

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

PNC BANK

VS PERRY & CAROL WOOLRIDGE

NO. 168-2015 ED NO. 1056-2015 JD

DATE/TIME OF SALE: May 4, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3652,60

POUNDAGE - 2% OF BID \$ 73.05

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

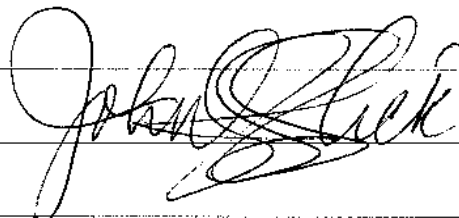
TOTAL AMOUNT NEEDED TO PURCHASE \$ 3725,10

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 3725,10

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2375,10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PNC BANK

vs.

Defendant
PERRY L WOOLRIDGE
CAROL WOOLRIDGE

Attorney for the Plaintiff:
TUCKER & ARENSBERG P.C.
1500 ONE PPG PLACE
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, May 4, 2016

Writ of Execution No. : 2015CV1056

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 61 NORTH IRON STREET, BLOOMSBURG, PA 17815

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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$939.03
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Surcharge	\$130.00

Total Sheriff Costs **\$1,744.53**

Municipal Costs

Delinquent Taxes	\$1,841.07
------------------	------------

Total Municipal Costs **\$1,841.07**

Distribution Costs

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

Total Distribution Costs **\$67.00**

Grand Total: **\$3,652.60**

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

May 9, 2016

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

**Re: PNC Bank, National Association v. Percy L. Woolridge and
Carol S. Woolridge
Case No. 2015CV1056
Columbia County Sheriff Sale, Monday, May 4, 2016**

Dear Sheriff:

Our office represents PNC Bank, National Association, the successful bidder in the above captioned matter. Please find enclosed a check in the amount of \$2,375.10 representing the balance due from our bid at this sale. I have also enclosed an original and one copy of a realty transfer tax statement of value for this property.

Please Deed the property to:

**PNC BANK, NATIONAL ASSOCIATION
The Tower at PNC Plaza
300 Fifth Avenue
Pittsburgh, Pennsylvania 15222-2707**

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

Very truly yours,

TUCKER ARENSBERG, P.C.


Michael C. Mazack

/mcm

BANK_FIN:537291-1 000011-170558



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 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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

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

B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Sheriff, Columbia County Pennsylvania	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) PNC Bank, National Association	Telephone Number: (412) 566-1212
Mailing Address 35 West Main Street		Mailing Address One PNC Plaza, 249 Fifth Avenue	
City Bloomsburg	State PA	City Pittsburgh	State PA
Zip Code 17815		Zip Code 15222	

C. REAL ESTATE LOCATION

Street Address 61 N. Iron Street		City, Township, Borough Town of Bloomsburg	
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 5E-5-59	

D. VALUATION DATA

Was transaction part of an assignment or relocation ☐ Y ☒ N

1. Actual Cash Consideration \$3,725.10	2. Other Consideration + 0.00	3. Total Consideration = \$3,725.10
4. County Assessed Value \$19,308.00	5. Common Level Ratio Factor x 3.60	6. Fair Market Value = \$69,508.80

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$69,508.80	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	---	---

2. 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

5/9/16

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

395398

Tucker Arensberg, P.C.
ATTORNEYS AT LAW
1500 ONE PPG PLACE
PITTSBURGH, PENNSYLVANIA 15222
(412) 566-1212

PNC BANK
PNC Bank, National Association
Pittsburgh, PA 8-9/430

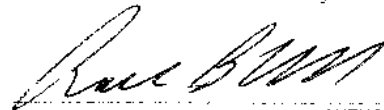
Date: May 9, 2016

Pay: Two thousand three hundred seventy-five and 10/100***** \$ ***2,375.10***

PAY TO THE ORDER OF:

SHERIFF, COLUMBIA COUNTY

Tucker Arensberg, P.C.
Void After 180 Days



AUTHORIZED SIGNATURE

⑈ 395398 ⑈ ⑆043000096⑆ 0001004943⑈

April 1, 2016

Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

**Re: PNC Bank, National Association v. Percy L. Woolridge and
Carol S. Woolridge
Case No. 2015CV1056**


Dear Sheriff:

Enclosed please find an original Certificate of Filing for filing. Also enclosed is an additional coversheet that I would request you date/time stamp and return to me in the enclosed self-addressed stamped envelope.

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

Very truly yours,

TUCKER ARENSBERG, P.C.



Matt Friedberg
Clerk

BANK_FIN:534842-1 000011-170558

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

PERRY L. WOOLRIDGE and CAROL S.
WOOLRIDGE,

Defendants.

