
ATTORNEY FIRM TUCKER ARENSBERG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE	
BERWICK	

SERVED UPON KRISTY Romo

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 04.06.10 TIME 1405 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

[Signature]

DATE 04.06.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/5/2010

SERVICE# 4 - OF - 16 SERVICES  
DOCKET # 49ED2010

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT JEREMY P. TALANCA  
ATTORNEY FIRM TUCKER ARENSBERG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Shirley Turner

RELATIONSHIP Treasurer IDENTIFICATION \_\_\_\_\_

DATE 4-6-10 TIME 1204 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 Allison DATE 4-6-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/5/2010

SERVICE# 5 - OF - 16 SERVICES  
DOCKET # 49ED2010

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT JEREMY P. TALANCA  
ATTORNEY FIRM TUCKER ARENSBERG

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY
35 WEST MAIN STREET
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Melissa Eckroth

RELATIONSHIP Benefits Coordinator IDENTIFICATION \_\_\_\_\_

DATE 4-6-10 TIME 1203 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. Illiano DATE 4-6-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/5/2010

SERVICE# 13 - OF - 16 SERVICES  
DOCKET # 49ED2010

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

DEFENDANT JEREMY P. TALANCA  
ATTORNEY FIRM TUCKER ARENSBERG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Renae Newhart

RELATIONSHIP Office manager IDENTIFICATION \_\_\_\_\_

DATE 4-6-10 TIME 1205 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. Allen DATE 4-6-10

# SHERIFF'S SALE

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2010 ED AND CIVIL WRIT NO. 2302 OF 2009 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:

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly side of West Second Street, East of LaSalle Street, at the corner of Lot Number Eleven, late of B. H. Dodson; thence along West Second Street in a westerly direction fifty feet to line of Lot Number Thirteen, late of A. B. Lynn, deceased; thence along said lot in a northerly direction ninety-nine feet; thence along land now or late of Samuel L. Hess Estate in an easterly direction, parallel with the first course herein, fifty feet to line of Lot Number Eleven; thence along same in a southerly direction ninety-nine feet to West Second Street, the place of beginning. Same being the southerly portion of Lot Number 12 in Freas Fowler's Addition to Berwick.

BEING the same premises conveyed to Jeremy P. Talanca, by Deed of Jeremy P. Talanca and Eve E. Talanca, his wife, dated March 3, 2006, and recorded in the Columbia County Records Office on March 8, 2006, In Volume 200602272.

## TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Brett Solomon  
1500 One PPG Place  
Pittsburgh, PA 15222

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

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ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly side of West Second Street, East of LaSalle Street, at the corner of Lot Number Eleven, late of B. H. Dodson; thence along West Second Street in a westerly direction fifty feet to line of Lot Number Thirteen, late of A. B. Lynn, deceased; thence along said lot in a northerly direction ninety-nine feet; thence along land now or late of Samuel L. Hess Estate in an easterly direction, parallel with the first course herein, fifty feet to line of Lot Number Eleven; thence along same in a southerly direction ninety-nine feet to West Second Street, the place of beginning. Same being the southerly portion of Lot Number 12 in Freas Fowler's Addition to Berwick.

BEING the same premises conveyed to Jeremy P. Talanca, by Deed of Jeremy P. Talanca and Eve E. Talanca, his wife, dated March 3, 2006, and recorded in the Columbia County Records Office on March 8, 2006, In Volume 200602272.

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**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Brett Solomon  
1500 One PPG Place  
Pittsburgh, PA 15222

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



# SHERIFF'S SALE

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

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BEING the same premises conveyed to Jeremy P. Talanca, by Deed of Jeremy P. Talanca and Eve E. Talanca, his wife, dated March 3, 2006, and recorded in the Columbia County Records Office on March 8, 2006, In Volume 200602272.

## TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Brett Solomon  
1500 One PPG Place  
Pittsburgh, PA 15222

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2010 ED AND CIVIL WRIT NO. 2302 OF 2009 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:

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly side of West Second Street, East of LaSalle Street, at the corner of Lot Number Eleven, late of B. H. Dodson; thence along West Second Street in a westerly direction fifty feet to line of Lot Number Thirteen, late of A. B. Lynn, deceased; thence along said lot in a northerly direction ninety-nine feet; thence along land now or late of Samuel L. Hess Estate in an easterly direction, parallel with the first course herein, fifty feet to line of Lot Number Eleven; thence along same in a southerly direction ninety-nine feet to West Second Street, the place of beginning. Same being the southerly portion of Lot Number 12 in Freas Fowler's Addition to Berwick.

