

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

1 NC Bank vs Edward & Laura Skeen

NO. 96-14 ED NO. 271-14 JD

DATE/TIME OF SALE Oct, 1, 2014 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2187.54

POUNDAGE - 2% OF BID \$ 43.75

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2231.29

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$ 2231.29

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 881.29

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PNC BANK

vs.

Defendant
EDWARD GLEESON
LAURA GLEESON

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, October 1, 2014

Writ of Execution No. : 2014CV271

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 223 APPLE BLOSSOM ROAD, CATAWISSA, PA 17820

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$2,120.54**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,187.54**

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)

© 2014 Columbia County Sheriff, Pennsylvania, Inc.

KML LAW GROUP, P.C.
Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

October 2, 2014

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO
NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER
TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL
CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE vs.
LAURA A. GLEESON and EDWARD R. GLEESON

Sale Book/Writ No.: /

Docket Number: 2014-cv-271

Sale Date: 10/01/2014

Property Address: 223 Apple Blossom Road Catawissa, PA 17820

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the
above-captioned matter. Please deed the property to:

FEDERAL HOME LOAN MORTGAGE CORPORATION
8200 Jones Branch Drive
McLean, VA 22102-3110

**If funds are required to settle with the Sheriff and they are not enclosed, please
email the cost sheet to the below email address.** Please notify our office when the deed is
recorded.

KML LAW GROUP, P.C.
Denise Boccella, Legal Assistant
FC Special Services/Post Sale
267-515-5508 (Direct Phone)
267-515-5613 (Fax)
dboccella@kmlawgroup.com

Loretta Crespo, Paralegal
FC Special Services/Post Sale
215-825-6344 (Direct Phone)
215-825-6444 (Fax)
lcrespo@kmlawgroup.com

Enclosed: (if applicable)

Sheriff's Costs Sheet showing Balance Due of \$ _____

KMI. Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #124975FC



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE

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/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name KML LAW GROUP, P.C.		Telephone Number: (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 - BNY Independence Center		City Philadelphia	State PA
		ZIP Code 19106-1532	

B. TRANSFER DATA

Grantor(s)/Lessor(s)
SHERIFF OF COLUMBIA COUNTY

Street Address
Sheriff's Office, PO Box 380

City
Bloomsburg

State
PA

Zip
17815

C. DATE OF ACCEPTANCE OF DOCUMENT **October 2, 2014**

Grantee(s)/Lessee(s)
FEDERAL HOME LOAN MORTGAGE CORPORATION

Street Address
8200 Jones Branch Drive,

City
McLean

State
VA

Zip
22102-

D. REAL ESTATE LOCATION

Street Address
223 Apple Blossom Road

City, Township, Borough
Catawissa - Township of Cleveland

County
Columbia

School District

Tax Parcel Number
13-10B-056

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

1. Actual Cash Consideration

\$2,187.54

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,187.54

4. County Assessed Value

\$32,696.00

5. Common Level Ratio Factor

X 3.61

6. Fair Market Value

= \$ 118,032.56

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 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 deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) FREDDIE MAC IS AN EXEMPT CORPORATION.

Under penalties of law or ordinance, 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

October 2, 2014

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PNC BANK

vs.

Defendant
EDWARD GLEESON
LAURA GLEESON

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, October 1, 2014
Writ of Execution No. : 2014CV271
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 223 APPLE BLOSSOM ROAD, CATAWISSA, PA 17820

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Distribution Costs

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Total Distribution Costs	\$67.00

Grand Total: **\$2,187.54**

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

(c) CountySoft Sheriff, Tencosoft, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

ANC Bank VS Edward & Laura Gleeson

NO. 96-14 ED NO. 271-14 JD

DATE/TIME OF SALE Oct, 1, 2014 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2187.54

POUNDAGE - 2% OF BID \$ 43.75

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2231.29

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2231.29

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 881.29

KML LAW GROUP, P.C.
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

FIRSTTRUST
800.220.BANK / firsttrust.com
3-7380-2360

10/03/2014

Security features. Details on back.