CIVIL DIVISION

No. 2015CV1056

CERTIFICATE OF FILING

Filed on behalf of PNC BANK, NATIONAL
ASSOCIATION, Plaintiff

Counsel of record for this party:

Brett A. Solomon, Esquire
Pa. I.D. No. 83746
Michael C. Mazack, Esquire
Pa. I.D. No. 205742
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

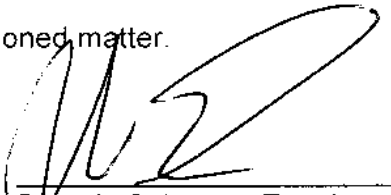
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2015CV1056
)	
vs.)	
)	
PERRY L. WOOLRIDGE and CAROL S.)	
WOOLRIDGE,)	
)	
Defendants.)	

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 4/1/16


Brett A. Solomon, Esquire
Pa. I. D. #83746
bsolomon@tuckerlaw.com
Michael C. Mazack, Esquire
Pa. I.D. #205742

TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

PERRY L. WOOLRIDGE and CAROL S.
WOOLRIDGE,

Defendants.

CIVIL DIVISION

No. 2015CV1056

CERTIFICATE OF FILING

Filed on behalf of PNC BANK, NATIONAL
ASSOCIATION, Plaintiff

Counsel of record for this party:

Brett A. Solomon, Esquire
Pa. I.D. No. 83746
Michael C. Mazack, Esquire
Pa. I.D. No. 205742
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

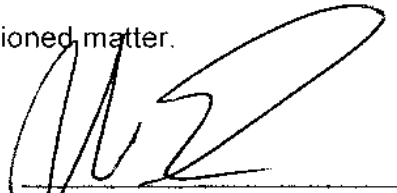
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2015CV1056
)	
vs.)	
)	
PERRY L. WOOLRIDGE and CAROL S.)	
WOOLRIDGE,)	
)	
Defendants.)	

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 4/1/16


Brett A. Solomon, Esquire
Pa. I. D. #83746
bsolomon@tuckerlaw.com
Michael C. Mazack, Esquire
Pa. I.D. #205742

TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212



Matt Friedberg (412) 594-5578
mfriedberg@tuckerlaw.com

April 1, 2016

VIA FACSIMILE AT 570-389-5625

Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

**Re: PNC Bank, National Association v. Percy L. Woolridge and Carol S. Woolridge
Case No. 2015CV1056**

Dear Sir or Madam:

This office represents PNC Bank, National Association in the above-referenced matter. This letter is to memorialize our request to postpone the Sheriff Sale that is currently scheduled for April 6, 2016 to the May 4, 2016 sale date.

Please announce this postponement at the time of the April 6, 2016 sale.

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

Very truly yours,

Tucker Arensberg, P.C.

A handwritten signature in dark ink, appearing to read 'Matt Friedberg', written over a horizontal line.

Matt Friedberg
Clerk

HANK PIN:534811-1 000011-170558

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ vs. Woolridge
 NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>415.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>939.03</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1189.03</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1841.07</u>	
TOTAL *****		\$ <u>1841.07</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 3652.60

County 024

PARCEL ID: 05E-05-059-00.000

TAX YEAR: 2016

ALTERNATE ID:

EFFECTIVE DATE:

Year	Authority	Fund
------	-----------	------

2014	PRIM	255.51	29.54	25.55	45.00	355.60
2015	PRIM	1,214.70	20.04	121.47	45.00	1,401.21
		1,470.21	49.58	147.02	90.00	1,756.81

Interest
 Tax Sale notice
 Tax Cert.

 Total

\$1,841.⁰⁷
 May amount

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

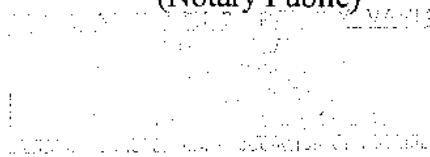
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 10, 17, 24, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

[Signature]

Sworn and subscribed to before me this 24th day of February 2016...

Karen M. Beach

(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

February 25, 2016

Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

**Re: PNC Bank, National Association v. Percy L. Woolridge and
Carol S. Woolridge
Case No. 2015CV1056**


Dear Sheriff:

Enclosed please find an original Certificate of Filing for filing. Also enclosed is an additional coversheet that I would request you date/time stamp and return to me in the enclosed self-addressed stamped envelope.

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

Very truly yours,

TUCKER ARENSBERG, P.C.



Matt Friedberg
Clerk

BANK_FIN:532350-1 000011-170558

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

PERRY L. WOOLRIDGE and CAROL S.
WOOLRIDGE,

Defendants.