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**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Brett Solomon  
1500 One PPG Place  
Pittsburgh, PA 15222

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Brett Solomon  
1500 One PPG Place  
Pittsburgh, PA 15222

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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Plaintiff's Attorney  
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1500 One PPG Place  
Pittsburgh, PA 15222

Sheriff of Columbia County  
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Plaintiff's Attorney  
Brett Solomon  
1500 One PPG Place  
Pittsburgh, PA 15222

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Document Receipt

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Trans # 19041 Carrier / service: POST 2PM 4/6/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000000747

Doc Ref #: 49ED2010

PHILADELPHIA PA 19106

Document Receipt

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Trans # 19040 Carrier / service: POST 2PM 4/6/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET- 5TH FLOOR

Tracking #: 9171924291001000000730

Doc Ref #: 49ED2010

PHILADELPHIA PA 19107

Document Receipt

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Trans # 19039 Carrier / service: POST 2PM 4/6/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000000723

Doc Ref #: 49ED2010

HARRISBURG PA 17105



Document Receipt

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Trans # 19038 Carrier / service: POST 2PM 4/6/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000000716

DEPARTMENT 281230

Doc Ref #: 49ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 19037 Carrier / service: POST 2PM 4/6/2010

Ship to: 19037

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000000709

Doc Ref #: 49ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 19036 Carrier / service: POST 2PM 4/6/2010

Ship to: 19036

FORD MOTOR CREDIT COMPANY

C/O JOANN NEDDLEMAN, ESQ.  
1617 JFK BLVD

Tracking #: 9171924291001000000693

Doc Ref #: 49ED2010

PHILADELPHIA PA 19103

Document Receipt

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Trans # 19035 Carrier / service: POST 2PM 4/6/2010

Ship to: 19035

FORD MOTOR CREDIT COMPANY

PO BOX 6508

Tracking #: 9171924291001000000686

Doc Ref #: 49ED2010

MESA AZ 85216

# REAL ESTATE OUTLINE

ED # 49-10

DATE RECEIVED 4-5-10  
DOCKET AND INDEX 4-6-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>✓</u>	CK# <u>333298</u>

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

SALE DATE	<u>June 23, 10</u>	TIME <u>0900</u>
POSTING DATE	<u>May 19, 10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>June 2</u>	
	2 <sup>ND</sup> WEEK <u>9</u>	
	3 <sup>RD</sup> WEEK <u>16, 10</u>	

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

PNC BANK, NATIONAL ASSOCIATION

VS

JEREMY P. TALANCA

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 49 Term 2010 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ J.D.

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically describe property below):

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF BERWICK, IN THE COUNTY OF COLUMBIA, AND THE COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: TAX ID No: 04C 04 204 AND BEING MORE FULLY DESCRIBED IN A DEED DATED 3/3/2006 AND RECORDED 3/8/2006, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN VOLUME 200602272.

IMPROVED BY HAVING ERECTED THEREON A DWELLING KNOWN AS 545 W. 2<sup>ND</sup> STREET, BERWICK, PENNSYLVANIA 18603.

Amount Due	\$ 57,048.90
Interest from 2/6/10 to 6/30/10 @ \$9.8629 per diem.....	1,430.12
Late Charges from 2/10 to 6/10 @ \$21.72/Month .....	615.56
Attorneys' Fees and Costs.....	<u>\$696.12</u>
TOTAL	\$59,790.70, plus costs as endorsed

Dated 4-5-10

(SEAL)

Tama B. Kline  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

By: Kelly P. Brewer Deputy

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

JEREMY P. TALANCA.

# WRIT OF EXECUTION (Mortgage Foreclosure)

By: Kelly P Brewer Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

PNC BANK, NATIONAL ASSOCIATION

vs

JEREMY P. TALANCA,

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 49 Term 2010 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ J.D.

