

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

NO. 2011-CV-1350

Plaintiff,

vs.

**AFFIDAVIT OF SERVICE**

MICHAEL F. LEVAN and DAWN M.  
LEVAN,

Code MORTGAGE FORECLOSURE

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

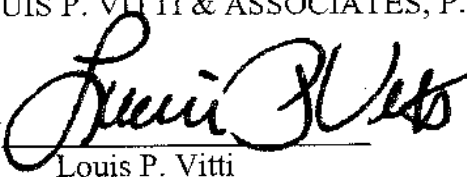
PNC Bank, National Association,	)	
Plaintiff,	)	No. 2011-CV-1350
vs.	)	
	)	
Michael F. Levan Jr. and Dawn M.	)	
Levan,	)	
Defendants.	)	

**AFFIDAVIT OF SERVICE**

I, Louis P. Vitti, do hereby certify that a Notice of Sale has been served upon the Defendant, Michael F. Levan, by the Sheriff of Columbia County on October 26, 2011. The defendant, Dawn M. Levan, by the Sheriff of Columbia County on November 2, 2011 and all Lien Holders, by Certificate of Mailing, for service in the above-captioned case on November 10, 2011, advising them of the Sheriff's sale of the property at 703 Washington Street, Berwick, PA 18603 on February 8, 2012.

LOUIS P. VITTI & ASSOCIATES, P.C.

BY

  
Louis P. Vitti

SWORN to and subscribed

before me this 11th day

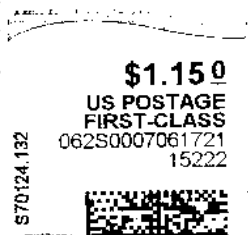
of January.

  
Notary Public



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Citibank (South Dakota), N.A. 701 East 60 <sup>th</sup> Street North P.O. Box 6500 Sioux Falls, SD 57104-0493	

PS Form 3817, January 2001



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<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Tax Collector of Borough of Berwick Attn: Connie Gingham 1615 Lincoln Avenue Berwick, PA 18603	

PS Form 3817, January 2001



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
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Received From:	
<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
PAWC P.O. Box 578 Alton, IL 62002	

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<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Berwick Sewer Authority 1108 Freas Ave Berwick, PA 18603	

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<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Commonwealth of PA-DPW P.O. Box 8016 Harrisburg, PA 17105	

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15222

\$70124.136



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<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Clerk of Courts Criminal/Civil Division P.O. Box 380 Bloomsburg, PA 17815	

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Received From:	
<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Tax Claim Bureau of Columbia County 35 West Main Street Bloomsburg, PA 17815	

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\$70124.138



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<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Court of Common Pleas of Columbia County Domestic Relations Division P.O. Box 380 Bloomsburg, PA 17815	

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Received From:	
<b>Vitti &amp; Vitti &amp; Associates, P.C.</b> <b>215 Fourth Avenue, Pittsburgh, PA 15222</b>	
One piece of ordinary mail addressed to:	
PA Dept. of Sheriff Sales Bureau of Compliance Dept. # 281230 Harrisburg, PA 17128-1230	

PS Form 3817, January 2001

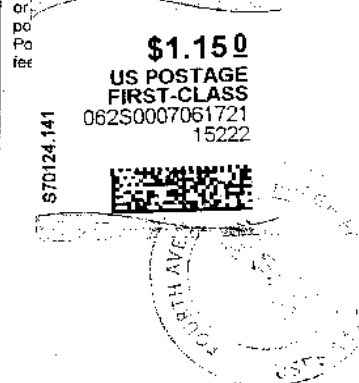
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<b>Vitti &amp; Vitti &amp; Associates, P.C.</b> <b>215 Fourth Avenue, Pittsburgh, PA 15222</b>	
One piece of ordinary mail addressed to:	
Pennsylvania Department of Revenue Office of Chief Counsel Inheritance Tax Department P.O. Box 281061 Harrisburg, PA 17128	

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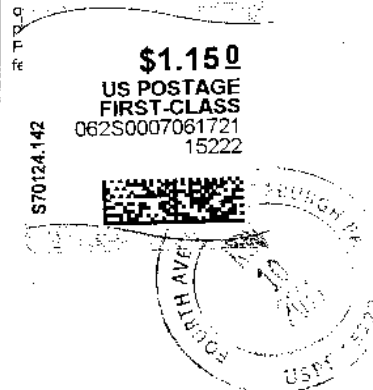
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Received From:	
<b>Vitti &amp; Vitti &amp; Associates, P.C.</b> <b>215 Fourth Avenue, Pittsburgh, PA 15222</b>	
One piece of ordinary mail addressed to:	
Tenant/Occupant 703 Washington Street Berwick, PA 18603	

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Affix fee here in stamps



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

PNC Bank NA vs McIntosh Leister

NO. 157-11 ED NO. 1287-11 JD

DATE/TIME OF SALE: Mar 7 0900

BID PRICE (INCLUDES COST) \$ 1918.92

POUNDAGE - 2% OF BID \$ 38.38

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

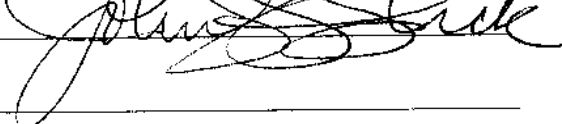
MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1957.30

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 1957.30

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 757.30

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



## Plaintiff

PNC BANK, NATIONAL ASSOCIATION vs.