CIVIL DIVISION

No. 2015CV1056

CERTIFICATE OF FILING

Filed on behalf of PNC BANK, NATIONAL
ASSOCIATION, Plaintiff

Counsel of record for this party:

Brett A. Solomon, Esquire
Pa. I.D. No. 83746
Michael C. Mazack, Esquire
Pa. I.D. No. 205742
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

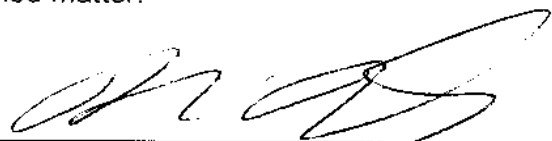
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2015CV1056
)	
vs.)	
)	
PERRY L. WOOLRIDGE and CAROL S.)	
WOOLRIDGE,)	
)	
Defendants.)	

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 2/25/16


Brett A. Solomon, Esquire
Pa. I. D. #83746
bsolomon@tuckerlaw.com
Michael C. Mazack, Esquire
Pa. I.D. #205742

TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

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

DATE: 25-FEB-16

FEE: \$5.00

CERT. NO23447

WOOLRIDGE PERRY L & CAROL S
57 KINGS PT
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20000-8273
LOCATION: 58 RESERVOIR ST LOT 40
PARCEL: 05E-05 -059-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,361.19	10.02	30.00	1,401.21
2014	PRIM	353.49	2.11	0.00	355.60
TOTAL DUE :					\$1,756.81

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2015

REQUESTED BY:

Sheriff



Matt Friedberg (412) 594-5578
mfriedberg@tuckerlaw.com

February 24, 2016

VIA FACSIMILE AT 570-389-5625

Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

**Re: PNC Bank, National Association v. Percy L. Woolridge and Carol S. Woolridge
Case No. 2015CV1056**

Dear Sir or Madam:

This office represents PNC Bank, National Association in the above-referenced matter. This letter is to memorialize our request to postpone the Sheriff Sale that is currently scheduled for March 2, 2016 to the April 6, 2016 sale date.

Please announce this postponement at the time of the March 2, 2016 sale.

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

Very truly yours,

Tucker Arensberg, P.C.

A handwritten signature in black ink, appearing to read "Matt Friedberg", written over a horizontal line.

Matt Friedberg
Clerk

BANK_FIN:532251-1 000011-170558

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

DATE:16-FEB-16

FEE:\$5.00

CERT. NO23400

WOOLRIDGE PERRY L & CAROL S
57 KINGS PT
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20000-8273
LOCATION: 58 RESERVOIR ST LOT 40
PARCEL: 05E-05 -059-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,361.19	20.04	30.00	1,411.23
2014	PRIM	353.49	4.22	0.00	357.71
TOTAL DUE :					\$1,768.94

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April ,2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2015

REQUESTED BY:

SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
PERRY L WOOLRIDGE (et al.)

Case Number
2015CV1056

SHERIFF'S RETURN OF SERVICE

01/29/2016 04:49 PM - DEPUTY MICHAEL TKACH, 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 61 NORTH IRON STREET AND 58 RESEVOIR STREET, BLOOMSBURG, PA 17815.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 01, 2016

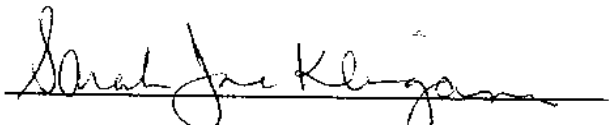
COMMONWEALTH OF PENNSYLVANIA

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

1ST day of FEBRUARY 2016



Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
WOOLRIDGE, PERRY L (et al.)

Case Number
2015CV1056

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 61NORTH IRON STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1/29/16

Time:

16:49

Deputy:

6

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2015CV1056

61NORTH IRON STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
WOOLRIDGE, PERRY L (et al.)

Case Number
2015CV1056

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 61NORTH IRON STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

1-5-16

Time:

3:49

Deputy:

5

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2015CV1056

61NORTH IRON STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
WOOLRIDGE, PERRY L (et al.)

Case Number
2015CV1056

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 168

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG AREA SCHOOL DISTRICT-

Primary Address: 728 E. 5TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Mike Lipton

Relation: Administrator

Date: 12/28/15 Time: 08:42

Deputy: 4 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BLOOMSBURG AREA SCH

2015CV1056

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
PERRY L WOOLRIDGE (et al.)

Case Number
2015CV1056

SHERIFF'S RETURN OF SERVICE

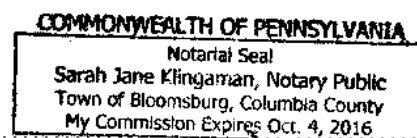
12/28/2015 09:05 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CAROL WOOLRIDGE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR PERRY L WOOLRIDGE AT 57 KINGS POINT, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 28, 2016



NOTARY

Affirmed and subscribed to before me this

28TH day of JANUARY, 2016

Sarah Jane Klingaman

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
WOOLRIDGE, PERRY L (et al.)

