

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

PNC Bank VS Michael + Dawn Lavan

NO. 145-11 ED NO. 1350-11 JD

DATE/TIME OF SALE: Feb. 8 0900

BID PRICE (INCLUDES COST) \$ 20000

POUNDAGE - 2% OF BID \$ 400.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

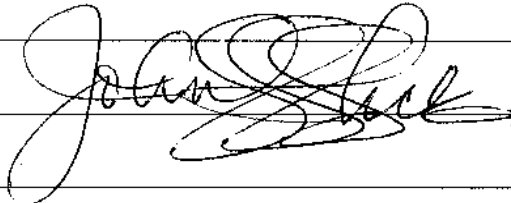
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2646.99

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2646.99

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1446.99

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
PNC BANK

vs.

Defendant
MICHAEL F LEVAN
DAWN LEVAN

Attorney for the Plaintiff:

VITTI AND VITTI AND ASSOCIATES, P.C.
215 4TH AVENUE
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, February 8, 2012

Writ of Execution No. : 2011CV1350

Advance Sheriff Costs: 1,350.00

Location of the real estate: 703 WASHINGTON STREET, BERWICK, PA 18603

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	225.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	160.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,008.42
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	48.00
Copies	7.50
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 1,900.42

Municipal Costs

Sewer	291.57
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Total Municipal Costs 291.57

Distribution Costs

Recording Fees	55.00
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Total Distribution Costs 55.00

Grand Total: 2,246.99

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

© Columbia County Sheriff, Bloomsburg, Pa.



Vitti & Vitti
Associates, P.C.

ATTORNEYS AT LAW
1100 PENNSYLVANIA AVENUE, SUITE 1000
PITTSBURGH, PA 15222
TEL: 412.326.1000 FAX: 412.326.1001
WWW.VITTIVITTI.COM

Louis Vitti
Rodney Permigiani
Lois Vitti®

* Admitted in PA, NY & NJ



Today is Wednesday
February 8, 2012

Sheriff of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE: Name: Michael F. Levan, Jr.
 Property address: 703 Washington Street, Berwick, PA 18603
 Court number: 2011CV1350

Dear Sir/ Madam:

Please name as grantee in the above captioned matter:

PNC Bank, National Association

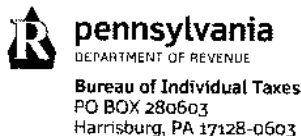
Very Truly Yours,
Louis P. Vitti
Louis P. Vitti

LPV/mz

CERTIFICATE OF RESIDENCE: 3232 Newmark Drive, Miamisburg, OH 45342

RETURN PREPARED DEED TO: VITTI & VITTI & ASSOCIATES, P.C.
 215 FOURTH AVENUE
 PITTSBURGH, PA 15222

PLEASE LIST GRANTEE EXACTLY HOW IT APPEARS ABOVE. THANK YOU.



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) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name		Telephone Number:	
Vitti & Vitti & Associates, PC		(412) 281-1725	
Mailing Address	City	State	ZIP Code
215 Fourth Avenue	Pittsburgh	PA	15222

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Sheriff of Columbia County
Mailing Address
PO Box 380
City
Bloomsburg

State
PA

ZIP Code
17815

C. Date of Acceptance of Document 2-8-12

Grantee(s)/Lessee(s)
PNC Bank, National Association
Mailing Address
3232 Newmark Drive
City
Miamisburg

State
OH

ZIP Code
45342

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough
703 Washington Street	Borough of Berwick
County	School District
Columbia	
	Tax Parcel Number
	04C-02-196

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 2,646.99	2. Other Consideration + 0.00	3. Total Consideration = 2,646.99
4. County Assessed Value 20,874.00	5. Common Level Ratio Factor X 3.79	6. Fair Market Value = 79,112.46

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. 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 deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.)

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

Date

02/08/12

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

VITTI AND VITTI AND ASSOCIATES, P.C.