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(Mortgage Foreclosure)

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County of Columbia:

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Attorneys' Fees and Costs.....	<u>\$696.12</u>
TOTAL	\$59,790.70, plus costs as endorsed

Dated 4-5-10

(SEAL)

Tami B. Kline  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

By: Kelly P. Brewer Deputy



March 22, 2010

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

Re: PNC Bank, National Association v. Jeremy P. Talanca  
Case Number: 2302 CV 2009

Dear Sheriff:

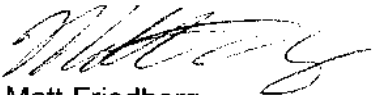
We have sent the Prothonotary a Praeceptum for Writ of Execution in Mortgage Foreclosure in the above-captioned case and have asked that the Writ and other required documents, as well as a check in the amount of \$1,500.00 be forwarded to your office to set a sale date.

Please complete service of the notices of sale and posting of the handbill pursuant to our enclosed instructions and forward me a copy of the returns in the enclosed envelopes.

Thank you for your cooperation and 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

Defendant.

CIVIL DIVISION

No. 2302 CV 2009

*2010-ED-49*  
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. 2302 CV 2009  
 )  
vs. )  
 )  
JEREMY P. TALANCA )  
 )  
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 February 3, 2009.

  
\_\_\_\_\_  
Michael C. Mazack, Esquire

Sworn to and subscribed before me  
this 18 day of MARCH, 2010.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

Defendant.

CIVIL DIVISION

No. 2302 CV 2009

*2010-ED-49*  
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. 2302 CV 2009  
 )  
vs. )  
 )  
JEREMY P. TALANCA )  
 )  
 )  
Defendant. )

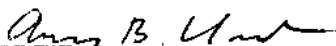
COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

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 February 3, 2009.

  
\_\_\_\_\_  
Michael C. Mazack, Esquire

Sworn to and subscribed before me  
this 18 day of March, 2010.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

Defendant.

CIVIL DIVISION

No. 2302 CV 2009

*2010-ED-49*  
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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION, ) CIVIL DIVISION  
Plaintiff, )  
vs. ) No. 2302 CV 2009  
JEREMY P. TALANCA )  
Defendant. )

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF ALLEGHENY ) SS:

**AFFIDAVIT OF LAST KNOWN ADDRESS OF DEFENDANT**

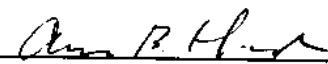
Before me the undersigned, a Notary Public in and for aforesaid Commonwealth and County, personally appeared Michael C. Mazack, Esquire, who being duly sworn, deposes and says as follows:

1. That he is counsel for the Plaintiff in the above referenced matter.
2. That to the best of his knowledge, information and belief, the last known address of Defendant is 545 W. 2nd Street, Berwick, PA 18603.

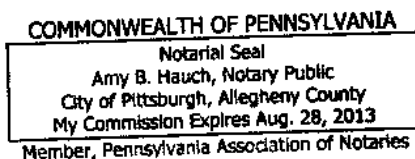
TUCKER ARENSBERG, P.C.  


Michael C. Mazack, Esquire  
Attorney for Plaintiff

Sworn to and subscribed before me  
this 18 day of March, 2010.

  
Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
	)	
Plaintiff,	)	No. 2302 CV 2009
	)	
vs.	)	2010-ED-49
	)	
JEREMY P. TALANCA	)	
	)	
	)	
Defendant.	)	

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

TO: Jeremy P. Talanca  
545 W. 2nd Street  
Bloomsburg PA 18603

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  
Berwick, PA 18603

on \_\_\_\_\_, at \_\_\_\_\_, the following described real estate, of which Jeremy P. Talanca 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.

Jeremy P. Talanca

at Ex. No. 2302 CV 2009 in the amount of \$59,790.70.

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  
Berwick, PA 18603

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.

A handwritten signature in black ink, appearing to read 'Brett A. Solomon', is written over a horizontal line.

