

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 209419	Invoice Date: 11/30/2016 11:46:17 AM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: WALK-IN	By: BSL
BOX SHERIFF			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201609458	MIFFLIN TOWNSHIP
	Grantor - DISIDORO, KELLY M		11/30/16 11:46:20 AM	
	Grantee - PNC BANK			
	Consideration -	\$1,972.96		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7620 - BOX SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

PNC BANK, NA

VS KELLY & PHILLIP DISIDORO

NO. 121-2016 ED

NO. 692-2016 JD

DATE/TIME OF SALE: Nov. 9, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 1934.27

POUNDAGE - 2% OF BID \$ 38.69

TRANSFER TAX - 2% OF FAIR MKT \$ -


MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1972.96

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 1972.96

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 622.96

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PNC BANK, NATIONAL ASSOCIATION

vs.

Defendant
KELLY DISIDORO
PHILLIP DISIDORO

Attorney for the Plaintiff:

UDREN LAW OFFICES, PC
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Sheriff's Sale Date: Wednesday, November 9, 2016

Writ of Execution No. : 2016CV692

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 121 WEST 1ST STREET, MIFFLINVILLE, PA 18631

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.	\$1,036.77
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	\$20.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Total Sheriff Costs	\$1,867.27

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00
Grand Total:	\$1,934.27

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

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(T) 856-669-5400
(F) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

November 11, 2016

**Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815**

RE: **PNC Bank, National Association**
vs.
KELLY M. DISIDORO; PHILLIP J. DISIDORO;
Property: **121 West 1st Street, Mifflinville, PA 18631**
County C.C.P. No.: **2016-CV-692**
Sheriff's Sale Date: **11/09/2016**

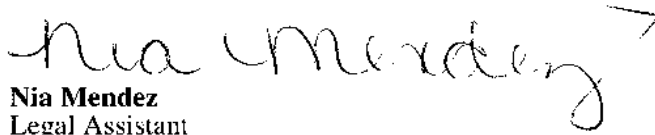
Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of, **PNC BANK, NATIONAL ASSOCIATION, 3232 NEWMARK DRIVE, MIAMISBURG, OH 45342.**

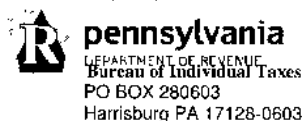
Enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,


Nia Mendez
Legal Assistant

Enclosure



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, 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 UDREN LAW OFFICES, PC		Telephone Number: 856-669-5400	
Mailing Address 111 WOODCREST RD.	City CHERRY HILL	State NJ	ZIP Code 08003

B. TRANSFER DATA

Date of Acceptance of Document 11/11/2016			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number:	Grantee(s)/Lessee(s) PNC BANK, NATIONAL ASSOCIATION	Telephone Number:
Mailing Address P.O. Box	Mailing Address 3232 Newmark Drive		
City Bloomsburg	State PA	ZIP Code 17815	City Miamisburg
			State OH
			ZIP Code 45342

C. REAL ESTATE LOCATION

Street Address 121 West 1 st Street	City, Township, Borough Township of Mifflin	
County Columbia	School District Central Columbia SD	Tax Parcel Number 23-05A-016

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration \$1,972.96	2. Other Consideration + 0	3. Total Consideration = \$1,972.96
4. County Assessed Value \$18,485.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = \$68,209.65

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

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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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.) Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

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

11-11-16

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



NUMBER
97864

3-7568/2360

Six Hundred Twenty-Two and 96/100*****

DATE

AMOUNT

November 11, 2016

*****622.96

PAY
TO THE
ORDER
OF

Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

DISIDORO, 121 West 1st Street, Mifflinville, PA 18631, Nia Mendez

SECURE
IMPRINT
MP

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

⑈097864⑈ ⑆236075689⑆ 9500077186⑈

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PII) 215-568-9500
Mark I. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

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Florida Office
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(PII) 954-378-1757
(FX) 954-378-1758

Sheriff of **Columbia County**
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**

vs.