315 4TH AVENUE
PITTSBURGH, PA 15222

24569

8-9/430
168

DATE

2-8-12

PAY
TO THE
ORDER OF

Sherrill of Columbia County
One thousand four hundred forty six dollars & 99/100

\$ 1,446.99

DOLLARS



PNC BANK

PNC Bank, N.A.
Pittsburgh, PA

Margaret M. Gendron

FOR

1-660-6352

⑆024569⑆ ⑆043000096⑆ ⑆136510083⑆

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</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	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>492.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1008.42</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1133.42</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</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	\$ <u>291.57</u>	
WATER 20	\$	
TOTAL *****		\$ <u>291.57</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2246.99

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1350

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, FEBRUARY 08, 2012
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

BEGINNING at the northwesterly corner of Washington and Center Streets; thence westwardly along Center Street eighty-two and six-tenths feet; thence along a twenty foot alley northwardly one hundred and twelve and seven tenths feet to the south side of First Avenue; thence along First Avenue eastwardly seventy-six and three tenths feet to the west side of Washington Street; thence southwardly along Washington Street eighty-four and two-tenths feet to the place of beginning. Having erected thereon a dwelling known as 703 Washington Street, Berwick, PA 18603.

Tax Parcel No. 04C-02-196

Being the same premises which Mary A. Shriver, Administratrix of the Estate of Andrew Hruschanko, by Deed dated 5/25/01 and recorded 6/18/01 in the Recorder of Deeds Office of Columbia County, Pennsylvania, in Instrument # 200105670, granting and conveying unto Michael F. Levan, Jr. and Dawn M. Levan, his wife.

PROPERTY ADDRESS: 703 WASHINGTON STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04C-02-196

Seized and taken into execution to be sold as the property of **MICHAEL F. LEVAN, DAWN LEVAN** in suit of PNC BANK.

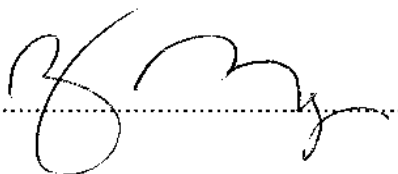
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID**

PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. 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.

Attorney for the Plaintiff:
VITTI AND VITTI AND ASSOCIATES, P.C.
PITTSBURGH, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffofcolumbiacounty.com

law deposes and says that Press Enterprise is
ipal office and place of business at 3185
olumbia and State of Pennsylvania, and was
has been published daily, continuously in said
ne attached notice January 18, 25 and February 1.
is one of the officers or publisher or designated
er in which legal advertisement was published;
terested in the subject matter of said notice and
hc foregoing statement as to time, place, and



3rd day of February 2012



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I hereby certify that the advertising and
for publishing the foregoing notice, and the

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK
vs.
MICHAEL F LEVAN (et al.)

Case Number
2011CV1350

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 11/25/2011

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 703 WASHINGTON STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

01-05-12

Time:

0645

Deputy:

DANGELO

Mileage:

Attorney / Originator:

Name: VITTI AND VITTI AND ASSOCIATES, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2011CV1350

703 WASHINGTON STREET, BERWICK, PA 18603

EXP: 11/25/2011

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

FACSIMILE TRANSMITTAL SHEET

TO Shannon

FROM: Sarah

COMPANY:

DATE: 2012 1 1

FAX NUMBER:

412 281 3035

PHONE NUMBER:

RE: Leram

Attn: Shannon

☐ URGENT ☐ FOR REVIEW ☐

412 281 3035

PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS
OFFICE. IF YOU HAVE ANY
PLEASE CALL 570.389.5622. THANK YOU

145 ED 2011

SHERIFF'S
DOCUMENTS,

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL F LEVAN (et al.)

Case Number
2011CV1350

SHERIFF'S RETURN OF SERVICE

10/26/2011 09:10 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KEVIN VERNOVAGE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MICHAEL F LEVAN AT 703 WASHINGTON STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

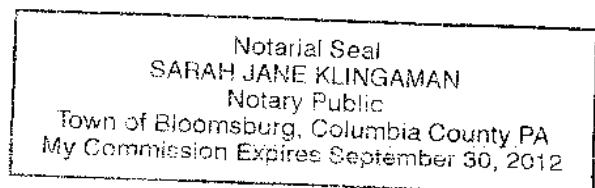
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 03, 2011

NOTARY

Affirmed and subscribed to before me this

3RD day of NOVEMBER, 2011



Plaintiff Attorney: VITTI AND VITTI AND ASSOCIATES, P.C., 215 4TH AVENUE, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL F LEVAN (et al.)