Case Number
2015CV1056

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 16.5

Warrant:

Serve To:

Name: PERRY L WOOLRIDGE
Primary Address: 57 KINGS POINT
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Carol Woolridge

Relation: wife

Date: 12/28/15

Time: 09:05

Deputy: 4

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

WOOLRIDGE, PERRY L

2015CV1056

57 KINGS POINT, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
PERRY L WOOLRIDGE (et al.)

Case Number
2015CV1056

SHERIFF'S RETURN OF SERVICE

12/28/2015 09:05 AM - DEPUTY MICHAEL BEYER, 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: CAROL WOOLRIDGE AT 57 KINGS POINT, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

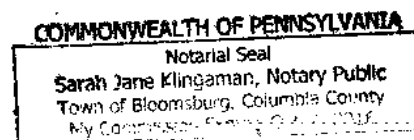
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 28, 2016

NOTARY

Affirmed and subscribed to before me this

28TH day of JANUARY, 2016



Sarah Jane Klingaman

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
WOOLRIDGE, PERRY L (et al.)

Case Number
2015CV1056

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 168

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CAROL WOOLRIDGE
Primary Address: 57 KINGS POINT
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: CAROL Woolridge

Relation: DEF

Date: 12/28/15 Time: 09:05

Deputy: 4 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

WOOLRIDGE, CAROL

2015CV1056

57 KINGS POINT, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
WOOLRIDGE, PERRY L (et al.)

Case Number
2015CV1056

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 168

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
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: LIZ WHITENIGHT

Relation: TAX CLERK

Date: 12/23/15 Time: 1223

Deputy: 5 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2015CV1056

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
WOOLRIDGE, PERRY L (et al.)

Case Number
2015CV1056

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 168

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Mary F. Ward

Relation:

TAX collector

Date:

12/28/15

Time:

11:00

Deputy:

14

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

WARD, MARY F.

2015CV1056

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
WOOLRIDGE, PERRY L (et al.)

Case Number
2015CV1056

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col.

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 RICH-DECKER

Relation: Clerk

Date: 12/23/15 Time: 1225

Deputy: 5 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2015CV1056 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
)
Plaintiff,) No. 2015CV1056
)
vs.)
)
PERRY L. WOOLRIDGE and CAROL S.)
WOOLRIDGE,)
)
Defendants.)

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

I, Michael C. Mazack, Esquire, being duly sworn according to law, hereby depose and say that the Defendants, Perry L. Woolridge and Carol S. Woolridge, are not members of the military service of the United States of America to the best of my knowledge, information and belief.



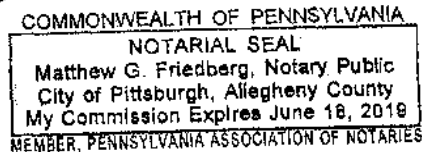
Michael C. Mazack, Esquire

Sworn to and subscribed before me

this 14th day of December, 2015.


Notary Public

My Commission Expires:



REAL ESTATE OUTLINE

ED # 168DATE RECEIVED 12-21-2015
DOCKET AND INDEX 2015 CV 1036

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>391272</u>

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

*Math Freeberg
Lm*

SALE DATE	<u>March 2, 16</u>	TIME <u>9.00</u>
POSTING DATE	_____	_____
ADV. DATES FOR NEWSPAPER	1 ST WEEK	_____
	2 ND WEEK	_____
	3 RD WEEK	_____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1056

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, MARCH 02, 2016
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of ground situate in the A.Z. Schock and John A. Funston Addition to the Town of Bloomsburg, known as "Reservoir Hill" being Lot No. 40, the dimensions of which will more fully appear by reference to the plot of said lots filed of record in the office of the recorder of Deeds of Columbia County at Bloomsburg Pennsylvania in Map Book Volume 1, pages 80 and 81. Being the same property which Carol S. Turner, now by marriage, Carol S. Woolridge and Perry L. Woolridge, her husband, granted and conveyed unto Perry L. Woolridge and Carol S. Woolridge, his wife, as tenants by the entireties by deed dated July 6, 2000 and recorded August 31, 2000 in the Recorder's Office of said County in Instrument #200008273.
61 North Iron Street, Bloomsburg, PA 17815
Permanent Parcel No.: 5E-5-59

PROPERTY ADDRESS: 61NORTH IRON STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05-E-5-59

Seized and taken into execution to be sold as the property of PERRY L WOOLRIDGE, CAROL WOOLRIDGE 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:
TUCKER & ARENSBERG P.C.
PITTSBURGH, PA 412-566-1212

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

PNC BANK, NATIONAL ASSOCIATION

VS

PERRY L. WOOLRIDGE AND
CAROL S. WOOLRIDGE

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 2015 Term 168 E.D.