## Defendant

MELISSA LESHER

### Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, March 7, 2012

Writ of Execution No. : 2011CV1227

Advance Sheriff Costs: 1,350.00

Location of the real estate: 204 IDA 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	210.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	150.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,008.42
Web Posting	100.00
Notary Fee	10.00
Transfer Tax Form	25.00
Mailing Costs	42.00
Copies	7.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

**Total Sheriff Costs 1,863.92**

## Distribution Costs

Recording Fees	55.00
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**Total Distribution Costs 55.00**

**Grand Total: 1,918.92**

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)

(A Columbia County Sheriff, Telarsolt, Inc.)



Vitti & Vitti  
Attorneys at Law

Louis Vitti  
Rodney Pernigiani  
Lois Vitti

Attorneys at Law PA, NY & NJ



Today is Wednesday  
March 7, 2012

Sheriff of Columbia County  
PO Box 380  
Bloomsburg, PA 17815

RE: Name: Melissa R. Leshner  
Property address: 204 Ida Street, Berwick, PA 18603  
Court number: 2011-CV-1227

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

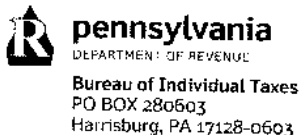
LPV/mz

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 Vitti & Vitti & Associates, PC		Telephone Number: (412) 281-1725	
Mailing Address 215 Fourth Avenue		City Pittsburgh	State PA
		ZIP Code 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 3-1-12

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 204 Ida Street		City, Township, Borough Borough of Berwick
County Columbia	School District	Tax Parcel Number 04C-04-053

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

1. Actual Cash Consideration 1,957.30	2. Other Consideration + 0.00	3. Total Consideration = 1,957.30
4. County Assessed Value 22,596.00	5. Common Level Ratio Factor x 3.79	6. Fair Market Value = 85,638.84

## 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%
---	---	---

### 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 03/07/12
---	------------------

**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.

216 4TH AVENUE  
PITTSBURGH, PA 15222

24856

8-9/430  
168

DATE 3-7-12

PAY  
TO THE  
ORDER OF

Sheriff of Columbia County \$ 757.30  
Seven hundred fifty-seven dollars & 30/100 DOLLARS

PNC BANK

PNC Bank, N.A.  
Pittsburgh, PA

FOR DEPOSIT - 63919 (2011-CV-1207)

*[Signature]*

⑆024856⑆ ⑆043000096⑆ 1136510063⑆

Security  
Features  
Guaranteed  
MP



**Vitti & Vitti**  
& Associates, P.C.  
Counsellors at Law

Louis Vitti  
Rodney Pernigiani  
Lois Vitti\*

215 Fourth Avenue Pittsburgh, PA 15222  
Office: (412)281-1725 Fax: (412)281-3810  
www.vittilaw.com

\*Admitted in PA, NY & NJ



Today is Wednesday

February 8, 2012

Sheriff of Columbia County  
Columbia County Courthouse  
570-389-5625

RE: PNC Bank, N.A. vs. Melissa R. Leshner  
NO: 2011-CV-1227

To whom it may concern:

**Kindly continue the above captioned Sheriff's sale which was scheduled for**

February 8, 2012 to March 7, 2012

Thank you for your cooperation with this matter.

Very Truly Yours,

*Louis P. Vitti*  
Louis P. Vitti

LPV/maq/mz

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

—	DOCKET/RETURN	\$15.00	
—	SERVICE PER DEF.	\$ <u>210.00</u>	
—	LEVY (PER PARCEL	\$15.00	
—	MAILING COSTS	\$ <u>42.00</u>	
—	ADVERTISING SALE BILLS & COPIES	\$17.50	
—	ADVERTISING SALE (NEWSPAPER)	\$15.00	
—	MILEAGE	\$ <u>29.00</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>7.00</u>	
—	NOTARY	\$ <u>10.00</u>	
TOTAL *****			\$ <u>465.50</u>

—	WEB POSTING	\$150.00	
—	PRESS ENTERPRISE INC.	\$ <u>1008.42</u>	
—	SOLICITOR'S SERVICES	\$75.00	
TOTAL *****			\$ <u>1233.42</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	\$	
	WATER 20	\$	
TOTAL *****			\$ <u>-0-</u>