Case Number
2011CV1350

SHERIFF'S RETURN OF SERVICE

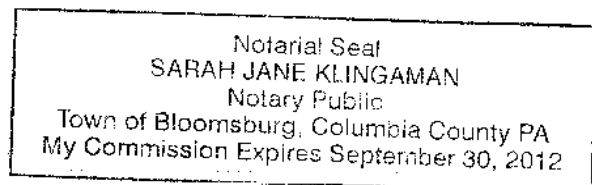
11/02/2011 12:35 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT. TO WIT: DAWN LEVAN AT PINE & 3RD STREETS, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 03, 2011



NOTARY

Affirmed and subscribed to before me this

3RD day of NOVEMBER, 2011

Plaintiff Attorney: VITTI AND VITTI AND ASSOCIATES, P.C., 215 4TH AVENUE, PITTSBURGH, PA 15222

**In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION**

NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876
Email:

Obligor:

MICHAEL F. LEVAN JR
C/O ROSE LEVAN
220 SOUTH MERCER STREET
BERWICK, PA 18603-4413

SSN: 194-56-4932 Date of Birth: 07/01/69

Obligee:

DAWN M. LEVAN

**IV-D Case #: 889112137
(or non-IV-D docket #)**

This lien results, by operation of law, from a support order, entered on JANUARY 12, 2011 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 011016.

As of NOVEMBER 17, 2011, the obligor owes unpaid support in the amount of \$1,425.46. This judgment may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:
703 WASHINGTON STREET, BERWICK, PA 18603

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

[Signature]
Authorized Agent

11/17/11
Date

Paul C Keller 570-357-8870
Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

Print name, e-mail address, phone and fax number

I certify that _____ appeared before me and is known to me as the individual who signed the above.

State of _____

County of _____

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Debra Welliver, Notary Public
Montour Twp., Columbia County
My Commission Expires Oct. 26, 2015

)
) ss.
)

Notary Public Debra Welliver

Date 11-17-11

My appointment expires 10-25-15

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 05/31/2014 (Please note, this expiration date is for the OMB form and not the lien itself.)

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

RECEIVED

TO: Michael F. Levan, Jr.
Dawn M. Levan
703 Washington Street
Berwick, PA 18603

NOV 14 2011

2011 NOV 14 PM 4:12

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on **February 8, 2012 at 9:00 A.M.**, the following described real estate, of which Michael F. Levan Jr. and Dawn M. Levan are owners or reputed owners:

Borough of Berwick, County of Columbia, Cmwltb of Pennsylvania. HET a dwg k/a 703 Washington Street, Berwick, PA 18603. Parcel # 04C-02-196.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of PNC Bank, National Association vs. Michael F. Levan, Jr. and Dawn M. Levan at in the amount of \$64,219.13.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

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

The Writ of Execution 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.

**SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

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 for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the 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.

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 ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.



Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

**** THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY. ****

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK
vs.
MICHAEL F LEVAN (et al.)

Case Number
2011CV1350

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/25/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Maureen Co/R

Relation: clerk

Date: 11/10/11 Time: 14:50

Deputy: H J Mileage:

Attorney / Originator:

Name: VITTI AND VITTI AND ASSOCIATES, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS

2011CV1350

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 11/25/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK
vs.
MICHAEL F LEVAN (et al.)

Case Number
2011CV1350

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	11/25/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	MICHAEL F LEVAN
Primary Address:	703 WASHINGTON STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	VERNOVAGE KEVIN VERNOVAGE		
Relation:	OCCUPANT		
Date:	10/26/11	Time:	0910
Deputy:	D'ANGELO	Mileage:	

Attorney / Originator:

Name:	VITTI AND VITTI AND ASSOCIATES, P.C.	Phone:	
-------	--------------------------------------	--------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

LEVAN, MICHAEL F

2011CV1350

703 WASHINGTON STREET, BERWICK, PA 18603

EXP: 11/25/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

after 3pm
moving out

PNC BANK
vs.
MICHAEL F LEVAN (et al.)

Case Number
2011CV1350

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	11/25/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <i>DEF MOVED - POSSIBLY NEARBY AREA</i> <i>Lunch @ 12:00</i> <i># 394-2153 12:30</i>			

Serve To:

Name:	DAWN LEVAN
Primary Address:	703 WASHINGTON STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	<i>SERVED PARKING LOT BOYERS - PINE ST + 3RD BERWICK</i>
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	<i>DAWN LEVAN</i>		
Relation:			
Date:	<i>11-02-11</i>	Time:	<i>1235</i>
Deputy:	<i>DANGLER</i>	Mileage:	

Attorney / Originator:

Name:	VITTI AND VITTI AND ASSOCIATES, P.C.	Phone:	
-------	--------------------------------------	--------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