KELLY M. DISIDORO
PHILLIP J. DISIDORO

Columbia County C.C.P. No. 2016-CV-692
MJU#: 16050176 CASE#: 16050176-1

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Vanessa Mayers
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

PNC Bank, National Association
Plaintiff

v.

KELLY M. DISIDORO
PHILLIP J. DISIDORO

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., 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:

10-11-16

BY: 

Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

PAID 77788

MJU#: 16050176 CASE#: 16050176-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

PNC Bank, National Association
Plaintiff
v.

KELLY M. DISIDORO
PHILLIP J. DISIDORO
Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 10/05/2016 at 09:00 AM in the above-captioned matter has been continued until 11/09/2016 at 9:00am.

Date: 10-11-16

BY: 
Attorney for Plaintiff
ELIZABETH L. WASSALL, ESQ.
PA ID 77788

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 16050176 CASE#: 16050176-1

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Sheriff of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **Federal National Mortgage Association**

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER PEGGY HARTMAN A/K/A PEGGY L. HARTMAN**

Columbia County C.C.P. No. 2015-cv-783
MJU#: 15020041 CASE#: 15020041-1

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Vanessa Mayers
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

Federal National Mortgage Association
Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER PEGGY HARTMAN A/K/A
PEGGY L. HARTMAN**

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-cv-783

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., 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: 10-11-16

BY: 

Attorney for Plaintiff

**ELIZABETH L. WASSALL, ESQ.
PA ID 77788**

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 15020041 CASE#: 15020041-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Federal National Mortgage Association
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER PEGGY HARTMAN A/K/A
PEGGY L. HARTMAN

MORTGAGE FORECLOSURE

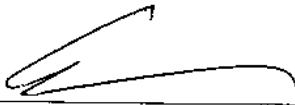
NO. 2015-cv-783

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 10/05/2016 at 09:00 AM in the above-captioned matter
has been continued until 11/09/2016 at 9:00am.

Date: 10-11-16

BY: 
Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.
UDREN LAW OFFICES, P.C. RA 10-77788
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 15020041 CASE#: 15020041-1

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Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

October 3, 2016

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

Re: **PNC Bank, National Association**
vs.
KELLY M. DISIDORO
PHILLIP J. DISIDORO

Columbia County
Docket No.: **2016-CV-692**
Premises: **121 West 1st Street, Mifflinville, PA 18631**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **10/05/2016** to **11/09/2016**, on behalf of the Plaintiff.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Vanessa Mayers
Foreclosure Specialist

MJU#: 16050176 CASE#: 16050176-1

Mayers, Vanessa

From: Fax@hosted.voipnetworks.com
Sent: Monday, October 03, 2016 10:58 AM
To: Mayers, Vanessa
Subject: GoldFax Status (User: VMAYERS)

***** GOLDFAX STATUS *****

From: Vanessa Mayers
*GoldFax Message
Computer: GOLDFAXTEST
Printer: GFAX_SEND/GFAXSEND010
Subject: Disidoro Postponement letter for 10/05/2016 Sheriff sale

** Fax Sent **

Phone Number: 1-570-389-5625
To: Columbia County Sheriff's Office
Pages sent: 2
Sent: 10/3/2016 10:57:21 AM
Elapsed Phone Time: 0 00:00:56.991

Totals:

1 Fax Attempted.
1 Fax Successful.

SHERIFF'S SALE COST SHEET

VS. Disordo Kelly & Phillip
 NO. _____ ED 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>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>20.00</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>435.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1286.77</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

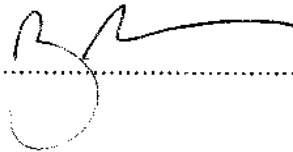
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

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

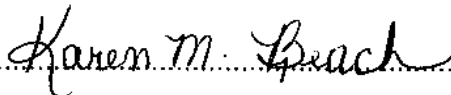
TOTAL COSTS (OPENING BID) \$ 1934.27

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 September 14, 21, 28, 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.



Sworn and subscribed to before me this 28th day of September, 2016



(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.