—	SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
	MISC. _____	\$ _____	
	_____	\$ _____	
TOTAL *****			\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1918.92

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1227

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 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 in the westerly side of Ida Street 40 feet from Stable Street at corner of Lot No. 29; thence southwardly along Ida Street a distance of 40 feet to corner of Lot No. 31; thence westwardly along said lot a distance of 150 feet to an alley; thence northwardly along said alley a distance of 40 feet to corner of Lot No. 29; thence eastwardly along said lot a distance of 150 feet to the place of beginning. Being Lot No. 30 in plot or plan of Freas Fowler dated April 16, 1892. Having erected thereon a dwelling known as 204 Ida Street, Berwick, PA 18603.  
Parcel # 04C-04-053

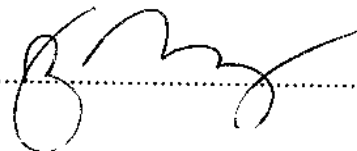
Being the same premises which Robert G. Allen and Sharon E. Allen, his wife by deed dated 11/27/07 and recorded 11/28/07 in the Recorder of Deeds office of Columbia County, Pennsylvania in Instrument # 200712036, granting and conveying unto Melissa R. Leshar.  
PROPERTY ADDRESS: 204 IDA STREET, BERWICK, PA 18603.  
UPI / TAX PARCEL NUMBER: 04C-04-053

Seized and taken into execution to be sold as the property of MELISSA LESHAR in suit of PNC BANK, NATIONAL ASSOCIATION.  
**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 ASSOCIATES, P.C.  
PITTSBURGH, PA

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

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



3<sup>rd</sup> day of February 2012

  
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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

NO. 2011-CV-1227

Plaintiff,

**AFFIDAVIT OF SERVICE**

vs.

Code MORTGAGE FORECLOSURE

Filed on behalf of  
Plaintiff

MELISSA R. LESHER

Counsel of record for this  
party:

Defendants.

Louis P. Vitti, Esquire  
Supreme Court #01072

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

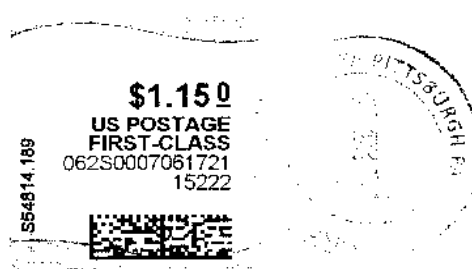
(412) 281-1725

Notary Public

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Tax Collector of Borough of Berwick Connie Gingham 1615 Lincoln Avenue Berwick, PA 18603	

PS Form 3817, January 2001

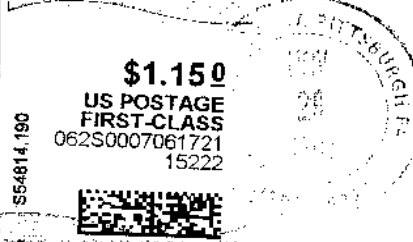
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or meter postage and  
post mark. Inquire of  
Postmaster for current  
fee



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One piece of ordinary mail addressed to:	
PAWC P.O. Box 578 Alton, IL 62002	

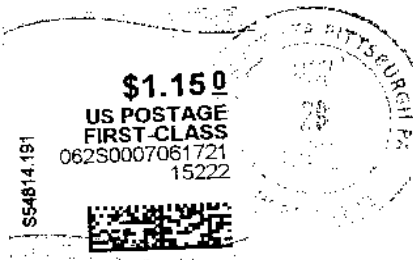
PS Form 3817, January 2001

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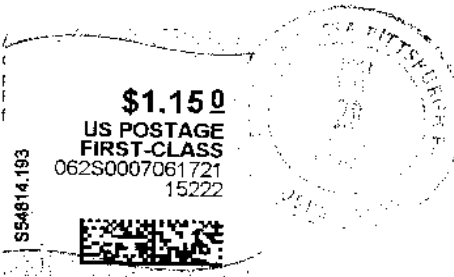
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Berwick Sewer Authority 1108 Freas Ave Berwick, PA 18603	

PS Form 3817, January 2001



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Commonwealth of PA-DPW P.O. Box 8016 Harrisburg, PA 17105	

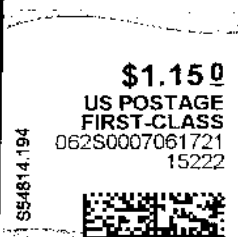
PS Form 3817, January 2001





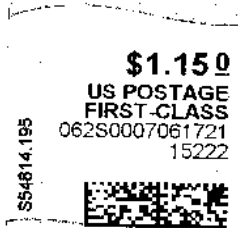
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Clerk of Courts Criminal/Civil Division P.O. Box 380 Bloomsburg, PA 17815	