LEVAN, DAWN

2011CV1350

703 WASHINGTON STREET, BERWICK, PA 18603

EXP: 11/25/2011

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

OR: COLUMBIA County

DATE
03/01/2011

BILL NO.
4673

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,874	6.146	125.72	128.29	141.12
SINKING		1.345	27.52	28.08	30.89
FIRE		1.25	25.57	26.09	27.39
LIGHT		1.75	35.80	36.53	38.36
BORO RE		11.1	227.07	231.70	243.29
The discount & penalty have been calculated for your convenience			441.68 <small>April 30 If paid on or before</small>	450.69 <small>June 30 If paid on or before</small>	481.05 <small>June 30 If paid after</small>
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LEVAN MICHAEL F & DAWN M JR
703 WASHINGTON STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-02 -196-00,000
703 WASHINGTON ST
.1644 Acres Land 2,865
Buildings 18,009
Total Assessment 20,874

This tax returned to
courthouse on:
January 1, 2012

FILE COPY

PNL
4/30/11

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

BERWICK AREA SCHOOL DISTRICT		2011 SCHOOL REAL ESTATE DATE 07/01/2011 BILL# 002377			TAXPAYER COPY	
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE C. GINGHER 1615 LINCOLN AVENUE BERWICK, PA 18603	DESCRIPTION	ASSESSMENT	RATE	2% DISC	TAX AMOUNT	10% PENALTY
	REAL ESTATE	20874	45.0000	745.16	760.37	836.41
HOURS Mon, Tue, Thur, 9:30am-4:00pm Closed Wednesday and Friday Closed Holidays PHONE 570-752-7442	ASSESSED VALUE	20874	939.43	745.16	760.37	836.41
	GAMING REVENUE	-3977	-178.67			
	TAXABLE ASSESSMENT	16897	760.37	Aug. 31	Oct. 31	Nov. 1

NO REFUNDS UNDER \$5.00

M
A
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T
O

LEVAN MICHAEL F & DAWN M JR
703 WASHINGTON STREET
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C02 19600000		4973
703 WASHINGTON ST	2865.00	SCHOOL PENALTY 10%
20010-5670	18009.00	DELINQUENT TAX TO
0.16 ACRES		COURTHOUSE DEC. 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Mem, This is paid in full for 2011 by PNC

mtg..

Connie



October 28, 2011

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

PNC BANK, NATIONAL ASSOCIATION

VS.

MICHAEL F. LEVAN, JR.
DAWN M. LEVAN

Dear Timothy:

The amount due on the sewer account #129512 for the property located at 703 Washington Street Berwick, Pa through March 31, 2012 is \$291.57.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK
vs.
MICHAEL F LEVAN (et al.)

Case Number
2011CV1350

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	11/25/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	BERWICK SEWER AUTHORITY		
Primary Address:	1108 FREAS AVE BERWICK, PA 18603		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	LELLI GREEN		
Relation:	CLEAR		
Date:	10/26/11	Time:	0905
Deputy:	DANIEL	Mileage:	

Attorney / Originator:

Name:	VITTI AND VITTI AND ASSOCIATES, P.C.	Phone:	
--------------	--------------------------------------	---------------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BERWICK SEWER

2011CV1350

1108 FREAS AVE, BERWICK, PA 18603

EXP: 11/25/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK
vs.
MICHAEL F LEVAN (et al.)

Case Number
2011CV1350

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/25/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	10.26.11	Time:	0925
Deputy:	DANIELLO	Mileage:	

Attorney / Originator:

Name: VITTI AND VITTI AND ASSOCIATES, P.C.	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

GINGHER, CONNIE C.

2011CV1350

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 11/25/2011

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 10/26/2011

Fee: \$5.00

Cert. NO: 10989

LEVAN MICHAEL F & DAWN M JR
703 WASHINGTON STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20010 -5670
Location: 703 WASHINGTON ST
Parcel Id: 04C-02 -196-00,000

Assessment: 20,874

Balances as of 10/26/2011

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK
vs.
MICHAEL F LEVAN (et al.)

Case Number
2011CV1350

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/25/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Clerk of Courts of Columbia County

Primary Address: 35 West Main Street
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: VITTI AND VITTI AND ASSOCIATES, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

CLERK OF COURTS OF

2011CV1350

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

EXP: 11/25/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK
vs.
MICHAEL F LEVAN (et al.)

Case Number
2011CV1350

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/25/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other		
Adult In Charge:	Heather Hyatt		
Relation:	Receptionist		
Date:	10-26-11	Time:	
Deputy:	A	Mileage:	

Attorney / Originator:

Name: VITTI AND VITTI AND ASSOCIATES, P.C.	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX

2011CV1350

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/25/2011

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COLUMBIA COUNTY, PA 15701

BLOOMSBURG, PA 17815

Vitti & Vitti & Associates, P.C.