PAY TO THE
ORDER OF

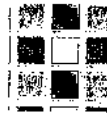
SHERIFF OF COLUMBIA COUNTY

\$ **881.29

EIGHT HUNDRED EIGHTY-ONE AND 29 / 100 DOLLARS

*Sheriff's Office
PO Box 380
Bloomsburg PA, 17815*

MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO **124975/ Gleeson**

⑈00778048⑈ ⑆236073801⑆ 70 1107112⑈

KML LAW GROUP, P.C.
SUITE 5000 BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

September 15, 2014

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2014-cv-271
LAURA A. GLEESON and EDWARD R. GLEESON

Real Estate Division:

The above case may be sold on October 01, 2014. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.



Andrew Hauck
Legal Assistant

KML LAW GROUP, P.C.
Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

124975FC
CF: 02/27/2014
SD: 10/01/2014
\$86,590.49

Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL
CITY REAL ESTATE SERVICES, LLC,
SUCCESSOR BY MERGER TO NATIONAL
CITY MORTGAGE, INC., FORMERLY KNOWN
AS NATIONAL CITY MORTGAGE CO., DOING
BUSINESS AS ACCUBANC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

LAURA A. GLEESON
EDWARD R. GLEESON
**Mortgagor(s) and
Record Owner(s)**

223 Apple Blossom Road
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2014-cv-271

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Andrew Hauck, an employee of KML Law Group, P.C., counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ (X) Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ () Certified mail by KML Law Group, P.C. (copy of green Postal return receipt attached).
- ☐ () Certified mail by Sheriff's Office.
- ☐ () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ () Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

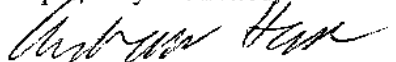
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ () Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ () Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ () Certified Mail & ordinary mail by KML Law Group, P.C. (copy of receipt(s) for Certified Mail attached).
- ☐ () Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

Respectfully submitted,



BY: Andrew Hauck
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SHERIFF'S RETURN OF SERVICE

06/23/2014 02:25 PM - DEPUTY SCOTT MAYERNICK, 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: EDWARD GLEESON AT 223 APPLE BLOSSOM LANE, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


July 08, 2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

8TH day of JULY, 2014



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SHERIFF'S RETURN OF SERVICE

06/17/2014 10:00 AM - DEPUTY SCOTT MAYERNICK, 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: LAURA GLEESON AT 428 A MILL STREET, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 08, 2014

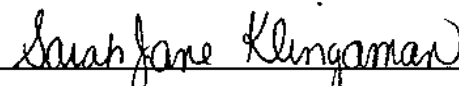
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

8TH day of JULY, 2014



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SHERIFF'S RETURN OF SERVICE

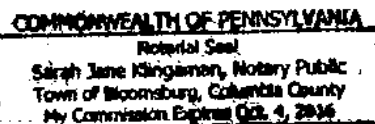
07/09/2014 01:45 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 223 APPLE BLOSSOM ROAD, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


July 10, 2014



NOTARY

Affirmed and subscribed to before me this

10TH day of JULY, 2014



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountyState Sheriff, Teleosoft, Inc.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV271

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, AUGUST 13, 2014
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, parcel or tract of land situate in the Township of Cleveland, County of Columbia, and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at a set iron pin on the northern edge of the right-of-way of Dogwood Lane, said iron pin being the southwest corner of Lot No. 222 and the southeast corner of lands herein described; thence along the northern edge of the right-of-way of Dogwood Lane, South 81 degrees 50 minutes 40 seconds West, 44.51 feet to a point; thence by the same, North 88 degrees 56 minutes 44 seconds West, 121.12 feet to a point at the northeast intersection of the right-of-ways of Dogwood Lane and Apple Blossom Lane; thence by the eastern edge of the right-of-way of Apple Blossom Lane, North 47 degrees 05 minutes 22 seconds East, 130.64 feet to a point; thence across Apple Blossom Lane, North 03 degrees 53 minutes 36 second East, 48.21 feet to a set iron pin on the northern edge of the right-of-way of Apple Blossom Lane; thence by Lot No. 224, North 24 degrees 22 minutes 51 seconds West, 147.61 feet to a set iron pin; thence by lands now or late of Jerry C. and Christine S. Billing, South 86 degrees 06 minutes 24 seconds east 145.00 feet to a set iron pin; thence by Lot No. 222 crossing Apple Blossom Lane, South 03 degrees 53 minutes 36 seconds West 258.15 feet to the place of beginning.