PS Form 3817, January 2001



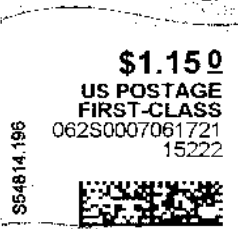
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Tax Claim Bureau of Columbia County 35 West Main Street Bloomsburg, PA 17815	

PS Form 3817, January 2001



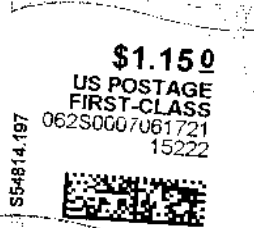
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Court of Common Pleas of Columbia County Domestic Relations Division Dept. # 281230 Harrisburg, PA 17128-1230	

PS Form 3817, January 2001



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti &amp; Vitti &amp; Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Pennsylvania Department of Revenue Office of Chief Counsel Inheritance Tax Dept. P.O. Box 281061 Harrisburg, PA 17128	

PS Form 3817, January 2001



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<b>Vitti &amp; Vitti &amp; Associates, P.C.</b> <b>215 Fourth Avenue, Pittsburgh, PA 15222</b>	
One piece of ordinary mail addressed to:	
Tenant/Occupant 204 Ida Street Berwick, PA 18603	

PS Form 3817, January 2001

S54814.192

**\$1.150**  
US POSTAGE  
FIRST-CLASS  
062S0007061721  
15222



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
MELISSA LESHER

Case Number  
2011CV1227

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	12/19/2011	Warrant:
Notes:	SHERIFF'S SALE BILL			

### Serve To:

Name:	(POSTING)
Primary Address:	204 IDA STREET BERWICK, PA 18603.
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	01.05.12	Time:	0850
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.

(POSTING)

2011CV1227

204 IDA STREET, BERWICK, PA 18603.

EXP: 12/19/2011

Luzerne County Sheriff's Department  
Luzerne County Courthouse

200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

11-ED-157

PNC BANK

VS

MELISSA LESHER

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on TUESDAY the 6TH day of DECEMBER 20 11 at 4:30 P. M., prevailing time, he served the within NOTICE OF SHERIFF'S SALE OF REAL PROPERTY & WRIT OF EXECUTION

upon MELISSA LESHER  
the within named, by handing to HER personally, at HER RESIDENCE, 1255 EAST 8TH STREET, BERWICK,

\_\_\_\_\_ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary

[Signature]  
Sheriff of Luzerne County

by [Signature]  
Deputy Sheriff of Luzerne County, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
MELISSA LESHER

Case Number  
2011CV1227

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/19/2011

Warrant:

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

### Serve To:

Name: MELISSA LESHER

Primary Address: 1522 EAST 8TH STREET  
BERWICK, PA 18603.

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:

### Notes / Special Instructions:

Now, November 18, 2011 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

LESHER, MELISSA

2011CV1227

1522 EAST 8TH STREET, BERWICK, PA 18603.

EXP: 12/19/2011

\*\*\*\*\*

LUZERNE COUNTY SHERI. S OFFICE  
200 N RIVER STREET  
WILKES-BARRE, PA 18701

TR# 2 REG# 45 OP# 45 12/09/2011  
12/09/2011 08:35:12

Othr County Civ Proc

ACCOUNT#: 100.4197.36206  
FINANCE Receipt#: 317686  
TR LINE#: 1  
11-157

AMT: 39.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207  
FINANCE Receipt#: 317686  
TR LINE#: 2  
11-157

AMT: 1.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138  
FINANCE Receipt#: 317686  
TR LINE#: 3  
11-157

AMT: 25.00

Tendered

CHECK: 23653 50.00  
CHECK: 23829 15.00

CHANGE: .00  
PAYOR: VITTI VITTI

TOTAL: 65.00

-- THANK YOU --

\*\*\*\*\*

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.  
4662

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,596	6.146	136.10	138.88	152.77
SINKING		1.345	29.78	30.39	33.43
FIRE		1.25	27.68	28.25	29.66
LIGHT		1.75	38.75	39.54	41.52
BORO RE		11.1	245.80	250.82	263.36
The discount & penalty have been calculated for your convenience			478.11	487.88	520.74
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

LESHER MELISSA R  
204 IDA STREET  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04C-04 -053-00,000  
204 IDA ST  
.1377 Acres Land  
Buildings  
Total Assessment 22,596

This tax returned to courthouse on:  
January 1, 2012

FILE COPY

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# 002366				TAXPAYER COPY	
BERWICK BOROUGH		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
<b>MAKE CHECKS PAYABLE TO:</b> CONNIE C. GINGHER 1615 LINCOLN AVENUE BERWICK, PA 18603		REAL ESTATE	22596	45.0000	821.10	837.86	921.65
<b>HOURS</b> Mon, Tue, Thur, 9:30am-4:00pm Closed Wednesday and Friday Closed Holidays <b>PHONE</b> 570-752-7442		ASSESSED VALUE	22596	45.0000	821.10	837.86	921.65
		SALES REVENUE	139.77	100.00	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
		TAXABLE ASSESSMENT	18619	45.0000	Aug. 31	Oct. 31	Nov. 1