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. 2302 CV 2009
	)	
vs.	)	
	)	
JEREMY P. TALANCA	)	
	)	
	)	
Defendant.	)	

**LEGAL DESCRIPTION OF REAL ESTATE**

**ALL** that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the northerly side of West Second Street, East of LaSalle Street, at the corner of Lot Number Eleven, late of B. H. Dodson; thence along West Second Street in a westerly direction fifty feet to line of Lot Number Thirteen, late of A. B. Lynn, deceased; thence along said lot in a northerly direction ninety-nine feet; thence along land now or late of Samuel L. Hess Estate in an easterly direction, parallel with the first course herein, fifty feet to line of Lot Number Eleven; thence along same in a southerly direction ninety-nine feet to West Second Street, the place of beginning. Same being the southerly portion of Lot Number 12 in Freas Fowler's Addition to Berwick.

**BEING** the same premises conveyed to Jeremy P. Talanca, by Deed of Jeremy P. Talanca and Eve E. Talanca, his wife, dated March 3, 2006, and recorded in the Columbia County Records Office on March 8, 2006, in Volume 200602272.

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

Defendant.

) CIVIL DIVISION

) No. 2302 CV 2009

) 2010-ED-49

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Brett A. Solomon, Esquire

Michael C. Mazack, Esquire

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

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) CIVIL DIVISION

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

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

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

Defendant.

) CIVIL DIVISION

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) No. 2302 CV 2009

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



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

Defendant.

) CIVIL DIVISION

) No. 2302 CV 2009

) 2010-ED-49

)

)

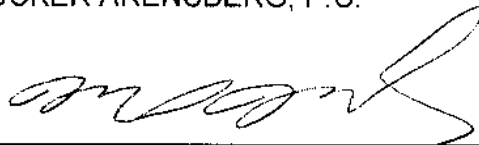
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**WAIVER OF WATCHMAN**

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION.

Plaintiff,

VS.

JEREMY P. TALANCA

Defendant,

CIVIL DIVISION

No. 2302 CV 2009

2010-ED-49

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, Jeremy P. Talanca, is not a member of the military service of the United States of America to the best of my knowledge, information and belief.

*John J. [Signature]*

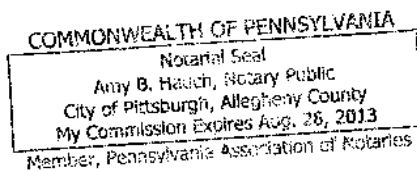
Michael C. Mazack, Esquire

Sworn to and subscribed before me

this 18 day of March, 2010.

Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

Defendant.

CIVIL DIVISION

No. 2302 CV 2009

*2010-ED-49*  
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. 2302 CV 2009
	)	
vs.	)	
	)	
JEREMY P. TALANCA	)	
	)	
	)	
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 Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania:

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

JEREMY P. TALANCA	545 W. 2nd Street Berwick, PA 18603
-------------------	--

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
FORD MOTOR CREDIT COMPANY		P.O. Box 6508 Mesa, AZ 85216-6508
FORD MOTOR CREDIT COMPANY	c/o	Joann Neddleman, Esquire Charlene A. Taylor, Esquire 935 One Penn Center 1617 John F. Kennedy Boulevard Philadelphia, PA 19103

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
BERWICK AREA SCHOOL DISTRICT		500 Line Street Berwick, PA 18603
BERWICK AREA SCHOOL DISTRICT	c/o	Connie Cingher 1615 Lincoln Avenue Berwick, PA 18603
BERWICK TOWNSHIP TAX COLLECTOR		500 Line Street Berwick, PA 18603
  
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:
 

COLUMBIA COUNTY DOMESTIC REALTIONS		15 Perry Avenue Bloomsburg, PA 17815
---------------------------------------	--	---

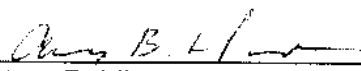
The information provided in the foregoing Affidavit is provided solely to comply with the Pennsylvania Rules of Civil Procedure 3129.1, and it is not intended to be a comprehensive abstract of the condition of the title of the real estate which is being sold under this execution.

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.

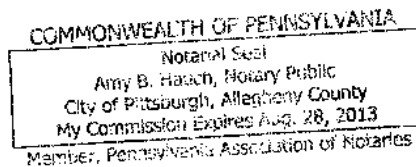
Dated: 3/18/10

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

Sworn to and subscribed before me  
this 18 day of MARCH, 2010.

  
Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

Defendant.