Containing 28,506.91 square feet (0.645 acres) of land.

Being designated as Lot No. 223

NOTE: Above described land is based on a survey of Orangeville Surveying Consultants, Inc., dated September 16, 2002.

UNDER AND SUBJECT to a right-of-way agreement between High Sky, Inc. and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at page 838.

TITLE to that portion of the premises within the bed of Old Route 42 and various roads extending through premises hereon as shown on property plan made for High Sky, by Merlyn J. Jenkins dated November 19, 1971, is subject to public and private rights therein.

UNDER AND SUBJECT TO CERTAIN CONDITIONS, RESTRICTIONS, AND COVENANTS BEING CREATED HERewith AS FOLLOWS

TAX PARCEL # 13-10B-056

BEING KNOWN AS: 223 Apple Blossom Road, Catawissa, PA 17820

PROPERTY ADDRESS: 223 APPLE BLOSSOM ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 13-10B-056

Seized and taken into execution to be sold as the property of EDWARD GLEESON, LAURA GLEESON in suit of PNC BANK.

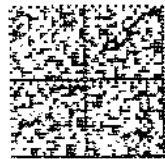
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt		Actual Value if Registered		Insured Value		Due Sender if COD		DC Fee		SC Fee		SH Fee		RD Fee		RR Fee	
Article Number		<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured		<input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation		Postage		Handling Charge		Fee		Postage		Address (Name, Street, City, State, & ZIP Code)		Postage		Handling Charge		Fee		Postage	
1. KML LAW GROUP, P.C. SUITE 5000 01 MARKET STREET PHILADELPHIA, PA 19106-1532						DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815		POLICE & FIRE FEDERAL CREDIT UNION Roosevelt Business Center II, 2837 Southampton Road Philadelphia, PA 19154															
2.						PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675		TENANTS/OCCUPANTS 223 Apple Blossom Road Catawissa, PA 17820															
3.						Arrow Financial Services, LLC Assignee of Peach Direct 5996 W. Touhy Avenue, Niles, IL 60714																	
4.						The Southern Columbia Corporation 600 Evergreen Lane, Catawissa, Pa. 17820																	
5.																							
6.																							
7.																							
8.																							

U.S. POSTAGE
 ZIP 19106
 02 1W
 0001391829 AUG 14, 2014
\$002.82



See Privacy Act Statement on Reverse

Postmaster, Per Name of receiving employee)

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)

124975FC Columbia County Sale Date: 10/01/2014

LAURA A. GLEESON & EDWARD R. GLEESON

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR
BY MERGER TO NATIONAL CITY MORTGAGE,
INC., FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS
ACCUBANC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

LAURA A. GLEESON
EDWARD R. GLEESON
Mortgagor(s) and Record Owner(s)

223 Apple Blossom Road
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2014-cv-271

AFFIDAVIT PURSUANT TO RULE 3129

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

223 Apple Blossom Road
Catawissa, PA 17820

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

LAURA A. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

EDWARD R. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

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

LAURA A. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

EDWARD R. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Arrow Financial Services, LLC Assignee of Peach Direct
5996 W. Touhy Avenue,
Niles, , Il. 60714

The Southern Columbia Corporation
600 Evergreen Lane,
Calawissa, Pa. 17820

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

POLICE & FIRE FEDERAL CREDIT UNION
Roosevelt Business Center II,
2837 Southampton Road
Philadelphia, PA 19154

5. 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:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS
223 Apple Blossom Road
Catawissa, PA 17820

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

DATED: September 15, 2014

A handwritten signature in cursive script, appearing to read "Andrew Hauck", is written over a horizontal line.

KML Law Group, P.C.

BY: Andrew Hauck

Legal Assistant

KML LAW GROUP, P.C.
 Suite 5000 – BNY Mellon Independence Center
 701 Market Street
 Philadelphia, PA 19106
 215-825-6320
 Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,
 SUCCESSOR IN INTEREST TO NATIONAL CITY
 REAL ESTATE SERVICES, LLC, SUCCESSOR BY
 MERGER TO NATIONAL CITY MORTGAGE,
 INC., FORMERLY KNOWN AS NATIONAL CITY
 MORTGAGE CO., DOING BUSINESS AS
 ACCUBANC MORTGAGE
 3232 Newmark Drive
 Miamisburg, OH 45342

Plaintiff

vs.