NO REFUNDS UNDER \$5.00

M  
A  
I  
L  
LESHER MELISSA R  
204 IDA STREET  
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C04 05300000		7549
204 IDA ST	2500.00	SCHOOL PENALTY 10%
20071-2036	20098.00	DELINQUENT TAX TO
0.14 ACRES	8.31	COURTHOUSE DEC. 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

*Tim 2011 taxes paid by Intg (PNC Bank)*

*Conce*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
MELISSA LESHER

Case Number  
2011CV1227

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/19/2011
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 <u>Adult In Charge</u> Posted Other		
Adult In Charge:	DOT FRONIC		
Relation:	Receptionist		
Date:	12-1-11	Time:	0945
Deputy:	6	Mileage:	

### Attorney / Originator:

Name:	VITTI AND VITTI AND ASSOCIATES, P.C.	Phone:	
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### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS

2011CV1227

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 12/19/2011



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

Date: 11/21/2011

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 11071

LESHER MELISSA R  
204 IDA STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20071 -2036  
Location: 204 IDA ST LOT 30  
Parcel Id: 04C-04 -053 00,000

Assessment: 22,596

Balances as of 11/21/2011

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

NO TAX CLAIM TAXES DUE

By: Columbia Co. Sheriff

Per: Tim Chamberlain  
FFA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
MELISSA LESHER

Case Number  
2011CV1227

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	12/19/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	HEATHER HYATT		
<b>Relation:</b>	TAX CLERK		
<b>Date:</b>	11-21-11	<b>Time:</b>	0805
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> VITTI AND VITTI AND ASSOCIATES, P.C.	<b>Phone:</b>
---	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX

2011CV1227

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 12/19/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
MELISSA LESHER

Case Number  
2011CV1227

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/19/2011

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: TAMM KLINE

Relation: PROTHONOTARY CLERK OF COURTS

Date: 11-21-11

Time: 0805

Deputy: 6

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

2011CV1227

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

EXP: 12/19/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
MELISSA LESHER

Case Number  
2011CV1227

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice		<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	12/19/2011	<b>Warrant:</b>
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	204 IDA STREET BERWICK, PA 18603.
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	VACANT / POSTED		
<b>Relation:</b>			
<b>Date:</b>	11.18.11	<b>Time:</b>	1655
<b>Deputy:</b>	DANGELO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	VITTI AND VITTI AND ASSOCIATES, P.C.	<b>Phone:</b>	
--------------	--------------------------------------	---------------	--

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2011CV1227

204 IDA STREET, BERWICK, PA 18603.

EXP: 12/19/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
MELISSA LESHER

Case Number  
2011CV1227

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice		<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	12/19/2011	<b>Warrant:</b>
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	POSTED		
<b>Relation:</b>			
<b>Date:</b>	11-18-11	<b>Time:</b>	1620
<b>Deputy:</b>	DJN68-0	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	VITTI AND VITTI AND ASSOCIATES, P.C.	<b>Phone:</b>	
--------------	--------------------------------------	---------------	--

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GINGHER, CONNIE C.

2011CV1227

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 12/19/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
MELISSA LESHER

Case Number  
2011CV1227

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/19/2011

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: KELLY GREGG

Relation:

Date: 11-18-11

Time: 1550

Deputy: DANGELO

Mileage: 7550

### 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

2011CV1227

1108 FREAS AVE, BERWICK, PA 18603

EXP: 12/19/2011

Document Receipt

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Trans #	43788	Carrier / service:	POST	2PM	11/18/2011
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Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000011651

Doc Ref #: 157ED2011

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 43787 Carrier / service: POST 2PM 11/18/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000011644

HARRISBURG PA 17128 Doc Ref #: 157ED2011



Document Receipt

---

Trans # 43786 Carrier / service: POST 2PM 11/18/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000011637

Doc Ref #: 157ED2011

HARRISBURG PA 17105

Document Receipt

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Trans #	43785	Carrier / service:	POST	2PM	11/18/2011
---------	-------	--------------------	------	-----	------------

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000011620

Doc Ref #: 157ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans #	43784	Carrier / service:	POST	2PM	11/18/2011
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Ship to: 43784

PA DEPT OF REVENUE

DEPT 281061

Tracking #: 9171924291001000011613

Doc Ref #: 157ED2011

HARRISBURG PA 17128

Document Receipt

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Trans #	43783	Carrier / service:	POST	2PM	11/18/2011
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Ship to: 43783