No. _____ Term _____ A.D.

No. _____ Term _____ J.D.

WRIT OF EXECUTION
(Mortgage Foreclosure)

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

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BLOOMSBURG, IN THE COUNTY OF COLUMBIA, AND THE COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: 5E-5-59 AND BEING MORE FULLY DESCRIBED IN A DEED DATED 7/6/00 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN INSTRUMENT NUMBER 200008273.

IMPROVED BY HAVING ERECTED THEREON A DWELLING KNOWN AS 61 NORTH IRON STREET, BLOOMSBURG, PA 17815.

Amount Due	\$ 85,188.03
Interest from 10/1/15 to 2/29/16 @ \$15.2331/diem -	2,300.20
TOTAL	\$ 87,488.23 plus costs as endorsed

Dated December 21, 2015
(SEAL)

Barbara W. Jivetti
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

By: Stephanie Karp Deputy

Proth & Clerk of Sev. Courts
My Comm. Ex. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

PERRY L. WOOLRIDGE and CAROL S.
WOOLRIDGE,

Defendants.

CIVIL DIVISION

No. 2015CV1056

AFFIDAVIT PURSUANT TO PA. R.C.P.
3129.1

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:

Brett A. Solomon, Esquire

Pa. I.D. No. 83746

Michael C. Mazack

Pa. I.D. No. 205742

TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place

Pittsburgh, Pennsylvania 15222

(412) 566-1212

FILED
PROthonotary
2015 SEP 19 PM 9:55
2015 SEP 21 PM 10:51
FILED
PROthonotary
CLERK OF COURT
COLUMBIA COUNTY
PENNSYLVANIA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2015CV1056
)	
vs.)	
)	
PERRY L. WOOLRIDGE and CAROL S.)	
WOOLRIDGE,)	
)	
Defendants.)	

AFFIDAVIT PURSUANT TO Pa. R.C.P. 3129.1

PNC Bank, National Association, Plaintiff in the above action, by its attorneys, Tucker Arensberg, P.C., set forth as of the date of the Praecipe for Writ of Execution has filed the following information concerning the real property located in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania:

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

PERRY L. WOOLRIDGE	57 Kings Point
and CAROL S. WOOLRIDGE	Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

SAME AS ABOVE

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

PNC BANK,	c/o	Brett A. Solomon, Esquire
NATIONAL ASSOCIATION		Michael C. Mazack, Esquire
		Tucker Arensberg, P.C.
		1500 One PPG Place
		Pittsburgh, Pennsylvania 15222

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

PNC BANK,	c/o	Brett A. Solomon, Esquire
NATIONAL ASSOCIATION		Michael C. Mazack, Esquire
		Tucker Arensberg, P.C.
		1500 One PPG Place
		Pittsburgh, Pennsylvania 15222

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

UNKNOWN

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

COLUMBIA COUNTY
TREASURER

35 West Main Street
Bloomsburg, PA 17815

COLUMBIA COUNTY
TAX CLAIM BUREAU

35 West Main Street
Bloomsburg, PA 17815

COLUMBIA COUNTY

35 West Main Street
Bloomsburg, PA 17815

COMMONWEALTH OF PA
DEPARTMENT OF REVENUE

P.O. Box 2675
Harrisburg, PA 17105

TOWN OF BLOOMSBURG,
TAX COLLECTOR

c/o Mary F. Ward
Town Hall
301 E. Second Street
Bloomsburg, PA 17815

BLOOMSBURG AREA
SCHOOL DISTRICT

728 East Fifth Street
Bloomsburg, Pennsylvania 17815

BLOOMSBURG AREA
SCHOOL DISTRICT

c/o Mary F. Ward
Town Hall
301 E. Second Street
Bloomsburg, PA 17815

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

COLUMBIA COUNTY
DOMESTIC REALTIONS

15 Perry Avenue
Bloomsburg, PA 17815

TENANT/OCCUPANT

61 N. Iron Street
Bloomsburg, PA 17815

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

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

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

Dated: 12/11/15

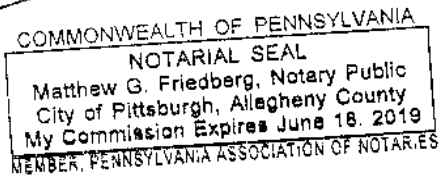
By: 

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

Sworn to and subscribed before me
this 11th day of December, 2015.


Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

PERRY L. WOOLRIDGE and CAROL S.
WOOLRIDGE,

Defendants.