LAURA A. GLEESON
 EDWARD R. GLEESON
 Mortgagor(s) and Record Owner(s)
 223 Apple Blossom Road
 Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
 of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-cv-271

Book:
 Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for August 13, 2014 at 9:00 AM in the above matter has been continued until
October 01, 2014 at 9:00 AM

Date: 8/13/14 By: [Signature]

KML LAW GROUP, P.C.
 701 Market Street, Suite 5000
 Philadelphia, PA 19106
 (215) 825-6332
 Michael McKeever Pa. ID 56129
 David Fein Pa. ID 82628
 Jill P. Jenkins Pa. ID 306588
 Alyk L. Oflazian Pa. ID 312912
 Salvatore Filippello Pa. ID 313897
 Jennifer Lynn Frechie Pa. ID 316160
 Attorneys for Plaintiff

KML LAW GROUP, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR
BY MERGER TO NATIONAL CITY MORTGAGE,
INC., FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS
ACCUBANC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

LAURA A. GLEESON
EDWARD R. GLEESON
Mortgagor(s) and Record Owner(s)
223 Apple Blossom Road
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2014-cv-271

Book:
Writ:

CERTIFICATE OF FILING

I hereby certify that matter was filed or sent for filing with the prothonotary and was served the Notice of Continued Sheriff's Sale in the above upon the following parties on the date listed below:

LAURA A. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

EDWARD R. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815
Defendant(s)

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815
(via e-filing if applicable)

Date: 8/13/14 By: Paul Bocenti

KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 825-6332
Paul Bocenti

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

August 13, 2014

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5626

BOOK WRIT

RE: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE

vs.

LAURA A. GLEESON and EDWARD R. GLEESON
Term No. 2014-cv-271

Property address:

**223 Apple Blossom Road
Catawissa, PA 17820**

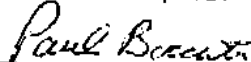
Sheriff's Sale Date: August 13, 2014

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for August 13, 2014 to October 01, 2014.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.



Michael T. McKeever, Esq.

By: Andrew Hauck

Veronica Cosme

Genevieve Mautz

Paul Boccuti - Supervisor

cc:

LAURA A. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

EDWARD R. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

August 13, 2014

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE

vs.

LAURA A. GLEESON and EDWARD R. GLEESON
Term No. 2014-cv-271

Property address:

**223 Apple Blossom Road
Catawissa, PA 17820**

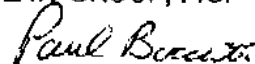
Sheriff's Sale Date: August 13, 2014

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for August 13, 2014 to October 01, 2014.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.



Michael T. McKeever, Esq.

By: Andrew Hauck

Veronica Cosme

Genevieve Mautz

Paul Boccuti - Supervisor

cc:

LAURA A. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

EDWARD R. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PNC BANK

vs.

Defendant
EDWARD GLEESON
LAURA GLEESON

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, August 13, 2014

Writ of Execution No. : 2014CV271

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 223 APPLE BLOSSOM ROAD, CATAWISSA, PA 17820

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$2,120.54**

Distribution Costs

Recording Fees	\$67.00
----------------	---------

Total Distribution Costs **\$67.00**

Grand Total: **\$2,187.54**

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's Office, Inc.