.....

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

PNC Bank, National Association
Plaintiff

v.

KELLY M. DISIDORO, PHILLIP J.
DISIDORO,

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

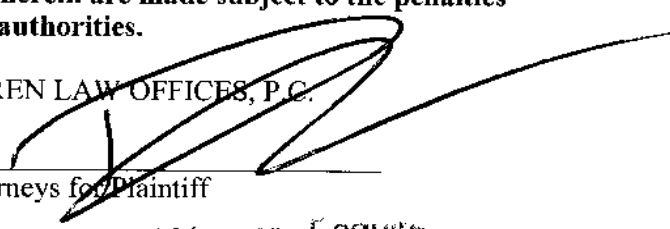
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praeipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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. sec. 4904 relating to unsworn falsification to authorities.

Dated: 9/18/16

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

David Neeren, Esquire
PA ID 204252

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com**

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

**Kelly M. Disidoro
Phillip J. Disidoro**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76**

PNC Bank, National Association, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

121 West 1st Street, Mifflinville, PA 18631

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

**Kelly M. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401**

**Phillip J. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401**

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

**Kelly M. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401**

**Phillip J. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401**

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

**Security Credit Services, LLC
David J. Apothaker
520 Fellowship Road, C306
Mount Laurel, NJ 08054**

**Cavalry SPV I, LLC, as assignee of GE Retail Bank/Wal-Mart
David J. Apothaker
520 Fellowship Road, C306
Mount Laurel, NJ 08054**

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

**PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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 Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Tenants/Occupants
121 West 1st Street
Mifflinville, PA 18631**

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:

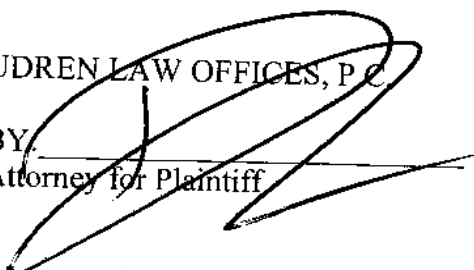
Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: 9/8/16

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

MJU#: 16050176 CASE#: 16050176-1

David Neeren, Esquire
PA ID 204252

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

KELLY M. DISIDORO; PHILLIP J.
DISIDORO;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): KELLY M. DISIDORO; PHILLIP J. DISIDORO;

PROPERTY: 121 West 1st Street, Mifflinville, PA 18631

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on 10/05/2016 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

MJU#: 16050176 CASE#: 16050176-1

EXHIBIT A

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association

Plaintiff

v.

**KELLY M. DISIDORO; PHILLIP J.
DISIDORO;**

Defendant(s)

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

NO. 2016-CV-692

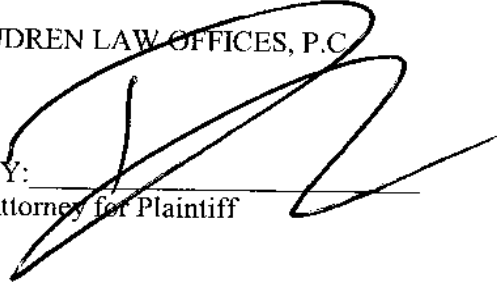
PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date: 9/18/16

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

**David Neeren, Esquire
PA ID 204252**

EXHIBIT B

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

KELLY M DISIDORO, PHILLIP J
DISIDORO
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Kelly M. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401

Your house (real estate) at 121 West 1st Street, Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on 10/5/2016 at 9:00 AM at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$132,026.91, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the 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.

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 on page two on how to obtain an attorney.)

EXHIBIT B

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 by calling 856-669-5400.
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 856-669-5400.
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 the 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 30 days after the 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 Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home 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.

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

EXHIBIT B

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

KELLY M DISIDORO, PHILLIP J
DISIDORO
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Phillip J. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401

Your house (real estate) at 121 West 1st Street, Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on 10/5/2016 at 9:00 AM at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$132,026.91, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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

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EXHIBIT B

PNC Bank, National Association, et. al., Plaintiff(s)
vs.
Kelly M. Disidoro, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 141922-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

-- Kelly M. Disidoro
Court Case No. Columbia Co 2016-CV-692

UDREN LAW OFFICES
Ms. Christine A. Perry
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

State of: Virginia ss.