Attorneys at Law

24 HOUR PHONE

(570) 784-6300

PHONE

(570) 389-1622

Louis Vitti

Rodney Permigiani

Lois Vitti*

215 Fourth Avenue Pittsburgh, PA 15222

Office: (412) 281-1725 Fax: (412) 281-3810

www.vittilaw.com

*Admitted in PA, NY & NJ



FACSIMILE TRANSMITTAL

To:	Sheriff Chamberlain	From:	Vitti & Vitti & Associates, Shannon Lee
Company:	Sheriff Office of Columbia County	Date:	10/25/2011 # Pages: 2
Fax #:	570-389-5625	LPV#:	63952
Re:		Loan #:	0001802236
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Reply <input type="checkbox"/> Original will be mailed			

NOTES/MESSAGE:

Faxing the Non-Military Affidavit that was requested for Michael F. Levan and Dawn M. Levan.

NOTE: If you have difficulty receiving this transmittal, please call 412.281.1725. Thank you.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

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

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

BEFORE me, the undersigned authority, personally appeared Louis P. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANT(S) is/are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Service Members Civil Relief Act of 2004 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes. In the alternative, should the defendant(s) be currently serving in the military the Service Members Relief Act does not apply as the mortgage in question did not originate before the period of the Service Members military service and is secured by a mortgage pursuant to 50 U.S.C. App §533 formerly cited as 50 U.S.C. App §532 (a)(1)(2).

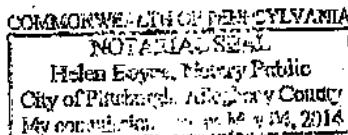
This Affidavit is made under the provisions of the Service Members Civil Relief Act of 2004.

Louis P. Vitti, Esquire

SWORN to and subscribed

before me this 20th day

of October, 2011.

Notary Public

Document Receipt

Trans # 41239 Carrier / service: POST 2PM 10/25/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000011255

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 145ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 41242 Carrier / service: POST 2PM 10/25/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000011286

Doc Ref #: 145ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans # 41241 Carrier / service: POST 2PM 10/25/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000011279

DEPARTMENT 281230

Doc Ref #: 145ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 41240 Carrier / service: POST 2PM 10/25/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000011262

Doc Ref #: 145ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 41238 Carrier / service: POST 2PM 10/25/2011

Ship to: 41238

PA DEPT OF REVENUE

PO BOX 281061

Tracking #: 9171924291001000011248

Doc Ref #: 145ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 41237 Carrier / service: POST 2PM 10/25/2011

Ship to: 41237

COMMONWEALTH OF PA-DPW

OP BOX 8016

Tracking #: 9171924291001000011231

Doc Ref #: 145ED2011

HARRISBURG PA 17105

Document Receipt

Trans #	41236	Carrier / service:	POST	2PM	10/25/2011
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Ship to: 41236

PAWC

PO BOX 578

Tracking #: 9171924291001000011224

Doc Ref #: 145ED2011

ALTON IL 62002

Document Receipt

Trans # 41235 Carrier / service: POST 2PM 10/25/2011

Ship to: 41235

CITIBANK, NA

PO BOX 6500

701 EAST 60TH STREET NORTH

SIOUX FALLS SD 57104

Tracking #: 9171924291001000011217

Doc Ref #: 145ED2011

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1350

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 08, 2012
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

BEGINNING at the northwesterly corner of Washington and Center Streets; thence westwardly along Center Street eighty-two and six-tenths feet; thence along a twenty foot alley northwardly one hundred and twelve and seven tenths feet to the south side of First Avenue; thence along First Avenue eastwardly seventy-six and three tenths feet to the west side of Washington Street; thence southwardly along Washington Street eighty-four and two-tenths feet to the place of beginning.

Having erected thereon a dwelling known as 703 Washington Street, Berwick, P A 18603.

Tax Parcel No. 04C-02-196

Being the same premises which Mary A. Shriver, Administratrix of the Estate of Andrew Hruschanko, by Deed dated 5/25/01 and recorded 6/18/01 in the Recorder of Deeds Office of Columbia County, Pennsylvania, in Instrument # 200105670, granting and conveying unto Michael F. Levan, Jr. and Dawn M. Levan, his wife.

PROPERTY ADDRESS: 703 WASHINGTON STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-196

Seized and taken into execution to be sold as the property of MICHAEL F LEVAN, DAWN LEVAN in suit of PNC BANK.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. 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.