SHERIFF'S SALE COST SHEET

NO. 14-76 ED NO. 14-271 VS. G-leeson JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</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>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>447.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1293.54</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1518.54</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>65.00</u>
TOTAL ***** \$ <u>75.00</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>118.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2185.54

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

REAL ESTATE TAX CERTIFICATION

Date: 07/22/2014

Fee: \$5.00

Cert. NO: 18677

GLEESON EDWARD R & LAURA A
615 RIVER HILL RD
CATAWISSA PA 17820

District: CLEVELAND TWP
Deed: 20030 -9553
Location: 223 APPLE BLOSSOM LN
Parcel Id:13 -10B-056-00,000

Assessment: 32,696
Balances as of 07/22/2014

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff Per: DS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SHERIFF'S RETURN OF SERVICE

06/23/2014 02:25 PM - DEPUTY SCOTT MAYERNICK, 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: EDWARD GLEESON AT 223 APPLE BLOSSOM LANE, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

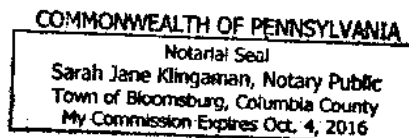

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 08, 2014

NOTARY

Affirmed and subscribed to before me this

8TH day of JULY, 2014





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

For County Suite Sheriff, Teleosort, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SHERIFF'S RETURN OF SERVICE

06/17/2014 10:00 AM - DEPUTY SCOTT MAYERNICK, 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: LAURA GLEESON AT 428 A MILL STREET, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 08, 2014

COMMONWEALTH OF PENNSYLVANIA

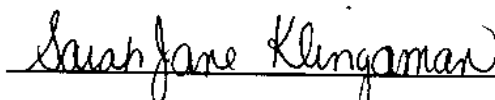
Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

8TH day of JULY 2014



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

For County Surety Bond, Tel: 483.2211, Inc

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SHERIFF'S RETURN OF SERVICE

07/09/2014 01:45 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 223 APPLE BLOSSOM ROAD, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

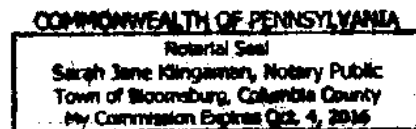

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 10, 2014

NOTARY

Affirmed and subscribed to before me this

10TH day of JULY, 2014





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

PA County/Sheriff's Office - 10/10/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 223 APPLE BLOSSOM ROAD
CATAWISSA, PA 17820

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: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2014CV271

223 APPLE BLOSSOM ROAD, CATAWISSA, PA 17820 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 96

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

~~428A~~
428A Mill St
Catawissa, PA

Serve To:

Name: LAURA GLEESON

Primary Address: 223 APPLE BLOSSOM LANE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 239 MARKET STREET
FLOOR 2
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-17-14

Time: 10:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	6/10/14	6/10/14	6-16-14			
Time:	11:30	2:03				
Mileage:						
Deputy:	4	4	3			

Service Attempt Notes:

- Nobody home c 223 Apple Blossom Lane h/c
- Nobody home c 239 Market St - spoke w/ Landlord - Laura is hung c this
- Location, h/c
- called her - to pick up paperwork -
- NO phone call yet.
-

GLEESON, LAURA

2014CV271

223 APPLE BLOSSOM LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 96

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

Cracker Barrel
Catawissa, PA

Serve To:

Name: EDWARD GLEESON

Primary Address: 223 APPLE BLOSSOM LANE
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address: 239 MARKET STREET
FLOOR 2
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-23-14

Time: 14:25

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	6/10/14	6/10/14	6-17-14			
Time:	11:30	2:03	10:00			
Mileage:						
Deputy:	4	4	3			

Service Attempt Notes:

1. Nobody home @ 223 Apple Blossom Lane 4/C
2. Does not live @ either Address. Check w/ Post office - No Address found.
3. Spoke to Ex-wife, told her to have him call me ASAP
- 4.
- 5.
- 6.

15 Riverhill Drive
Catawissa, PA

GLEESON, EDWARD

2014CV271

223 APPLE BLOSSOM LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

1300 Market St.
Suite 201

Cumberland
County

Lemoyne, PA 17043

Serve To:

Name: THE SOUTHERN COLUMBIA CORP.

Primary Address: 600 EVERGREEN LANE
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address: - Send to Cumberland County
there is no one @ this address to serve.

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6-17-14

Time:

19:15

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

6/10/14

6-10-14

Time:

11:50

14:40

Mileage:

Deputy:

4

3

Service Attempt Notes:

1. Nobody @ 600 Evergreen Lane L/C

-2. 570-799-5612 - 41m for them to call me.

3. Email @ mysticmt.com

4.

5.

6.