CIVIL DIVISION

No. 2015CV1056

AFFIDAVIT OF LAST KNOWN ADDRESS

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:

Brett A. Solomon, Esquire

Pa. I.D. No. 83746

Michael C. Mazack

Pa. I.D. No 205742

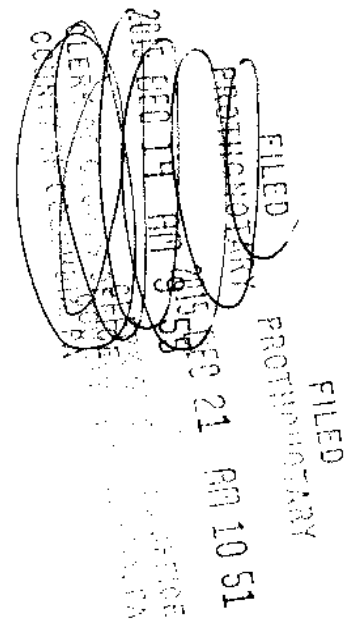
TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place

Pittsburgh, Pennsylvania 15222

(412) 566-1212



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
)
Plaintiff,) No. 2015CV1056
)
vs.)
)
PERRY L. WOOLRIDGE and CAROL S.)
WOOLRIDGE,)
)
Defendants.)

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

AFFIDAVIT OF LAST KNOWN ADDRESS OF DEFENDANTS

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

1. That he is counsel for the Plaintiff in the above referenced matter.
2. That to the best of his knowledge, information and belief, the last known address of Defendants is 57 Kings Point, Bloomsburg, Pennsylvania 17815.

TUCKER ARENSBERG, P.C.



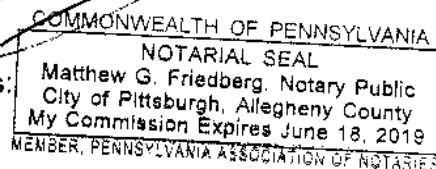
Michael C. Mazack, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
this 11th day of December, 2015.



Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

PERRY L. WOOLRIDGE and CAROL S.
WOOLRIDGE,

Defendants.

CIVIL DIVISION

No. 2015CV1056

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

SS:

FILED
PROthonary
2015 DEC 14 AM 9:55
CLERK OF COURT
COLUMBIA COUNTY, PA

I, Michael C. Mazack, Esquire, being duly sworn according to law, hereby depose and say that the Defendants, Perry L. Woolridge and Carol S. Woolridge, are not members of the military service of the United States of America to the best of my knowledge, information and belief.



Michael C. Mazack, Esquire

Sworn to and subscribed before me

this 14th day of December, 2015.

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Matthew G. Friedberg, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 18, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

FILED
PROthonary
2015 DEC 21 AM 10:51
CLERK OF COURT
COLUMBIA COUNTY, PA

December 11, 2015

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

**Re: PNC Bank, National Association v. Percy L. Woolridge and
Carol S. Woolridge
Case No. 2015CV1056**

Dear Sheriff:

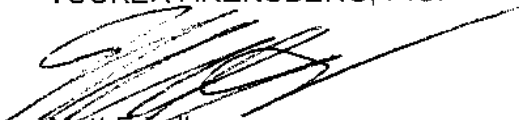
We have sent the Prothonotary a Praecipe for Writ of Execution for filing and have asked that the enclosed service copy of the original Writ be forwarded to you along with the instructions for service, sale documents and a check in the amount of \$1,350.00, which was quoted as the correct deposit for setting a sale of real estate.

Please complete service in the manner we have instructed and return the verification of service in the self-addressed stamped envelopes provided.

Thank you for your assistance and cooperation in this matter. If you have any questions or need anything further from our office, please do not hesitate to give me a call at the direct dial number above.

Very truly yours,

TUCKER ARENSBERG, P.C.



Matt Friedberg

/mgf
Enclosures

BANK_FIN:526566-1 000011-170558

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

PERRY L. WOOLRIDGE and CAROL S.
WOOLRIDGE,

Defendants.

CIVIL DIVISION

No. 2015CV1056

AFFIDAVIT OF ACT 6

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:

Brett A. Solomon, Esquire

Pa. I.D. No. 83746

Michael C. Mazack, Esquire

Pa. I.D. No. 205742

TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place

Pittsburgh, Pennsylvania 15222

(412) 566-1212

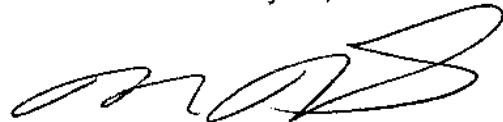
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2015CV1056
)	
vs.)	
)	
PERRY L. WOOLRIDGE and CAROL S.)	
WOOLRIDGE,)	
)	
Defendants.)	