Attorney for the Plaintiff:
VITTI AND VITTI AND ASSOCIATES, P.C.
PITTSBURGH, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

TO: Michael F. Levan, Jr.
Dawn. M. Levan
703 Washington Street
Berwick, PA 18603

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on *February 8*, 2012 at 9:00 A.M., the following described real estate, of which are owners or reputed owners:

Borough of Berwick, County of Columbia, Cmwltth of Pennsylvania. HET a dwg k/a 703 Washington Street, Berwick, PA 18603. Parcel # 04C-02-196.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of PNC Bank, National Association vs. Michael F. Levan, Jr. and Dawn M. Levan at in the amount of \$64,219.13.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

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

The Writ of Execution 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.

**SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

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 for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the 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.

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 ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.



Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

**** THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

TO: Michael F. Levan, Jr.
Dawn. M. Levan
703 Washington Street
Berwick, PA 18603

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on *February 8*, 2012 at 9:00 A.M., the following described real estate, of which are owners or reputed owners:

Borough of Berwick, County of Columbia, Cmwltth of Pennsylvania. HET a dwg k/a 703 Washington Street, Berwick, PA 18603. Parcel # 04C-02-196.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of PNC Bank, National Association vs. Michael F. Levan, Jr. and Dawn M. Levan at in the amount of \$64,219.13.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

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

The Writ of Execution 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.

**SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

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 for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the 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.

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 ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.



Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

**** THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

REAL ESTATE OUTLINE

ED # 145-11

DATE RECEIVED 10-25-11
DOCKET AND INDEX 10-25-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>1200.00</u>	<input checked="" type="checkbox"/>	CK# <u>23397</u>

cy/ao/ 10-25-11

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

SALE DATE	<u>Feb. 8, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 5, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan. 18</u>	
	2 ND WEEK <u>25</u>	
	3 RD WEEK <u>Feb. 1, 12</u>	

FILED
PROTHONOTARY

2011 AUG 10

CLERK OF COURTS OFFICE
JUNYON, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC Bank, National Association

CIVIL DIVISION

NO. 2011-CV-1350

Plaintiff,

2011-ED-145
**PRAECIPE FOR WRIT OF
EXECUTION AND AFFIDAVIT OF
LAST KNOWN ADDRESS**

vs.

Code MORTGAGE FORECLOSURE

Michael F. Levan Jr. and Dawn M.
Levan

Filed on behalf of
Plaintiff

Defendants.

Counsel of record for this
party:

Louis P. Vitti, Esquire
Supreme Court #01072

Vitti & Vitti & Assoc., P.C.
215 Fourth Avenue
Pittsburgh, PA 15222

(412) 281-1725

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

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

NO. 2011-CV-1350

vs.

MICHAEL F. LEVAN, JR AND DAWN M. LEVAN

Defendants.

2011-ED-145

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2011 OCT 24 AM 10:08

FILED
PROTHONOTARY

**PRAECIPE FOR WRIT OF
EXECUTION IN MORTGAGE FORECLOSURE**

TO: PROTHONOTARY OF COLUMBIA COUNTY

Issue a Writ of Execution in favor of the Plaintiff and against the Defendant(s) in the
above-captioned matter as follows:

Amount Due	\$64,219.13
Interest 10/20/11 -Sale Date	_____
At 6%	_____
Total	\$_____

The real estate, which is the subject matter of the Praecipec for Writ of Execution is situate
in: Borough of Berwick, County of Columbia, Cmwltb of Pennsylvania. HET a dwg k/a 703 Washington
Street, Berwick, PA 18603. Parcel # 04C-02-196.



Louis P. Vitti, Esquire
Attorney for Plaintiff

PRAECIPE FOR WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

PNC Bank, National Association,

vs

Michael E. Levan, Jr.

Dawn M. Levan

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-CV-1350 Term 19 ED.

No. 2011-ED-145 Term 19 A.D.

No. 2011-ED-145 Term 19 J.D.

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

To the Prothonotary:

Issue writ of execution in the above matter:

Amount Due

\$ 64,219.13

Interest from

\$ _____ and Costs.



Attorney for the Plaintiff(s)

Note: Please furnish description of Property.

FILED
PROTHONOTARY
JUL 24 A 10 08
CLERK OF COURTS OFFICE
JUL 24 2011
COLUMBIA, PA

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

Five Bank International Association

vs

Michael F. Levan Jr

Drum M. Levan

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-CV-1350 Term 19____E.D.

No. _____ Term 19____A.D.