717-730-4159

100m - 134

THE SOUTHERN COLUMBIA

2014CV271

600 EVERGREEN LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 223 APPLE BLOSSOM LANE
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge (Posted) · Other

Adult In Charge:

Relation:

Date:

6-16-14

Time:

1430

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

6/10/14

Time:

11:30

Mileage:

Deputy:

4

Service Attempt Notes:

1. Nobody home - 223 Apple Blossom Lane 1/c

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

OCCUPANT

2014CV271

223 APPLE BLOSSOM LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 96

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

Serve To:

Name: Linda Bilinski

Primary Address: 153 Eisenhower Road
Catawissa, PA 17820

Phone: 570-799-5591

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: ROBERT BRINSKI

Relation: HUSBAND

Date: 6/11/14

Time: 1548

Deputy: 1408

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BILINSKI, LINDA

2014CV271

153 EISENHOWER ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 96

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

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Karen Richendrfer

Relation: Clerk IT

Date: 6-6-14

Time: 3:35

Deputy: 4, 14

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2014CV271

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
EDWARD GLEESON (et al.)

Case Number
2014CV271

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 96

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 Adult In Charge Posted Other

Adult In Charge: SHERRY ENAM

Relation: CLERK

Date: 6/6/14

Time: 1540

Deputy: 4814

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV271

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Document Receipt

Trans #	3001	Carrier / service:	USPS Server	First-Class Mail®	6/6/2014 12:00:00 AM
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Ship to:

ARROW FINANCIAL SERVICES LLC

5996 W. TOUHY AVENUE

Tracking #: 71901140006000029992

Doc Ref #: 2014ED96

Postage 5.3400

NILES IL 60714

Document Receipt

Trans #	3002	Carrier / service:	USPS Server	First-Class Mail®	6/6/2014 12:00:00 AM
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Ship to:

POLICE & FIRE FEDERAL CREDIT
UNIONROOSEVELT BUSINESS
CENTER II

23837 SOUTHAMPTON ROAD

Tracking #: 71901140006000030004

Doc Ref #: 2014ED96

Postage 5.3400

PHILADELPHIA PA 19154

Document Receipt

Trans #	3000	Carrier / service:	USPS Server	First-Class Mail®	6/6/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000029985

Doc Ref #: 2014ED96

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	2999	Carrier / service:	USPS Server	First-Class Mail®	6/6/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000029978
Doc Ref #:	2014ED96
Postage	5 3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	2998	Carrier / service:	USPS Server	First-Class Mail®	6/6/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000029961

Doc Ref #: 2014ED96

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	2997	Carrier / service:	USPS Server	First-Class Mail®	6/6/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000029954

Doc Ref #: 2014ED96

Postage 5 3400

HARRISBURG PA 17128

94

Document Receipt

Trans #	2997	Carrier / service:	USPS Server	First-Class Mail®	6/6/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000029954

Doc Ref #: 2014ED96

Postage 5.3400

HARRISBURG PA 17128

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV271

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, AUGUST 13, 2014
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, parcel or tract of land situate in the Township of Cleveland, County of Columbia, and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at a set iron pin on the northern edge of the right-of-way of Dogwood Lane, said iron pin being the southwest corner of Lot No. 222 and the southeast corner of lands herein described; thence along the northern edge of the right-of-way of Dogwood Lane, South 81 degrees 50 minutes 40 seconds West, 44.51 feet to a point; thence by the same, North 88 degrees 56 minutes 44 seconds West, 121.12 feet to a point at the northeast intersection of the right-of-ways of Dogwood Lane and Apple Blossom Lane; thence by the eastern edge of the right-of-way of Apple Blossom Lane, North 47 degrees 05 minutes 22 seconds East, 130.64 feet to a point; thence across Apple Blossom Lane, North 03 degrees 53 minutes 36 second East, 48.21 feet to a set iron pin on the northern edge of the right-of-way of Apple Blossom Lane; thence by Lot No. 224, North 24 degrees 22 minutes 51 seconds West, 147.61 feet to a set iron pin; thence by lands now or late of Jerry C. and Christine S. Billing, South 86 degrees 06 minutes 24 seconds east 145.00 feet to a set iron pin; thence by Lot No. 222 crossing Apple Blossom Lane, South 03 degrees 53 minutes 36 seconds West 258.15 feet to the place of beginning.