COMMONWEALTH OF PENNSYLVANIA)	
	)	SS:
COUNTY OF ALLEGHENY)	

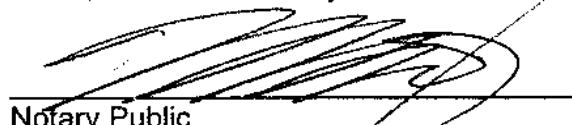
Before me, a Notary Public, personally appeared Michael C. Mazack, Esquire, being duly sworn, deposes and says:

THAT Notice of PNC Bank, National Association, intention to foreclose, pursuant to 41 P.S. §403 (Act 6 of 1974), was given to Defendants on or about July 11, 2014.

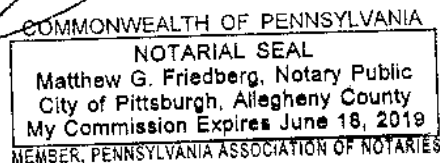


Michael C. Mazack, Esquire

Sworn to and subscribed before me
this 11th day of December, 2015.


Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

PERRY L. WOOLRIDGE and CAROL S.
WOOLRIDGE,

Defendants.

CIVIL DIVISION

No. 2015CV1056

AFFIDAVIT OF ACT 91

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:

Brett A. Solomon, Esquire

Pa. I.D. No. 83746

Michael C. Mazack

Pa. I.D. No. 205742

TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place

Pittsburgh, Pennsylvania 15222

(412) 566-1212

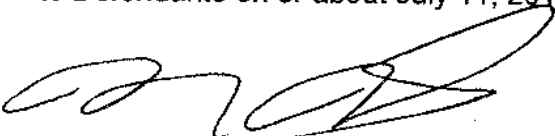
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
)
Plaintiff,) No. 2015CV1056
)
vs.)
)
PERRY L. WOOLRIDGE and CAROL S.)
WOOLRIDGE,)
)
Defendants.)

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

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

THAT Notice pursuant to 35 P.S. §1680.403 (Homeowner's Emergency Mortgage Assistance Act of 1983 -- Act 91 of 1983) was given to Defendants on or about July 11, 2014.


Michael C. Mazack, Esquire

Sworn to and subscribed before me
this 11th day of December, 2015.


Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Matthew G. Friedberg, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 18, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

PERRY L. WOOLRIDGE and CAROL S.
WOOLRIDGE,

Defendants.

CIVIL DIVISION

No. 2015CV1056

AFFIDAVIT OF LAST KNOWN ADDRESS

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:

Brett A. Solomon, Esquire

Pa. I.D. No. 83746

Michael C. Mazack

Pa. I.D. No 205742

TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place

Pittsburgh, Pennsylvania 15222

(412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
)
Plaintiff,) No. 2015CV1056
)
vs.)
)
PERRY L. WOOLRIDGE and CAROL S.)
WOOLRIDGE,)
)
Defendants.)

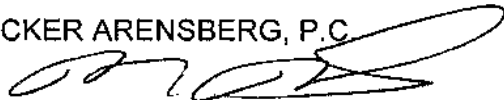
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

AFFIDAVIT OF LAST KNOWN ADDRESS OF DEFENDANTS

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

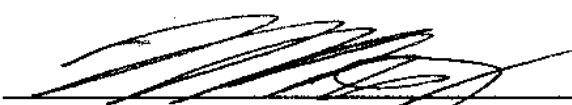
1. That he is counsel for the Plaintiff in the above referenced matter.
2. That to the best of his knowledge, information and belief, the last known address of Defendants is 57 Kings Point, Bloomsburg, Pennsylvania 17815.

TUCKER ARENSBERG, P.C.

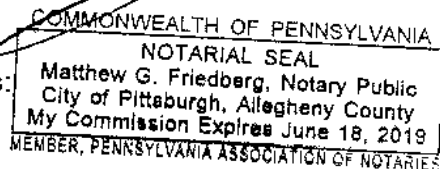


Michael C. Mazack, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
this 11th day of December, 2015.


Notary Public

My Commission Expires:



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2015CV1056
)	
vs.)	
)	
PERRY L. WOOLRIDGE and CAROL S.)	
WOOLRIDGE,)	
)	
Defendants.)	

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Perry L. Woolridge
57 Kings Point
Bloomsburg PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, Pennsylvania, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
435 West Main Street
Bloomsburg, Pennsylvania 17815

on _____, at _____, the following described real estate, of which PERRY L. WOOLRIDGE and CAROL S. WOOLRIDGE are the owner or reputed owner: Please see attached description of property.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of:

PNC Bank, National Association

vs.

PERRY L. WOOLRIDGE and CAROL S. WOOLRIDGE

at Ex. No. 2015CV1056 in the amount of \$87,488.23.

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

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

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

Exemptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

LAWYER REFERRAL SERVICE
NORTH PENN LEGAL SERVICES
168 E. Street
Bloomsburg, Pennsylvania 17815

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint in Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN THE TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.



