SHERIFF'S SALE

Distribution Sheet

PNC Bank NA vs. Toby	Kr elscher
NO	Sanuary 31, 2018
I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the state in the within described real estate, and after having given defined place of sale, by advertisements in divers public newspapers and by handbill have bailiwick, I did on (date) Source 31, 30/8 and (time) the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premi	le legal and timely notice of the time legal set up in the most public places in AM, of said day
when and where I sold the same to Michael Knaus	
for the price or sum of $\sqrt{y} / 7380,60$	Dollars.
Michael Knaus	being the
Bid Price \$ \frac{19000,00}{380,00}\$ Poundage \$ \frac{19000,00}{380,00}\$ Transfer Taxes \$ \frac{10000000}{380,00}\$ Amount Paid Down \$ 1000000000000000000000000000000000000	\$ 19380.00 \$ 19381.00 17447.00
EXPENSES:	
Columbia County Sheriff - Costs \$ 463,60	_
Poundage	_ \$
Newspaper	. <u>1053.06</u>
Printing	
Solicitor	/00,00
Columbia County Prothonotary	
Columbia County Recorder of Deeds - Deed copy wor	
Realty transfer taxe	s 7/29/18
State stamp	
Tax Collector () -6-
Columbia County Tax Assessment Office	<u> 1615,74</u> 140,60
State Treasurer	
Other: Sewer	- <u>17/1,35</u> 156,00
web feeting	- <u>520°∞</u>
11'en Search Coll.	71/01 24
TOTAL EXPENSES	S: \$
Total Needed to Purchas	se \$ 19380,00
Less Expense	$\frac{1}{2}$
Net to First Lien Hold	11977.71
Plus Depos	/でくか. 66
Total to First Lien Hold	12219 21
Sheriff's Office, Bloomsburg, Pa. So answers	Sheri
	Jilotti

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 219994

Invoice Date: 03/15/2018 4:24:35 PM

RECEIPT

Reg/Drw ID: 0102

Customer: SHERIFF

Last Change: Receipt By: WALK-IN

By: TSA

SHERI	FF				
Cha#	Charge / Payment / Fee Description		Amount	Inst # / Inst Date	Municipality
	Grantor - KREISCHER, TOBY LEE Grantee - PA DISCOUNT HOMES LLC Consideration - \$19,380.00 Tax Basis - \$72,917.59 Return Via - MAIL Fees Summary: STATE TRANSFER TAX STATE WRIT TAX JCS/ACCESS TO JUSTICE AFFORDABLE HOUSING RECORDING FEES - RECORDER RECORDER IMPROVEMENT FUND COUNTY IMPROVEMENT FUND BERWICK AREA SCHOOL REALTY TAX BERWICK BORO	\$729.18 \$0.50 \$40.25 \$13.00 \$13.00 \$3.00 \$2.00 \$364.59 \$364.59	\$1,530.11	201801864 03/15/18 4:24:38 PM	ETC
	Inst Info: SHERIFF'S DEED			_	
	TOTAL CHARGES		\$1,530.11		
	PAYMENTS CHECK: 8112 - SHERIFF CHECK: 8114 - SHERIFF CHECK: 8113 - SHERIFF TOTAL PAYMENTS		\$71.75 \$729.18 \$729.18 \$1,530.11	_	
	AMOUNT DUE PAYMENT ON INVOICE BALANCE DUE ON INVOICE		\$1,530.11 (\$1,530.11 \$0.00)	

LAW OFFICES OF KEVIN TANRIBILIR, P.C. REAL ESTATE ESCROW ACCOUNT

701 E. FRONT STREET BERWICK, PA 18603

02-02-18 DATE _

SCHECK ABNOR

60-712/313

2764

PAY	
TO THE	
ORDER :	O

SHERIFF OF COLUMBIA COUNTY

\$ 47,736.00

Forty-seven Thousand Seven Hundred Thirty-six and 00/100

DOLLARS



eystone

FOR RE Purchase-225 E. 4th Street

Berwick, PA

#002764# #031307125# 50 00364 538#



No. 79974

Date: February 09, 2018

Pay to the

SHERIFF-OF COLUMBIA COUNTY

Amount \$*****44,982.00

Forty-Four Thousand Nine Hundred Eighty-Two and 00/100*********

DOLLARS

Authorized Signature

#O79974# #O31307125# 5000100053#

Timothy T. Chamberlain Sheriff



٧s.

Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

PNC BANK NATIONAL ASSOCIATION

<u>Defendant</u>

TOBY LEE KREISCHER

Attorney for the Plaintiff:

TUCKER & ARENSBERG P.C. 1500 ONE PPG PLACE PITTSBURGH, PA 15222 Sheriff's Sale Date: V

Wednesday, January 31, 2018

Writ of Execution No.: 2017CV772 Advance Sheriff Costs: \$1,350.00

Location of the real estate: 428 EAST FOURTH STREET, BERWICK, PA 18603

Sheriff Costs

		#F 242 00
	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs		
	Total Municipal Costs	\$3,327.07
Delinquent Taxes		•
Sewer		\$1,711.33 \$1,615.74
Municipal Costs		M4 744 00
NI	Total Sherii Costs	ψ1,510.00
Suicharge	Total Sheriff Costs	\$1,915.06
Notary Fee Surcharge		\$140.00
Copies		\$10.00
Distribution Form		\$6.50
Service Mileage		\$25.00
Service		\$24.00
Web Posting	and the second s	\$195.00
Transfer Tax Form		\$25.00 \$100.00
Solicitor Services		\$100.00 \$25.00
Sheriff's Deed		\$35.00 \$100.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,053.06
Posting Handbill		\$15.00
Mailing Costs		\$54.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

Grand Total:

\$5,313.88

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

PNC BANK NA	V	S	TOBY KRE	EISCHER	
NO. 138-2017	ED	NO.	772-2017	JD	
DATE/TIME OF S	ALE: JANUARY	_	_		
BID PRICE (INCL	UDES COST)	\$ <u>/</u>	9000,00	_	
POUNDAGE – 2%	OF BID	\$	380,00	_	
TRANSFER TAX	– 2% OF FAIR MKT	r \$		···	
MISC. COSTS		\$		_	
TOTAL AMOUN	T NEEDED TO PUR	CHASE		<u>s_19380,68</u>	
ADDRESS:	Michael v 96 Ridg EED: PA j SIGNATURE(S):	1 Score	d c		17859
	TOTAL DUE:			\$ <u>19380,00</u> \$ 1938,00	
	LESS DEPOSIT	:		s <u>1938,00</u>	
	DOWN PAYME	ENT:		\$	
	TOTAL DUE IN	8 DAYS		s 17442,60	



Michael C. Mazuek mmazaek@tuckerlayz.com 412-594-5506

February 5, 2018

via facsimile only: 570-389-5622 Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re:

PNC Bank, National Association v. Toby Lee Kreischer

Case Number: 2017 CV 772

Columbia County Sheriff Sale: 1/31/2018

Our File No.: 11-179056

Dear Sir or Madam:

Our office represents PNC Bank, National Association, the Plaintiff in the above referenced matter.

Pursuant to your request, this letter shall serve to outline the current payoff balance for the PNC Bank mortgage that was the subject of this foreclosure action. As of today the PNC Bank mortgage has a payoff of \$24,996.36.

Kindly forward the distribution for PNC Bank from this sale to my attention at:

Michael C. Mazack, Esq. Tucker Arensberg, P.C. 1500 Onc PPG Place Pittsburgh, PA 15222

Thank you for your attention to this matter. Please contact me at (412) 594-5506 if you have any questions.

Very truly yours,

TUCKER ARENSBERG, P.C.