No. 2011-ED-145 Term 19____J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

See Attached Label

Amount Due

\$ 64,219.13

Interest from

\$ _____

Total

\$ _____

Plus costs

is endorsed.

Lance B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Deputy

ated October 24, 2011
(SEAL)

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

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

NO. 2011-CV-1350

Vs.

MICHAEL F. LEVAN, JR AND DAWN M. LEVAN

Defendants.

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 703 Washington Street, Berwick, PA 18603.


Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 20th day of

October, 2011.




Notary Public

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

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

NO. 2011-CV-1350

vs.

MICHAEL F. LEVAN, JR AND DAWN M. LEVAN

Defendants.

LEGAL DESCRIPTION

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

BEGINNING at the northwesterly corner of Washington and Center Streets; thence westwardly along Center Street eighty-two and six-tenths feet; thence along a twenty foot alley northwardly one hundred and twelve and seven tenths feet to the south side of First Avenue; thence along First Avenue eastwardly seventy-six and three tenths feet to the west side of Washington Street; thence southwardly along Washington Street eighty-four and two-tenths feet to the place of beginning.

Having erected thereon a dwelling known as 703 Washington Street, Berwick, PA 18603.

Tax Parcel No. 04C-02-196

Being the same premises which Mary A. Shriver, Administratrix of the Estate of Andrew Hruschanko, by Deed dated 5/25/01 and recorded 6/18/01 in the Recorder of Deeds Office of Columbia County, Pennsylvania, in Instrument # 200105670, granting and conveying unto Michael F. Levan, Jr. and Dawn M. Levan, his wife.

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

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

NO. 2011-CV-1350

vs.

MICHAEL F. LEVAN, JR AND DAWN M. LEVAN

Defendants.

145

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC Bank, National Association, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 703 Washington Street, Berwick, PA 18603.

1. Name and address of Owner(s) or Reputed Owner(s):

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

1 Michael F. Levan, Jr.
2 Dawn M. Levan

703 Washington Street
Berwick, PA 18603

2. Name and address of Defendant(s) in the judgment:

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Same as No. 1 above.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

3 CitiBank (South Dakota), N.A.

701 East 60th Street North
P.O. Box 6500
Sioux Falls, SD 57104-0493

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

cannot be reasonably ascertained)

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	---

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	---

None

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:

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	---

Tax Collector of Borough of Berwick
Attn: Connie Gingher

1615 Lincoln Avenue
Berwick, PA 18603

4 PAWC

P.O. Box 578
Alton, IL 62002

Berwick Sewer Authority

1108 Freas Ave
Berwick, PA 18603

5 Commonwealth of PA -DPW

P.O. Box 8016
Harrisburg, PA 17105

6 Clerk of Courts
Criminal/Civil Division

P.O. Box 380
Bloomsburg, PA 17815

Tax Claim Bureau of Columbia County

35 West Main Street
Bloomsburg, PA 17815

Court of Common Pleas of
Columbia County
Domestic Relations Division

P.O. Box 380
Bloomsburg, PA 17815

PA Dept. of Sheriff Sales
Bureau of Compliance

Dept. #281230
Harrisburg, PA 17128-1230

7 Pennsylvania Department of Revenue
Office of Chief Counsel


Inheritance Tax Dept.
P.O. Box 281061
Harrisburg, PA 17128

Tenant/Occupant

703 Washington Street
Berwick, PA 18603

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.

10/20/11
Date


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 20th day

of October, 2011.


Notary Public

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

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

NO. 2011-CV-1350

vs.

MICHAEL F. LEVAN, JR AND DAWN M. LEVAN

Defendants.

AFFIDAVIT

I, Louis P. Vitti, hereby certify that as representative of PNC Bank, National Association, am familiar with the above-captioned case and various servicing activities related thereto and that the provisions of the laws of the Commonwealth of Pennsylvania and specifically, Act 91 of 1983, have been complied with in the above-captioned case.



Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed

before me this 20th day

of October, 2011.


Notary Public

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

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

NO. 2011-CV-1350

Vs.

MICHAEL F. LEVAN, JR AND DAWN M. LEVAN

Defendants.

AFFIDAVIT


I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 703 Washington Street, Berwick, PA 18603.

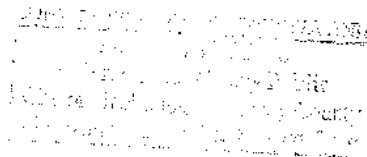

Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 20th day of

October, 2011.


Notary Public



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

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

NO. 2011-CV-1350

vs.