Containing 28,506.91 square feet (0.645 acres) of land.

Being designated as Lot No. 223

NOTE: Above described land is based on a survey of Orangeville Surveying Consultants, Inc., dated September 16, 2002.

UNDER AND SUBJECT to a right-of-way agreement between High Sky, Inc. and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at page 838.

TITLE to that portion of the premises within the bed of Old Route 42 and various roads extending through premises hereon as shown on property plan made for High Sky, by Merlyn J. Jenkins dated November 19, 1971, is subject to public and private rights therein.

UNDER AND SUBJECT TO CERTAIN CONDITIONS, RESTRICTIONS, AND COVENANTS BEING CREATED HERewith AS FOLLOWS

TAX PARCEL # 13-10B-056

BEING KNOWN AS: 223 Apple Blossom Road, Catawissa, PA 17820

PROPERTY ADDRESS: 223 APPLE BLOSSOM ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 13-10B-056

Seized and taken into execution to be sold as the property of EDWARD GLEESON, LAURA GLEESON 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED# 96 ED 2014

DATE RECEIVED 2014 CV 371
DOCKET AND INDEX 6/26/14

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR X

CK# 768032

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

SALE DATE Dec 13th TIME 9:00 a.m.
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD WEEK

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL
CITY REAL ESTATE SERVICES, LLC,
SUCCESSOR BY MERGER TO NATIONAL
CITY MORTGAGE, INC., FORMERLY KNOWN
AS NATIONAL CITY MORTGAGE CO., DOING
BUSINESS AS ACCUBANC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342

vs.

LAURA A. GLEESON
EDWARD R. GLEESON
223 Apple Blossom Road
Catawissa, PA 17820

In the Court of Common Pleas of
Columbia County

No. 2014-cv-271

2014-ED-96

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 223 Apple Blossom Road Catawissa, PA 17820

See Exhibit "A" attached

AMOUNT DUE

\$86,590.49

Interest From **6/5/2014**
Through Date of Sale

(Costs to be added)

Dated: 6-6-14

Barbara N. Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly P. Brewer

Prothonotary of the Court
366 Corn. St. 1st Monday in 2016

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR
IN INTEREST TO NATIONAL CITY REAL ESTATE
SERVICES, LLC, SUCCESSOR BY MERGER TO
NATIONAL CITY MORTGAGE, INC., FORMERLY
KNOWN AS NATIONAL CITY MORTGAGE CO.,
DOING BUSINESS AS ACCUBANC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

LAURA A. GLEESON
EDWARD R. GLEESON
Mortgagor(s) and Record Owner(s)
223 Apple Blossom Road
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2014-cv-271

2014-ED-96

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

____ Michael McKee Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Pulco Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____ Jill P. Jenkins Pa. ID 306588

____ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

✓ Jennifer Pritikin 3/6/16

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR BY
MERGER TO NATIONAL CITY MORTGAGE, INC.,
FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS
ACCUBANC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

LAURA A. GLEESON
EDWARD R. GLEESON
Mortgagor(s) and Record Owner(s)

223 Apple Blossom Road
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-cv-271

2014-ED-96

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Jay E. Kivitz Pa. ID 26769
____ Lisa Lee Pa. ID 78020
____ Kristina Murtha Pa. ID 61858
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Joshua I. Goldman Pa. 205047
____ Jill P. Jenkins Pa. ID 306588
____ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

Jennifer Freckle 3/6/14

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR BY
MERGER TO NATIONAL CITY MORTGAGE, INC.,
FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS
ACCUBANC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

LAURA A. GLEESON
EDWARD R. GLEESON
Mortgagor(s) and Record Owner(s)

223 Apple Blossom Road
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-cv-271

2014-ED-96

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By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

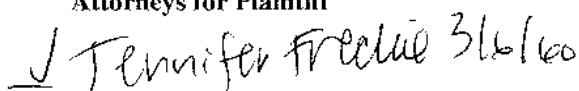
____ Thomas Puleo Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____ Jill P. Jenkins Pa. ID 306588

____ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

 Jennifer Freckle 3/6/60

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Being designated as Lot No. 223

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TITLE to that portion of the premises within the bed of Old Route 42 and various roads extending through premises hereon as shown on property plan made for High Sky, by Merlyn J. Jenkins dated November 19, 1971, is subject to public and private rights therein.