County of: Augusta

Name of Server: Charles D. Shelton Jr. undersigned, being duly sworn, deposes and says
that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 15th day of August, 20 16, at 5:54 o'clock PM

Place of Service: at 103 Stonewall Jackson Blvd, in Staunton, VA 24401

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Kelly M. Disidoro

Person Served, and
Method of Service: ☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Kelly M. Disidoro
at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:
Sex F; Skin Color White; Hair Color Brown; Facial Hair N/A
Approx. Age 35; Approx. Height 5'6"; Approx. Weight 120
☒ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct

[Signature]
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
15th day of August, 20 16

[Signature]
Notary Public (Commission Expires)
Lee Barb
Commonwealth of Virginia
Notary Public
Commission No. 7315998
Commission Expires 03/30/2018

EXHIBIT B

PNC Bank, National Association, et. al., Plaintiff(s)
vs.
Kelly M. Disidoro, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 141922-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Phillip J. Disidoro
Court Case No. Columbia Co 2016-CV-692

UDREN LAW OFFICES
Ms. Christine A. Perry
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

State of: Virginia ss.

County of: Augusta

Name of Server: Charles D. Sheffer, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 15th day of August, 20 16, at 5:54 o'clock PM

Place of Service: at 103 Stonewall Jackson Blvd, in Staunton, VA 24401

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Phillip J. Disidoro

Person Served, and Method of Service: ☐ By personally delivering them into the hands of the person to be served.
☒ By delivering them into the hands of Kelly Disidoro, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Phillip J. Disidoro at the place of service, and whose relationship to the person is: Wife

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex F; Skin Color White; Hair Color Brown; Facial Hair N/A
Approx. Age 35; Approx. Height 5'6"; Approx. Weight 120
☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Charles D. Sheffer
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
15th day of August, 20 16

Judy Lee Barb
Notary Public
(Commission Expires)
Judy Lee Barb
Commonwealth of Virginia
Notary Public
Commission No. 7315908
My Comm. Expires 08/02/2018

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION
vs.
KELLY DISIDORO (et al.)

Case Number
2016CV692

SHERIFF'S RETURN OF SERVICE

08/30/2016 11:07 AM - DEPUTY MICHAEL BEYER, 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 121 WEST 1ST STREET, MIFFLINVILLE, PA 18631.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 30, 2016

NOTARY

Affirmed and subscribed to before me this

30TH day of AUGUST, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Sarah Jane Klingaman

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

(a) On duty only. Sheriff, Treasurer, etc.

	Package ID ▲	Waybill #	Status	Attention To	Receiver Phone
▶	8421	71901140006000084861	Return to Sender: Unclaimed	KELLY DISIDORO	

	Package ID ▲	Waybill #	Status	Attention To	Receiver Phone
▶	8422	71901140006000084878	Delivered	PHILLIP DISIDORO	

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



71901140006000084878

PHILLIP DISIDORO
103 STONEWALL JACKSON BLVD

STAUTON VA 24401

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



71901140006000084861

KELLY DISIDORO
103 STONEWALL JACKSON BLVD

STAUNTON VA 24401

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

REAL ESTATE TAX CERTIFICATION

Date: 08/17/2016

Fee: \$5.00

Cert. NO: 25357

DISIDORO PHILLIP J & KELLY M
PO BOX 484
MIFFLINVILLE PA 18631

District: MIFFLIN TWP
Deed: 20050 -9869
Location: 121 W FIRST ST
Parcel Id:23 -05A-016-00,000

Assessment: 18,485

Balances as of 08/17/2016

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

NO TAX CLAIM TAXES DUE

By: COLUMBIA County SHERIFF Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649 FAX: (570) 389-5646