Michael C. Mazack, Esquire

Michael C. Mazack

BANK FIN:582513-1 000011-179056

1500 One PPG Place Pittsburgh, PA 15222 p. 412.566.1212 f. 412. 594.5619 www.tuckerlaw.com



To:	Sheriff of Columbia County - Real Estate	From:	Shawn Marie Verdekal, Paralegal
	Department		
Fax:	570-389-5625	Pages:	2
Phon	e:	Date:	February 5, 2018
Re:	PNC Bank v. Toby Lee Kreischer	File No:	11-179056
	Case No. 2017 CV 772		
🗂 Urş	gent 🔲 For Review 🔲 Please Re	ply	□ Confidential □ FYI

CONFIDENTIALITY NOTICE

THE DOCUMENTS ACCOMPANYING THIS FACSIMILE MESSAGE CONTAIN CONFIDENTIAL INFORMATION TO THE SENDER WHICH IS LEGALLY PRIVILEGED. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE RECIPIENT, YOU ARE MEREBY NOTIFIED THAT ANY DISCLOSURE, COPYING OR DISTRIBUTION OF, OR THE TAKING OF ANY ACTION IN RELIANCE ON THE CONTENTS OF THE TELECOPIED INFORMATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS TELECOPY IN ERROR DISEASE IMMEDIATELY MOTIEVIES BY PROHIBITED. IF YOU HAVE RECEIVED THIS TELECOPY IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY COLLECT TELEPHONE CALL AND RETURN THE FACSIMILE MESSAGE TO US AT THE ABOVE ADDRESS VIA UNITED STATES POSTAL SERVICE. THANK YOU.

No. 79811

Date: January 31, 2018

Pay to the

Order of Sheriff of Columbia County

Amount \$*****10,302.00

DOLLARS

CASHIERS CHECK

01-31-18

W079811W W031307125G 5000100053

\$ 1938,00

Call when you get
Knaws
570-394-9537

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<u>ب</u>	17500	
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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 January 10, 17, 24, 2018 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	24th day of January 2018 Karen M. Beach (Notary Public)
And now,	

SHERIFF'S SALE COST SHEET

17-772

		VS		****	
NOEI) NO	JD D	ATE/TIME	OF SALE	
DOCKET/DETIEN	т	\$15	: 00		
DOCKET/RETURN		Φ1.2 Φ /2 /	5,00		
SERVICE PER DEF			5,00 5.00		
LEVY (PER PARC)	EL		4,∞		
MAILING COSTS					
ADVERTISING SA			7.50		
ADVERTISING SA	LE (NEWSPAP		5.00		
MILEAGE			4,00		
POSTING HANDB		•	5.00		
CRYING/ADJOUR	N SALE	•	0.00		
SHERIFF'S DEED		•	5.00		
TRANSFER TAX F	FORM	,	5.00		
DISTRIBUTION FO	ORM	\$25	5.00		
COPIES		\$ <u></u>	,50		
NOTARY		\$ <u>_/</u> 6	0,60	1110 -0	
	TOTAL ****	********	******	\$ 462.00	
WEB POSTING			0.00		
PRESS ENTERPRI	SE INC.	·	0531 <u>06</u>	1747 61	
SOLICITOR'S SEF	RVICES	\$10	0.00	1303.06	
	RVICES TOTAL ****	*****	*****	\$ 1-500	
		.			
PROTHONOTARY RECORDER OF D	(NOTARY)	\$1	0.00		
RECORDER OF D	EEDS	\$ <u>-7</u>	1,15	. 5175	
	TOTAL ****	****	*******	\$ 0/1/3	
REAL ESTATE TA		ο Φ			
	P & COUNTY 2				
SCHOOL D	DIST. 2 ENT 2	0 \$	<u>~</u>		
DELINQUE	ENT 2	0 \$	5,00	a C 15	
	TOTAL ****	*******	****	\$ 3,00	
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MUNICIPAL FEES	S DUE:	a 61	111.33		
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WATER	70TAL ****	.0 \$	ماد ماد ماد ماد ماد ماد ماد	01711.77	
	TOTAL ****	*****	ጥጥጥጥጥጥጥ	\$ <u> 1/10</u>	
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SURCHARGE FEI	,	ф		2 1 to 100	
MISC		\$			
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	TOTAL ****	•ጥጥጥጥጥጥጥጥ	يايين باي	Φ	
	TOTAL COS	TS (OPENII	VG BID)		\$ 3703,14
	1011111001		· ,		