COMMONWEALTH OF PA

PO BOX 8016

Tracking #: 9171924291001000011606

Doc Ref #: 157ED2011

HARRISBURG PA 17105

Document Receipt

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Trans #	43782	Carrier / service:	POST	2PM	11/18/2011
Ship to:	43782				
PAWC					
PO BOX 578				Tracking #:	9171924291001000011590
				Doc Ref #:	157ED2011
ALTON	IL	62002			

# REAL ESTATE OUTLINE

ED # 157-11

DATE RECEIVED 11-11-11  
DOCKET AND INDEX 11-18-11

## 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 <del>\$1,350.00</del> OR <u>1200/100</u>	<input checked="" type="checkbox"/>	CK# <u>23575</u>

**\*\*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 <sup>ST</sup> WEEK <u>Jan. 18</u>	
	2 <sup>ND</sup> WEEK <u>25</u>	
	3 <sup>RD</sup> WEEK <u>Feb, 1, 12</u>	

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1227

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 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 in the westerly side of Ida Street 40 feet from Stable Street at corner of Lot No. 29; thence southwardly along Ida Street a distance of 40 feet to corner of Lot No. 31; thence westwardly along said lot a distance of 150 feet to an alley; thence northwardly along said alley a distance of 40 feet to corner of Lot No. 29; thence eastwardly along said lot a distance of 150 feet to the place of beginning. Being Lot No. 30 in plot or plan of Freas Fowler dated April 16, 1892.

Having erected thereon a dwelling known as 204 Ida Street, Berwick, P A 18603.

Parcel # 04C-04-053

Being the same premises which Robert G. Allen and Sharon E. Allen, his wife by deed dated 11/27/07 and recorded 11/28/07 in the Recorder of Deeds office of Columbia County, Pennsylvania in Instrument # 200712036, granting and conveying unto Melissa R. Leshar.

PROPERTY ADDRESS: 204 IDA STREET, BERWICK, PA 18603.

UPI / TAX PARCEL NUMBER: 04C-04-053

Seized and taken into execution to be sold as the property of MELISSA LESHAR in suit of PNC BANK, NATIONAL ASSOCIATION.

---

**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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1227

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 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 in the westerly side of Ida Street 40 feet from Stable Street at corner of Lot No. 29; thence southwardly along Ida Street a distance of 40 feet to corner of Lot No. 31; thence westwardly along said lot a distance of 150 feet to an alley; thence northwardly along said alley a distance of 40 feet to corner of Lot No. 29; thence eastwardly along said lot a distance of 150 feet to the place of beginning. Being Lot No. 30 in plot or plan of Freas Fowler dated April 16, 1892.

Having erected thereon a dwelling known as 204 Ida Street, Berwick, P A 18603.

Parcel # 04C-04-053

Being the same premises which Robert G. Allen and Sharon E. Allen, his wife by deed dated 11/27/07 and recorded 11/28/07 in the Recorder of Deeds office of Columbia County, Pennsylvania in Instrument # 200712036, granting and conveying unto Melissa R. Leshner.

PROPERTY ADDRESS: 204 IDA STREET, BERWICK, PA 18603.

UPI / TAX PARCEL NUMBER: 04C-04-053

Seized and taken into execution to be sold as the property of MELISSA LESHNER in suit of PNC BANK, NATIONAL ASSOCIATION.

---

**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



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

NO. 2011-CV-1227

Plaintiff,

**PRAECIPE FOR WRIT OF  
EXECUTION AND AFFIDAVIT OF  
LAST KNOWN ADDRESS**

vs.

Code MORTGAGE FORECLOSURE

MELISSA R. LESHER

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-1227
vs.	)	
	)	
Melissa R. Leshner	)	
Defendants.	)	

**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	101,520.23
Interest 11/03/11-Sale Date	_____
Total	\$_____

The real estate, which is the subject matter of the Praecipe for Writ of Execution is situate  
in:

Borough of Berwick, County of Columbia, Cmwltth of Pennsylvania HET a dwg k/a 204 Ida Street,  
Berwick, PA 18603 Parcel # 04C-04-053.



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

Melissa R. Leshner

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-CV-1227 Term 19..... E.D.

No. .... Term 19..... A.D.

No. .... Term 19..... J.D.

PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

To the Prothonotary:

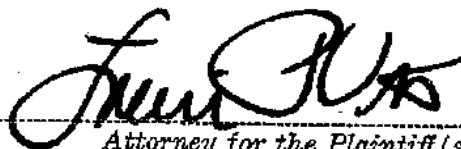
Issue writ of execution in the above matter:

Amount Due

\$ 101,520.23

Interest from

\$ ..... and Costs.



Attorney for the Plaintiff(s)

Note: Please furnish description of Property.

No. 2011-CV-17271 Term, 19... E.D.

No. Term, 19... A.D.

No. Term, 19... J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

PNC Bank, National Association

vs

Melissa R. Lashner

---

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:

  
Attorney for Plaintiff(s)

Address: 204 10A Street, Berwick, PA 18603

Where papers may be served.