TAX CERTIFICATION

2016 - REAL ESTATE

As of Date: 08/17/2016 09:23:13 AM

Owner: DISIDORO PHILLIP J & KELLY M

PO BOX 484

MIFFLINVILLE PA 18631

Municipality: MIFFLIN TWP

Parcel #: 23 -05A-016-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
023956	G	\$190.05	04/30/2016	\$193.93	06/30/2016	\$213.32	08/31/2016
		Discount Payment		04/26/2016		\$190.05	
023956	S	\$18.12	04/30/2016	\$18.49	06/30/2016	\$20.34	08/31/2016
		Discount Payment		04/26/2016		\$18.12	
023956	R	\$85.14	04/30/2016	\$86.88	06/30/2016	\$91.22	08/31/2016
		Discount Payment		04/26/2016		\$85.14	
Totals:		\$293.31		\$299.30		\$324.88	

Total Paid To Date:

\$293.31

SRE

Signature

8-17-16

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

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



RADLER 2000 LIMITED PARTNERSHIP
3131 WEST 7TH STREET
SUITE 400
FORT WORTH TX 76107

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
DISIDORO, KELLY (et al.)

Case Number
2016CV692

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 122

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 121 WEST 1ST STREET
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: ALAN Lambert

Relation: Tenant

Date: 8-1-16 Time: 14:45

Deputy: 3 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date: 7-26-13

7-29-16

Time: 12:15

10:30

Mileage:

Deputy: 3

3

Lambert -
121 - West
570-216-2945

Service Attempt Notes:

1. C/C

2. card gone Left Another

3.

4.

5.

6.

OCCUPANT

2016CV692

121 WEST 1ST STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
DISIDORO, KELLY (et al.)

Case Number
2016CV692

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 121

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Connie Johnson

Relation:

Receptionist

Date:

7-26-16

Time:

10:12

Deputy:

3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2016CV692

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
DISIDORO, KELLY (et al.)

Case Number
2016CV692

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	122
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/05/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other
Adult In Charge:	Sherry Evans
Relation:	Check
Date:	7-26-16
Time:	11:30
Deputy:	3
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV692

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, NATIONAL ASSOCIATION
vs.
DISIDORO, KELLY (et al.)

Case Number
2016CV692

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	121
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/05/2016 AT 9:00 AM 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 · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Allison Houser
Relation:	Receptionist
Date:	7-26-16
Time:	11:33
Deputy:	3
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV692 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, NATIONAL ASSOCIATION
vs.
DISIDORO, KELLY (et al.)

Case Number
2016CV692

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 122

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 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: Sherry Evers

Relation: Clerk

Date: 7-26-16 Time: 11:30

Deputy: 3 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2016CV692

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV692

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, OCTOBER 05, 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 frame messuage and piece, parcel and lot of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, being known and designated in the General Plan of said Village as Number 77, and further bounded and described as follows, to-wit:

BOUNDED on the North by Front Street; On the East by Lot No. 78; On the South by Second Street; and on the West by Lot No. 76, whereon is erected a two and one-half story frame dwelling house.

BEING the same premises which Carl Vought by deed dated December 15, 2004, recorded in Columbia County as Instrument No. 2004414157, granted and conveyed to Craig R. Reichart, the grantor herein.

BEING KNOWN AS: 121 West 1st Street, Mifflinville, PA 18631

PROPERTY ID NO.: 23-05A-016

TITLE TO SAID PREMISES IS VESTED IN PHILLIP J. DISIDORO AND KELLY M. DISIDORO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM CRAIG R. REICHART, SINGLE DATED 09/13/2005 RECORDED 09/14/2005 IN DEED BOOK Inst#200509869.