CIVIL DIVISION

No. 2302 CV 2009

*2010-ED-45*  
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

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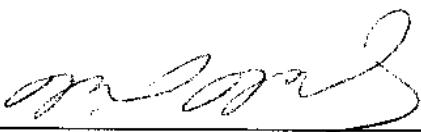
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION, ) CIVIL DIVISION  
)  
Plaintiff, ) No. 2302 CV 2009  
)  
vs. )  
)  
JEREMY P. TALANCA )  
)  
Defendant. )

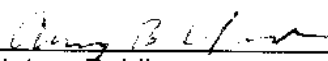
COMMONWEALTH OF PENNSYLVANIA )  
) SS:  
COUNTY OF ALLEGHENY )

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

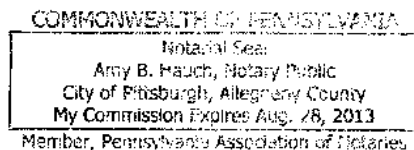
THAT Notice of PNC Bank, National Association, intention to foreclose, pursuant to 41 P.S. §403 (Act 6 of 1974), was given to Defendant on or about February 3, 2009.

  
\_\_\_\_\_  
Michael C. Mazack, Esquire

Sworn to and subscribed before me  
this 18 day of March, 2010.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:





IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

Defendant.

CIVIL DIVISION

No. 2302 CV 2009

*2010-ED-49*  
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

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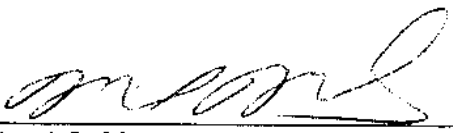
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
	)	
Plaintiff,	)	No. 2302 CV 2009
	)	
vs.	)	
	)	
JEREMY P. TALANCA	)	
	)	
	)	
Defendant.	)	

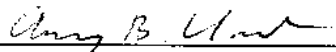
COMMONWEALTH OF PENNSYLVANIA	)	
	)	SS:
COUNTY OF ALLEGHENY	)	

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:

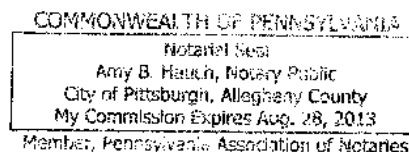
THAT Notice pursuant to 35 P.S. §1680.403 (Homeowner's Emergency Mortgage Assistance Act of 1983 -- Act 91 of 1983) was given to Defendant on or about February 3, 2009.

  
\_\_\_\_\_  
Michael C. Mazack, Esquire

Sworn to and subscribed before me  
this 18 day of March, 2010.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

JEREMY P. TALANCA

Defendant.

CIVIL DIVISION

No. 2302 CV 2009

*2010-EP-49*  
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

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PNC BANK, NATIONAL ASSOCIATION, ) CIVIL DIVISION  
 )  
Plaintiff, ) No. 2302 CV 2009  
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vs. )  
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JEREMY P. TALANCA )  
 )  
Defendant. )

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

**AFFIDAVIT OF LAST KNOWN ADDRESS OF DEFENDANT**

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:

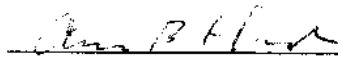
1. That he is counsel for the Plaintiff in the above referenced matter.
2. That to the best of his knowledge, information and belief, the last known address of Defendant is 545 W. 2nd Street, Berwick, PA 18603.

TUCKER ARENSBERG, P.C.



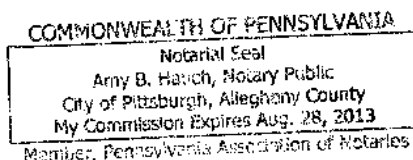
Michael C. Mazack, Esquire  
Attorney for Plaintiff

Sworn to and subscribed before me  
this 18 day of March, 2010.



Notary Public

My Commission Expires:



**Tucker Arensberg, P.C.**

ATTORNEYS AT LAW

1500 ONE PPG PLACE

PITTSBURGH, PENNSYLVANIA 15222

(412) 566-1212

**PNC BANK**  
PNC Bank, National Association  
Pittsburgh, PA

8-9/430

Date: March 22, 2010

333298

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

⑈ 333298 ⑈ ⑆ 043000096 ⑆ 0001004943 ⑈