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

PNC Bank, National Association,

vs

Melissa R. Lesher

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-CV-1227 Term 19 E.D.

No. \_\_\_\_\_ Term 19 A.D.

No. \_\_\_\_\_ 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 legal

Amount Due

Interest from

Total

\$ 101,520.23

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Plus costs

as endorsed.

Dated November 12 2011  
(SEAL)

Lami B. Kline  
Prothonotary, Common Pleas Court of  
Columbia County, Penna.

By:

Deputy

No. 2011-001227 Term, 19.....F.D.

No. .... Term, 19.....A.D.

No. .... Term, 19.....J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

PNC Bank, National Association

vs

Melissa R. Lester

WRIT OF EXECUTION  
(Mortgage Foreclosure)

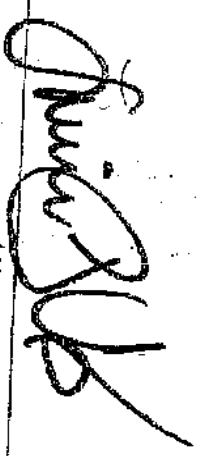
Costs

Pro. Pd.

Judge Fee

Cr.

Sat.



Attorney for Plaintiff

Address: 1255 East 8<sup>TH</sup> Street, Berwick, PA 18603

Where papers may be served.

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

PNC Bank, National Association,	)	
Plaintiff,	)	No. 2011-CV-1227
vs.	)	
	)	
Melissa R. Leshner	)	
Defendants.	)	

**AFFIDAVIT**

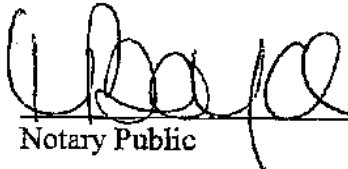
I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 1255 East 8th Street, Berwick, PA 18603.

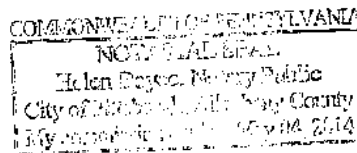
  
Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 3rd day of

November, 2011.

  
Notary Public



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

PNC Bank, National Association,	)	
Plaintiff,	)	No. 2011-CV-1227
vs.	)	
	)	
Melissa R. Leshner	)	
Defendants.	)	

LEGAL DESCRIPTION

ALL that certain 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 in the westerly side of Ida Street 40 feet from Stable Street at corner of Lot No. 29; thence southwardly along Ida Street a distance of 40 feet to corner of Lot No. 31; thence westwardly along said lot a distance of 150 feet to an alley; thence northwardly along said alley a distance of 40 feet to corner of Lot No. 29; thence eastwardly along said lot a distance of 150 feet to the place of beginning. Being Lot No. 30 in plot or plan of Freas Fowler dated April 16, 1892.

Having erected thereon a dwelling known as 204 Ida Street, Berwick, PA 18603.

Parcel # 04C-04-053

Being the same premises which Robert G. Allen and Sharon E. Allen, his wife by deed dated 11/27/07 and recorded 11/28/07 in the Recorder of Deeds office of Columbia County, Pennsylvania in Instrument # 200712036, granting and conveying unto Melissa R. Leshner.



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

PNC Bank, National Association, )  
Plaintiff, ) No. 2011-CV-1227  
vs. )  
Melissa R. Leshner )  
Defendants. )

157

**AFFIDAVIT PURSUANT TO RULE 3129.1**

PNC Bank, N.A., 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 204 Ida 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)  
Melissa R. Leshner 1255 East 8th 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)

NONE

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

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

NONE

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 Connie Gingham	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	Dept. #281230 Harrisburg, PA 17128-1230
---	--

Pennsylvania Department of Revenue	Inheritance Tax Dept.
------------------------------------	-----------------------

Office of Chief Counsel

P.O. Box 281061  
Harrisburg, PA 17128

6 Tenant/Occupant

204 Ida 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.

11/03/11

Date



Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN TO and subscribed

before me this 3rd day

of November, 2011.



Notary Public

**SHERIFF'S DIRECTIONS**

TO: SHERIFF OF COLUMBIA COUNTY:

RE: PNC BANK, N.A. vs. Melissa R. Leshner

NO: 2011-CV-1227

KINDLY: SERVE the Defendant(s), Melissa R. Leshner, or the Adult Member in charge at the time of service at the address listed below:

**1255 East 8th Street  
Berwick, PA 18603**

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

DATE: 11/03/11

---

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: \_\_\_\_\_  
DATE OF SERVICE: \_\_\_\_\_  
PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO: \_\_\_\_\_

ATTEMPTS MADE: \_\_\_\_\_  
DATE OF REPORT: \_\_\_\_\_

BY: \_\_\_\_\_  
Deputy Sheriff

**SHERIFF'S DIRECTIONS**

TO: SHERIFF OF COLUMBIA COUNTY:

RE: PNC Bank, N.A. vs. Melissa R. Leshner

NO: 2011-CV-1227

KINDLY: PLEASE Post the Handbill at the address listed below:

**204 Ida Street  
Berwick, PA 18603**

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

DATE: 11/03/11

---

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: \_\_\_\_\_

DATE OF SERVICE: \_\_\_\_\_

PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO: \_\_\_\_\_

ATTEMPTS MADE: \_\_\_\_\_

DATE OF REPORT: \_\_\_\_\_

BY: \_\_\_\_\_  
Deputy Sheriff

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

PNC Bank, National Association,	)	
Plaintiff,	)	No. 2011-CV-1227
vs.	)	
	)	
Melissa R. Leshner	)	
Defendants.	)	

**AFFIDAVIT**

I, Louis P. Vitti, hereby certify that as representative of PNC Bank, N.A. 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 3rd day

of November, 2011.

  
Notary Public

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

PNC Bank, National Association,	)	
	)	No. 2011-CV-1227
vs.	)	
	)	
Melissa R. Leshner	)	
	)	
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 1255 East 8th Street, Berwick, PA 18603.

  
Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 3rd day of

November, 2011.

  
Notary Public



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

PNC Bank, National Association,	)	
Plaintiff,	)	No. 2011-CV-1227
vs.	)	
	)	
Melissa R. Leshner	)	
Defendants.	)	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

PNC Bank, N.A., 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 204 Ida 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)
Melissa R. Leshner	1255 East 8th 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)
-------	---

NONE

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

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

NONE



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 Connie Gingher	1615 Lincoln Avenue Berwick, PA 18603
---	--

PAWC	P.O. Box 578 Alton, IL 62002
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Berwick Sewer Authority	1108 Freas Ave Berwick, PA 18603
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Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
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Clerk of Courts Criminal/Civil Division	P.O. Box 380 Bloomsburg, PA 17815
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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
---	--

Pennsylvania Department of Revenue	Inheritance Tax Dept.
------------------------------------	-----------------------

Office of Chief Counsel

P.O. Box 281061  
Harrisburg, PA 17128

Tenant/Occupant

204 Ida 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.

11/03/11  
Date

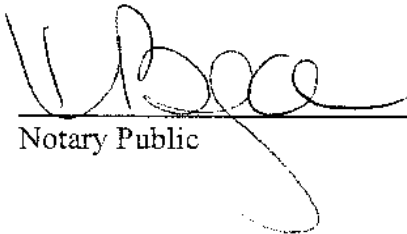


Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN TO and subscribed

before me this 3rd day

of November, 2011.

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

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

TO: Melissa R. Leshner  
204 Ida 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 , 2011 at 9:00 A.M., the following described real estate, of which Melissa R. Leshner are owners or reputed owners:

Borough of Berwick, County of Columbia, Cmwltth of Pennsylvania HET a dwg k/a 204 Ida Street, Berwick, PA 18603 Parcel # 04C-04-053.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of PNC Bank, N.A. vs. Melissa R. Leshner at 204 Ida Street, Berwick, PA 18603 in the amount of \$101,520.23.

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.\*\***

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,	)	No. 2011-CV-1227
vs.	)	
	)	
Melissa R. Leshner	)	
Defendants.	)	

LEGAL DESCRIPTION

ALL that certain 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 in the westerly side of Ida Street 40 feet from Stable Street at corner of Lot No. 29; thence southwardly along Ida Street a distance of 40 feet to corner of Lot No. 31; thence westwardly along said lot a distance of 150 feet to an alley; thence northwardly along said alley a distance of 40 feet to corner of Lot No. 29; thence eastwardly along said lot a distance of 150 feet to the place of beginning. Being Lot No. 30 in plot or plan of Freas Fowler dated April 16, 1892.

Having erected thereon a dwelling known as 204 Ida Street, Berwick, PA 18603.

Parcel # 04C-04-053

Being the same premises which Robert G. Allen and Sharon E. Allen, his wife by deed dated 11/27/07 and recorded 11/28/07 in the Recorder of Deeds office of Columbia County, Pennsylvania in Instrument # 200712036, granting and conveying unto Melissa R. Leshner.

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

PNC Bank, National Association,	)	
Plaintiff,	)	No. 2011-CV-1227
vs.	)	
	)	
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VITTI AND VITTI AND ASSOCIATES, P.C.

23575

215 4TH AVENUE  
PITTSBURGH, PA 15222

8/9/30  
158

DATE 11.3.11

PAY  
TO THE  
ORDER OF

Sherry G. Columbia County

\$ 1200.00

One thousand two hundred and no/100

DOLLARS



PNC Bank, N.A.  
Pittsburgh, PA

FOR Lester 68919

Sherry G. Vitti

⑆023575⑆ ⑆043000096⑆ ⑆⑆36510083⑆