PROPERTY ADDRESS: 121 WEST 1ST STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05A-016

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

Kelly M. Disidoro
Phillip J. Disidoro

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

2016-ED-121

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

121 West 1st Street, Mifflinville, PA 18631

Amount due \$ 132,026.91

Interest From 7/23/2016 \$ *
to Date of Sale

*Ongoing Monthly Interest Accrual of \$399.12
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____
Prothonotary

By Barbara W. Julavets ISS
Clerk

Date July 25, 2016

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

MJU#: 16050176 CASE#: 16050176-1

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com**

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

**Kelly M. Disidoro
Phillip J. Disidoro**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

PNC Bank, National Association, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

121 West 1st Street, Mifflinville, PA 18631

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

**Kelly M. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401**

**Phillip J. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401**

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

**Kelly M. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401**

**Phillip J. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401**

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

Security Credit Services, LLC

Cavalry SPV I, LLC, as assignee of GE Retail Bank/Wal-Mart

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

**PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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 Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Tenants/Occupants
121 West 1st Street
Mifflinville, PA 18631**

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: 7-22-16

UDREN LAW OFFICES, P.C.

BY: *Theresa Lubzetter*
Attorney for Plaintiff

MJU#: 16050176 CASE#: 16050176-1

23 - OSA - 016
mifflinville Twp.

REAL ESTATE OUTLINE

ED # 127 of 2014

DATE RECEIVED 7-25-14
DOCKET AND INDEX 2014 CV 692

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>94674</u>

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

SALE DATE 10/5/14 TIME 9.00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: MARK J. UDREN, ESQUIRE - ID #04302
LORRAINE GAZZARA DOYLE, ESQUIRE - ID#34576
SHERRI J. BRAUNSTEIN, ESQUIRE - ID#90675
ELIZABETH L. WASSALL, ESQUIRE - ID#77788
JOHN ERIC KISHBAUGH, ESQUIRE - ID#33078
NICOLE B. LABLETTA, ESQUIRE - ID#202194
DAVID NEEREN, ESQUIRE - ID#204252
MORRIS SCOTT, ESQUIRE - ID#83587
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400 pleadings@udren.com

COPY

PNC Bank, National Association
C/O PNC Bank, N.A.
3232 Newmark Drive
Miamisburg, OH 45342

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA County

Plaintiff

NO.

v.

2016-CV-692

KELLY M. DISIDORO
121W 1ST ST
MIFFLINVILLE, PA 18631

PHILLIP J. DISIDORO
121W 1ST ST
MIFFLINVILLE, PA 18631

FILED
PROTOSTATARY
2016 JUN 9 PM 12 20
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

Defendant(s)

COMPLAINT IN MORTGAGE FORECLOSURE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY

16050176-1

PNC Bank, National Association, et. al., Plaintiff(s)
vs.
Kelly M. Disidoro, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 141028-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

UDREN LAW OFFICES

Ms. Noemi Stewart

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

--Kelly M. Disidoro

Court Case No. Columbia Co 2016-CV-692

State of: Virginia ss.

County of: Augusta

Name of Server: Charles D. Sheffield, Jr., undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 15th day of June, 20 16, at 3:19 o'clock PM

Place of Service: at 103 Stonewall Jackson Blvd, in Staunton, VA 24401

Documents Served: the undersigned served the documents described as:
Complaint in Mortgage Foreclosure w/ Miranda

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Kelly M. Disidoro

Person Served, and
Method of Service:

☐ By personally delivering them into the hands of the person to be served.

☒ By delivering them into the hands of Phillip J. Disidoro, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Kelly M. Disidoro

at the place of service, and whose relationship to the person is: Husband

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex M; Skin Color White; Hair Color BRN; Facial Hair _____
Approx. Age 50; Approx. Height 5'8"; Approx. Weight 190 lbs.

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

15th day of June, 20 16

Jody Lee Barb
Notary Public (Commission Expires)

Jody Lee Barb
Commonwealth of Virginia
Notary Public
Commission No. 7315998
My Commission Expires 6/30/2018

PNC Bank, National Association, et. al., Plaintiff(s)
vs.
Kelly M. Disidoro, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 141028-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Phillip J. Disidoro

Court Case No. Columbia Co 2016-CV-692

UDREN LAW OFFICES

Ms. Noemi Stewart

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

State of: Virginia) ss.