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

FEE:\$5.00 CERT. NO30715 DATE: 26-JAN-18

KREISCHER JERRY R & JUDY A C/O TOBY KREISCHER 650 MARKET ST BENTON PA 17814

DISTRICT: BERWICK BORO
DEED 0254-1003
LOCATION: 428 E FOURTH ST BERWICK
PARCEL: 04A-08 -034-00,000

YEAR	BILL ROLL	AMOUNT	PENI INTEREST	OING TO' COSTS	TAL AMOUNT DUE
2017 2017	PRIM INTR	1,551.62 47.35	11.53 0.24	0.00	1,563.15 47.59
TOTAL	DUE :				\$1,610.74

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2018 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2017

REQUESTED	BY:		CO	LUIV	IBIA	COL	JNT	Y SI	ΗEI	RIF	F			
		 										 -	 	



January 17, 2018

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

g . Di d

Re: PNC Bank, National Association v. Toby Lee Kreischer, Executor of the Estate of Judy A. Kreischer

Case No. 2017 CV 772

Dear Sheriff:

Enclosed please find a Verification of Service for filing in the above captioned matter.

Kindly file the original and return the time stamped copies of the cover sheet to me in the enclosed envelope.

Thank you for your time and courtesy in this matter. If you have any questions or need more information please feel free to contact me at (412) 594-5560.

Very truly yours,

TUCKER ARENSBERG, P.C.

Quantum Withittell

Amanda Petronchak

Paralegal |

Enclosures

BANK_FIN:580782.1 000011-179056

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2017 CV 772

VS.

THOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,

Defendant.

VERIFICATION OF SERVICE OF NOTICE OF SALE TO DEFENDANTS AND LIEN CREDITORS PURSUANT TO PA. R.C.P. 3129

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

SALE DATE:

January 31, 2018

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
Plaintiff,) No. 2017 CV 772
vs.	,))
TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,	,)))
Defendant.))

VERIFICATION OF SERVICE OF NOTICE OF SALE TO DEFENDANTS AND LIEN CREDITORS

The undersigned does hereby certify that service of the Notice of Sale was completed on Defendant, Toby Lee Kreischer, Executor of the Estate of Judy A. Kreischer, on November 13, 2017, by the sheriff of Montgomery County.

The undersigned further certifies that the undersigned personally mailed a copy of the Notice of Sale in the above captioned matter by First Class Mail to all Lien Creditors and Parties of Interest on December 28, 2017 as evidenced by the certificates of mailing (P.S. Form-3817) attached hereto as Exhibit "A".

Michael C. Mazack, Esquire

Sworn to and subscribed before me

this __/ The day of <u>January</u>, 2018.

Notary Public

My Commission Expires:

BANK_FIN:580733.1 000011-179056

PNC Bank National Association, vs Toby Lee Kreischer, Executor of The Estate of Judy A. Kreisher Case No. 2017 CV 772

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Tucker Arensberg, P.

Signature:

Name: Michael C. Mazack, Esq.

Attorney No. (if applicable): 205742

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Name and		Tucker Arensberg, P.C.	Indicate 1 ype of	e oi		Clieck Applophate block for registrate	opijaie oit	Sou for wa	20101		ftz		
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Sender		1500 One PPG Place	Registered	Return Receipt	eipt	With Post	With Postal Insurance	y.			•		1
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		PNC/Kreischer 11-179056	Certified	Express Ma	1 12	į		ļ			n _e ;		0411,11248082
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		COLUMBIA COUNTY TAX CLAIM BUREAU 35 West Main Street	TY AU	.46	.45								
60		COLUMBIA COUNTY 35 West Main Street Bloomshurg, PA 17815	TY	.46	.45								
4		COMMONWEALTH OF PA DEPARTMENT OF REVENUE P.O. Box 2675	HOF PA REVENUE	94.	.45			, 					
vo		BOROUGH OF BERWICK c/o Connie Gingher, Tax Collector 1615 Lincoln Avenue Berwick, PA 18603	ERWICK gher, Tax iue	.46	45		,	:				·	
9	;	BOROUGH OF BERWICK 1800 N. Market Street Berwick, PA 18603	ERWICK reet	.46	.45							TATE STA	3080
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BANK_FIN	1.579272.	BANK_FIN:579272.1 000011-179056											

Exhibit "A"