MICHAEL F. LEVAN, JR AND DAWN M. LEVAN

Defendants.

AFFIDAVIT PURSUANT TO RULE 3129.1

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1. Name and address of Owner(s) or Reputed Owner(s):

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Michael F. Levan, Jr.
Dawn M. Levan

703 Washington Street
Berwick, PA 18603

2. Name and address of Defendant(s) in the judgment:

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Same as No. 1 above.

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Name:

Address (Please indicate if this
cannot be reasonably ascertained)

CitiBank (South Dakota), N.A.

701 East 60th Street North
P.O. Box 6500
Sioux Falls, SD 57104-0493

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

cannot be reasonably ascertained)

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

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:

Name	Address (Please indicate if this cannot be reasonably ascertained)
Tax Collector of Borough of Berwick Attn: Connie Gingher	1615 Lincoln Avenue Berwick, PA 18603
PAWC	P.O. Box 578 Alton, IL 62002
Berwick Sewer Authority	1108 Freas Ave Berwick, PA 18603
Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
Clerk of Courts Criminal/Civil Division	P.O. Box 380 Bloomsburg, PA 17815
Tax Claim Bureau of Columbia County	35 West Main Street Bloomsburg, PA 17815
Court of Common Pleas of Columbia County Domestic Relations Division	P.O. Box 380 Bloomsburg, PA 17815

PA Dept. of Sheriff Sales
Bureau of Compliance

Pennsylvania Department of Revenue
Office of Chief Counsel

Tenant/Occupant

Dept. #281230
Harrisburg, PA 17128-1230

Inheritance Tax Dept.
P.O. Box 281061
Harrisburg, PA 17128

703 Washington Street
Berwick, PA 18603

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.

10/20/11

Date

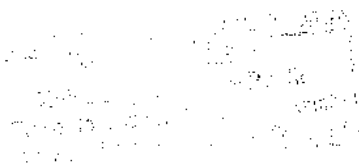


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 20th day

of October, 2011.


Notary Public

SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY:

RE: PNC Bank, N.A. vs. Michael F. Levan and Dawn M. Levan

NO: 2011-CV-1350

KINDLY: SERVE the Defendant(s), Michael F. Levan and Dawn M. Levan, or the Adult Member in charge at the time of service at the address listed below:

**703 Washington Street
Berwick, PA 18603**

ATTORNEY: Louis P. Vitti, Esquire
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

DATE: 10/21/11

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: _____
DATE OF SERVICE: _____
PLACE SERVED: _____

SERVICE NOT MADE DUE TO: _____

ATTEMPTS MADE: _____
DATE OF REPORT: _____

BY: _____
Deputy Sheriff

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

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

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

NO. 2011-CV-1350

MICHAEL F. LEVAN, JR AND DAWN M. LEVAN

Defendants.

LEGAL DESCRIPTION

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

BEGINNING at the northwesterly corner of Washington and Center Streets; thence westwardly along Center Street eighty-two and six-tenths feet; thence along a twenty foot alley northwardly one hundred and twelve and seven tenths feet to the south side of First Avenue; thence along First Avenue eastwardly seventy-six and three tenths feet to the west side of Washington Street; thence southwardly along Washington Street eighty-four and two-tenths feet to the place of beginning.

Having erected thereon a dwelling known as 703 Washington Street, Berwick, PA 18603.

Tax Parcel No. 04C-02-196

Being the same premises which Mary A. Shriver, Administratrix of the Estate of Andrew Hruschanko, by Deed dated 5/25/01 and recorded 6/18/01 in the Recorder of Deeds Office of Columbia County, Pennsylvania, in Instrument # 200105670, granting and conveying unto Michael F. Levan, Jr. and Dawn M. Levan, his wife.

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

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

NO. 2011-CV-1350

MICHAEL F. LEVAN, JR AND DAWN M. LEVAN

Defendants.

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Having erected thereon a dwelling known as 703 Washington Street, Berwick, PA 18603.

Tax Parcel No. 04C-02-196

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VITI AND VITI AND ASSOCIATES, P.C.

215 4TH AVENUE
PITTSBURGH, PA 15222

23397

DATE 10/24/11

8/9/2010
168

PAY
TO THE
ORDER OF

Sherry J. Columbus County
Chesterland two hundred 00/100

\$ 1200.00

DOLLARS



PNC BANK

PNC Bank N.A. 091
Pittsburgh, PA

FOR

Check 639824

Handwritten signature

⑆0233397⑆ ⑆013000096⑆ 1136510063⑆