County of: Augusta)

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Phillip J. Disidoro

Person Served, and Method of Service: ☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Phillip J. Disidoro at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex M; Skin Color White; Hair Color Black; Facial Hair _____
Approx. Age 50; Approx. Height 5'8"; Approx. Weight 190 lbs.
☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

15th day of June, 20 16

Jody Lee Barb
Notary Public (Commission Expires)

Jody Lee Barb
Commonwealth of Virginia
Notary Public
Commission No. 7315998
My Commission Expires 6/30/2018

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

**KELLY M DISIDORO, PHILLIP J
DISIDORO**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

TO: **Kelly M. Disidoro**
103 STONEWALL JACKSON BLVD, STAUNTON, VA 24401

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

- | | |
|-------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> | Judgment by Default |
| <input type="checkbox"/> | Money Judgment |
| <input type="checkbox"/> | Judgment in Replevin |
| <input type="checkbox"/> | Judgment for Possession |
| <input type="checkbox"/> | Judgment on Award of Arbitration |
| <input type="checkbox"/> | Judgment on Verdict |
| <input type="checkbox"/> | Judgment on Court Findings |

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE PLEASE CONTACT:

Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003-3620
Phone: (856) 669-5400

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

**KELLY M DISIDORO, PHILLIP J
DISIDORO**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

TO: **Phillip J. Disidoro**
103 STONEWALL JACKSON BLVD, STAUNTON, VA 24401

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Prothonotary

- | | |
|-------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> | Judgment by Default |
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| <input type="checkbox"/> | Judgment on Verdict |
| <input type="checkbox"/> | Judgment on Court Findings |

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE PLEASE CONTACT:

Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003-3620
Phone: (856) 669-5400

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Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Prothonotary of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**
vs.
Kelly M. Disidoro
Phillip J. Disidoro

Columbia County C.C.P. No. 2016-CV-692

Dear Sir or Madam:

Kindly Issue the Writ of Execution and transmit the appropriate documents to the Sheriff, together with the sale deposit check for the Sheriff of **Columbia** County.

All necessary documents to establish the above are enclosed, together with a check to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praecipe to Issue Writ of Execution in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

Quinton Davenport
Foreclosure Specialist

MJU/
Enclosures

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

**KELLY M. DISIDORO; PHILLIP J.
DISIDORO;**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

2016 - ED - 121

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date:

7-22-16

UDREN LAW OFFICES, P.C.

Nicole L. Labette
Attorney for Plaintiff

NOTICE OF ENTRY OF JUDGMENT
2016-07-22

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

PNC Bank, National Association
Plaintiff

v.

Kelly M. Disidoro
Phillip J. Disidoro

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. **2016-CV-692**

2016-ED-121

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☐ Act 91 procedures have been fulfilled
- ☒ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

This statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to
unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

Kelly M. Disidoro
Phillip J. Disidoro

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

2016-ED-121

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☐ Act 91 procedures have been fulfilled
- ☒ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

This statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to
unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY: Nicholas LaBella
Attorney for Plaintiff

Nicholas LaBella, Esquire
1/11/2016

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

PNC Bank, National Association
Plaintiff

v.

**Kelly M. Disidoro
Phillip J. Disidoro**

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

The Defendant(s) last known address is as follows:

**KELLY M. DISIDORO
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401**

**PHILLIP J. DISIDORO
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401**

This statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
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ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

Kelly M. Disidoro
Phillip J. Disidoro

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

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AND RULE 76

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121 West 1st Street, Mifflinville, PA 18631

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

Kelly M. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401

Phillip J. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401

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

Kelly M. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401

Phillip J. Disidoro
103 STONEWALL JACKSON BLVD
STAUNTON, VA 24401

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

Security Credit Services, LLC

Cavalry SPV I, LLC, as assignee of GE Retail Bank/Wal-Mart

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

PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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 Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Tenants/Occupants
121 West 1st Street
Mifflinville, PA 18631**

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: 7-22-16

UDREN LAW OFFICES, P.C.