Brett A. Solomon, Esquire
Pa. I.D. No. 83746
Michael C. Mazack, Esquire
Pa. I.D. No. 205742
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212
Attorneys for PNC Bank, National Association,
Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2015CV1056
)	
vs.)	
)	
PERRY L. WOOLRIDGE and CAROL S.)	
WOOLRIDGE,)	
)	
Defendants.)	

LEGAL DESCRIPTION OF REAL ESTATE

ALL THAT CERTAIN lot of ground situate in the A.Z. Schock and John A. Funston Addition to the Town of Bloomburg, known as "Reservoir Hill" being Lot No. 40, the dimensions of which will more fully appear by reference to the plot of said lots filled of record in the office of the recorder of Deeds of Columbia County at Bloomsburg Pennsylvania in Map Book Volume 1, pages 80 and 81.

Being the same property which Carol S. Turner, now by marriage, Carol S. Woolridge and Perry L. Woolridge, her husband, granted and conveyed unto Perry L. Woolridge and Carol S. Woolridge, his wife, as tenants by the entireties by deed dated July 6, 2000 and recorded August 31, 2000 in the Recorder's Office of said County in Instrument #200008273.

61 North Iron Street, Bloomsburg, PA 17815

Permanent Parcel No.: 5E-5-59



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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2015CV1056
)	
vs.)	
)	
PERRY L. WOOLRIDGE and CAROL S.)	
WOOLRIDGE,)	
)	
Defendants.)	

LEGAL DESCRIPTION OF REAL ESTATE

ALL THAT CERTAIN lot of ground situate in the A.Z. Schock and John A. Funston Addition to the Town of Bloomsburg, known as "Reservoir Hill" being Lot No. 40, the dimensions of which will more fully appear by reference to the plot of said lots filed of record in the office of the recorder of Deeds of Columbia County at Bloomsburg Pennsylvania in Map Book Volume 1, pages 80 and 81.

Being the same property which Carol S. Turner, now by marriage, Carol S. Woolridge and Perry L. Woolridge, her husband, granted and conveyed unto Perry L. Woolridge and Carol S. Woolridge, his wife, as tenants by the entireties by deed dated July 6, 2000 and recorded August 31, 2000 in the Recorder's Office of said County in Instrument #200008273.

61 North Iron Street, Bloomsburg, PA 17815

Permanent Parcel No.: 5E-5-59



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

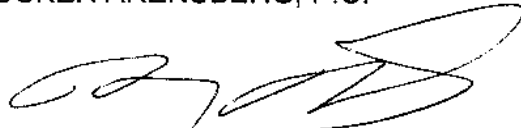
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2015CV1056
)	
vs.)	
)	
PERRY L. WOOLRIDGE and CAROL S.)	
WOOLRIDGE,)	
)	
Defendants.)	

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

TUCKER ARENSBERG, P.C.



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

Document Receipt

Trans #	7054	Carrier / service:	USPS Server	First-Class Mail®	12/22/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000070482
Doc Ref #:	2015ED168
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	7053	Carrier / service:	USPS Server	First-Class Mail®	12/22/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000070475

Doc Ref #: 2015ED168

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7053	Carrier / service:	USPS Server	First-Class Mail®	12/22/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000070475

Doc Ref #: 2015ED168

Postage 5 1300

HARRISBURG PA 17105

Document Receipt

Trans #	7052	Carrier / service:	USPS Server	First-Class Mail®	12/22/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000070468

Doc Ref #: 2015ED168

Postage 5.1300

HARRISBURG PA 17128

108

Document Receipt

Trans #	7055	Carrier / service:	USPS Server	First-Class Mail®	12/22/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000070499

Doc Ref #: 2015ED168

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	7055	Carrier / service:	USPS Server	First-Class Mail®	12/22/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000070499

Doc Ref #: 2015ED168

Postage 5.1300

PHILADELPHIA PA 19106

391272

Tucker Arensberg, P.C.

ATTORNEYS AT LAW
1500 ONE PPG PLACE
PITTSBURGH, PENNSYLVANIA 15222
(412) 566-1212

PNC BANK
PNC Bank, National Association
Pittsburgh, PA

8-9/430

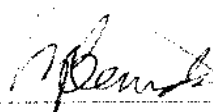
Date: **December 7, 2015**

Pay: One thousand three hundred fifty and 00/100***** \$ ***1,350.00***

PAY TO THE ORDER OF:

SHERIFF, COLUMBIA COUNTY

Tucker Arensberg, P.C.
Void After 180 Days



MP
AUTHORIZED SIGNATURE

RECEIVED
12-11-15
1:11 PM

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈391272⑈ ⑆043000096⑆ 0001004943⑈