**UNDER AND SUBJECT TO CERTAIN CONDITIONS, RESTRICTIONS,
AND COVENANTS BEING CREATED HEREWITH AS FOLLOWS**

TAX PARCEL # 13-10B-056

BEING KNOWN AS: 223 Apple Blossom Road, Catawissa, PA 17820

KML LAW GROUP, P.C.
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

June 4, 2014
Docket #2014-cv-271

ATTENTION: COLUMBIA COUNTY SHERIFF

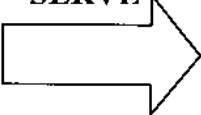
We would like to bring to your attention that defendant(s):

LAURA A. GLEESON and EDWARD R. GLEESON will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES LLC SUCCESSOR BY		COURT NUMBER 2014-cv-271 2014-ED-96	
DEFENDANT/S/ LAURA A. GLEESON and EDWARD R. GLEESON		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LAURA A. GLEESON & EDWARD R. GLEESON		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 223 Apple Blossom Road, Catawissa, PA 17820		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE June 4, 2014
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR
BY MERGER TO NATIONAL CITY MORTGAGE,
INC., FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS
ACCUBANC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

LAURA A. GLEESON
EDWARD R. GLEESON
Mortgagor(s) and Record Owner(s)
223 Apple Blossom Road
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Docket No. 2014-cv-271

2014-ED-96

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GLEESON, EDWARD R.
EDWARD R. GLEESON
223 Apple Blossom Road
Catawissa, PA 17820

Your house at 223 Apple Blossom Road, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$86,590.49 obtained by PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
- YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 124975FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR BY
MERGER TO NATIONAL CITY MORTGAGE, INC.,
FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS ACCUBANC
MORTGAGE

3232 Newmark Drive
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Plaintiff

vs.

LAURA A. GLEESON
EDWARD R. GLEESON
Mortgagor(s) and Record Owner(s)
223 Apple Blossom Road
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2014-cv-271

2014-EO-96

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GLEESON, LAURA A.
LAURA A. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

Your house at 223 Apple Blossom Road, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$86,590.49 obtained by PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKecver who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 124975FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR BY
MERGER TO NATIONAL CITY MORTGAGE,
INC., FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS
ACCUBANC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

LAURA A. GLEESON
EDWARD R. GLEESON
(Mortgagor(s) and Record Owner(s))
223 Apple Blossom Road
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-cv-271

2014-ED-96

AFFIDAVIT PURSUANT TO RULE 3129

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

223 Apple Blossom Road
Catawissa, PA 17820

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

LAURA A. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

EDWARD R. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

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

LAURA A. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

EDWARD R. GLEESON
239 Market Street, Floor 2
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Arrow Financial Services, LLC Assignee of Peach Direct
5996 W. Touhy Avenue,
Niles, , IL. 60714

The Southern Columbia Corporation
600 Evergreen Lane,
Calawissa, , Pa. 17820

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

POLICE & FIRE FEDERAL CREDIT UNION
Roosevelt Business Center II,
2837 Southampton Road
Philadelphia, PA 19154

5. 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:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS
223 Apple Blossom Road
Catawissa, PA 17820

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

DATED: 6/4/14

By: 

KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129

___ Jay E. Kivitz Pa. ID 26769

___ Lisa Lee Pa. ID 78020

___ Kristina Murtha Pa. ID 61858

___ David Fein Pa. ID 82628

___ Thomas Puleo Pa. ID 27615

___ Joshua I. Goldman Pa. 205047

___ Jill P. Jenkins Pa. ID 306588

___ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

✓ Jennifer Freiden 31660

768032

KML LAW GROUP, P.C.
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

06/05/2014

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY**\$**1,350.00****ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100**

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

6.14 - MORTGAGE DISBURSEMENT ACCOUNT

MEMO

124975/ Gleeson



AUTHORIZED SIGNATURE

⑈00768032⑈ ⑆23607380⑆ 70 1107112⑈