BY: Nicole Lablatter
Attorney for Plaintiff

MJU#: 16050176 CASE#: 16050176-1

Nicole Lablatter
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

KELLY M. DISIDORO
PHILLIP J. DISIDORO

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-692

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN **VILLAGE OF MIFFLINVILLE,**
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **121 West 1st Street, Mifflinville, PA 18631**

PARCEL NUMBER: **23-05A-016**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Nicole Lippert, Esq.
2016-09-01

ALL THAT CERTAIN frame messuage and piece, parcel and lot of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, being known and designated in the General Plan of said Village as Number 77, and futher bounded and described as follows, to-wit:

BOUNDED on the North by Front Street; On the East by Lot No. 78; On the South by Second Street; and on the West by Lot No. 76, whereon is erected a two and one-half story frame dwelling house.

BEING the same premises which Carl Vought by deed dated December 15, 2004, recorded in Columbia County as Instrument No. 2004414157, granted and conveyed to Craig R. Reichart, the grantor herein.

BEING KNOWN AS: 121 West 1st Street, Mifflinville, PA 18631

PROPERTY ID NO.: 23-05A-016

TITLE TO SAID PREMISES IS VESTED IN **PHILLIP J. DISIDORO AND KELLY M. DISIDORO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES** BY DEED FROM **CRAIG R. REICHART, SINGLE** DATED 09/13/2005 RECORDED 09/14/2005 IN DEED BOOK **Inst#200509869**.

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sheriff of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**
vs.
Kelly M. Disidoro
Phillip J. Disidoro

Columbia County C.C.P. No. 2016-CV-692

Please be informed that our office will be using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,

Quinton Davenport
Foreclosure Specialist

COPY

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

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Florida Office
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Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sheriff of **Columbia** County
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Re: **PNC Bank, National Association**
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Quinton Davenport
Foreclosure Specialist

Document Receipt

Trans #	8492	Carrier / service:	USPS Server	First-Class Mail®	7/26/2016 12:00:00 AM
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Ship to:

PNC BANK NATIONAL ASSOC

3232 NEWMARK DRIVE

MIAMISBURG OH 45342

Tracking #: 71901140006000084885

Doc Ref #: 2016ED122

Postage 5.1300

Document Receipt

Trans #	8491	Carrier / service:	USPS Server	First-Class Mail®	7/26/2016 12:00:00 AM
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Ship to:

PHILLIP DISIDORO

103 STONEWALL JACKSON BLVD

Tracking #: 71901140006000084878

Doc Ref #: 2016ED122

Postage 5.1300

STAUTON VA 24401

Document Receipt

Trans #	8490	Carrier / service:	USPS Server	First-Class Mail®	7/26/2016 12:00:00 AM
Ship to:					
KELLY DISIDORO					
103 STONEWALL JACKSON BLVD					
			Tracking #:	71901140006000084861	
			Doc Ref #:	2016ED122	
			Postage	5.1300	
STAUNTON	VA	24401			

Document Receipt

Trans #	8489	Carrier / service:	USPS Server	First-Class Mail®	7/26/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000084854

Doc Ref #: 2016ED122

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	8488	Carrier / service:	USPS Server	First-Class Mail®	7/26/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000084847

Doc Ref #: 2016ED122

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8486	Carrier / service:	USPS Server	First-Class Mail®	7/26/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000084823

Doc Ref #: 2016ED122

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	8487	Carrier / service:	USPS Server	First-Class Mail®	7/26/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000084830

Doc Ref #: 2016ED122

Postage 5.1300

HARRISBURG PA 17105

121

94676

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



NUMBER
94676

3-7568/2360

One Thousand Three Hundred Fifty and 00/100*****

DATE
July 22, 2016

AMOUNT
*****1,350.00

**PAY
TO THE
ORDER
OF**
Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

DISIDORO, Q. C. U. A.
DISIDORO, Q. C. U. A.

DISIDORO, 121 West 1st Street, Mifflinville, PA 18631, Quinton Davenport DISIDORO

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

⑈094676⑈ ⑆236075689⑆ 95000??186⑈