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Sender .		1500 One PPG Place	- In	negisiei eu Insured	for merchandise	andise	Without F	Without Postal Insurance	ance			<u> </u>			Zip 152	22
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2		BERWICK AREA SCHOOL DISTRICT	SCHOOL DIS	TRICT	-46				_							
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8		TENANT/OCCUPANT	ANT		.46	4 .									YAN PITY	7
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by Sender	or Preces Listed by Sender		· ·			reco is \$5	reconstruction insurance is \$50,000 per piece subj	surance see subject	to a limit	of\$500,000 p	ser occur	rence. T	he maxi	mum indem	reconstruction insurance is \$500,000 per occurrence. The maximum indemnity payable on	
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	!					COV	erage on inter	national m	ail. Speci	coverage on international mail. Special handling charges apply only to unit and found charges	narges a	priy outry		and roam	Company of the control]

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2017 CV 772

VS.

THOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,

Defendant.

VERIFICATION OF SERVICE OF NOTICE OF SALE TO DEFENDANTS AND LIEN CREDITORS PURSUANT TO PA. R.C.P. 3129

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

SALE DATE:

January 31, 2018

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PNC BANK NATIONAL ASSOCIATION vs.
TOBY LEE KREISCHER

Case Number 2017CV772

SHERIFF'S RETURN OF SERVICE

12/12/2017 01:45 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 428 EAST FOURTH STREET, BERWICK, PA 18603.

KRISTIE ROSPENDOWSKI, DEPUP

SO ANSWERS,

March I. Charlotten

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL

SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2020

• • • • • • • • • • • • • • • • • • •	,,,,,,		NOTARY	
Affirmed and s	ubscribed to b	efore me this		0 . 0 1/2 -
12TH	day of	DECEMBER	, 2017	Shelfon Chan
		Committee Commit		SHE DOODLAGE DITTERLINGH PA 15222

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PNC BANK NATIONAL ASSOCIATION TOBY LEE KREISCHER

Case Number 2017CV772

SHERIFF'S RETURN OF SERVICE

11/13/2017 11:13 AM - DEPUTY MARTIN BOUDMAN, 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 DEFEND TO WIT: TOBY LEE KREISCHER AT POST OFFICE, 650 MARKET, STREET, BENTON PA 178/

MANTN BOUDMAN, DEPUTY

SO ANSWERS.

November 15, 2017

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

15TH day of

NOVEMBER

2017

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

(c) Countybute Sheriff, Teleosoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOCIATION ER, TOBY LEE			Case Number 2017CV772
	SERVICE CO	OVER SHE	ET	
Service De	talis:	an a		
Category:	A STATE OF THE PROPERTY OF THE	y \		Zone:
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM SHERIFF'S SALE BILL	ushina ti gar isa isangga minara ta		
Serve To:		Final Servi		
Name:	(POSTING)	Served:	Personally · Ad	ult In Charge Posted Other
Primary Address:	428 EAST FOURTH STREET BERWICK, PA 18603	Adult In Charge:		50Y
Phone:	DOB:	Relation:	:	
Alternate Address:		Date:	19/19/17	Time: 1345
Phone:		Deputy:	·	Mileage:
Attorney /	Originator:	· ·		
Name:	TUCKER & ARENSBERG P.C.	Phone:	412-566-1212	and the second s
Convice At	ttempts:			
Date:				
Time:				
Mileage:				
Deputy:				
	ttempt Notes:			
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3.	A CONTRACTOR OF THE CONTRACTOR		<u></u>	
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5.				
6.				

428 EAST FOURTH STREET, BERWICK, PA 18603 NO EXPIRATION



November 29, 2017

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

PNC BANK, NATIONAL ASSOCIATION

VS.

TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER

NO: 2017-CV-772

Dear Timothy:

The amount due on the sewer account #107364 for the property located at 428 E. 4th Street Berwick, Pa through March 30, 2018 is \$1711.33. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

Kelly V

Kelly Morris Authority Clerk

Hearing Impaired 711 "BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

428 EAST FOURTH STREET, BERWICK, PA 18603

NO EXPIRATION

VS.	NATIONAL ASSOCIATION R, TOBY LEE				Number CV772
		COVER SHE	_ EET		
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Category:	Real Estate Sale - Sale Notice			Zone:	138
Manner:	< Not Specified >	Expires:	and the state of t	Warrant:	Maria de la composición del composición de la co
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erve To:		Final Servi	7		Dected Other
Name:	TOBY LEE KREISCHER	Served:	Personally Adu	lit in Charge	Posted · Other
Primary Address:	428 EAST FOURTH STREET BERWICK, PA 18603	Adult In Charge:	The second secon	AND IN THE STATE OF THE STATE O	A A PLANT OF THE A COLUMN TO THE A STATE OF THE A S
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Alternate Address:	USO Market St Benton	Date:	11-13-17	Time:	1173
Phone:	- Postoffice address -	Deputy:	12	Mileage:	The state of the s
Attornev /	Originator:	··············			
Name:	TUCKER & ARENSBERG P.C.	Phone:	412-566-1212		CONTRACTOR WARRANCE CO. C. C. AND PRICE CO. C.
Service At	temots:				
Date:	11-9-17				
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Deputy:	3	3			
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	NATIONAL ASSOCIATION ER, TOBY LEE					Number CV772
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Category:	Real Estate Sale - Sale Not	tice	erigger – grap i kansistan entern ation fra de fatte fra de la sentimenta del sentimenta del sentimenta del sentimenta de la sentimenta de la sentimenta del	The state of the s	Zone:	138
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Phone:			Deputy:	3	Mileage:	
Attorney/	Originator:					
Name:	TUCKER & ARENSBERG	P.C.	Phone:	412-566-1212	gang samplaging a spain sample at the control of the party of the control of the control of the control of the	100 11 5 100 5 € 100 100 100 100 100 100 100 100 100 1
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4			•	<u></u>		
4.						

OCCUPANT

428 EAST FOURTH STREET, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GINGHER, CONNIE C.

VS.	K NATIONAL ASSOCIAT ER, TOBY LEE	TION .				Number CV772
		SERVIC	E COVER SHE	ET		·
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Category:	Real Estate Sale - Sal	le Notice	ga garantaga (kurin kawa - kunanonan kamananga pambara yayakinine (ku ili dibingaharikin) babaharari bi kuti Kanan kamanan		Zone:	138
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Serve To:			Final Servi			
Name:	Connie C. Gingher		Served:	Personally · Ad	ult In Charge ·	Posted · Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		Adult In Charge:		and the state of t	ng galawan da an integral a san an a
Phone:	570-752-7442	DOB:	Relation:	The state of the s	and the second s	orangon som or
Alternate Address:			Date:	11-9-17	Time:	09:40
Phone:		ariya ayaan ay aa ay ay ah	Deputy:	3	Mileage:	The state of the s
Attorney /	Originator:					
Name:	TUCKER & ARENSBE	RG P.C.	Phone:	412-566-1212	angang a sangsasanga arta ar sanahan merilik a a malahan merilik a	
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Service At 1. 2.	tempt Notes:					W5171 11 - 75 - 12

NO EXPIRATION

1615 LINCOLN AVENUE, BERWICK, PA 18603

Tax Notice 2017 County & Municipality **BERWICK BORO** MÅKE CHECKS PAYABLE TO: Connie C Gingher

1615 Lincoln Ävenue Berwick PA 18603

HOURS:MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & FRIDAYS CLOSED HOLIDAYS

PHONE:570-752-7442

FOR: COLUM	MBIA Cou	untv		03/01/2017	,	4594
DESCRIP		ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING FIRE LIGHT BORO RE		18,649	11.285 .35 1.25 1.25 14.1	6.40 22.84	6.53 23.31 23.31	7.18 24.48 24.48
The discount & p have been calcul for your convenie	lated	PAY THIS AM	10UNT	516.01 April 30 If paid on or before	526.55 June 30 If paid on or before	563.74 June 30 If paid after
DEOUESVED.		С	NTY T	WP	This	s tax returned

DATE

CNTY TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED 2 % Discount 10 % Penalty KREISCHER JERRY R & JUDY A PARCEL: 04A-08 -034-00,000 C/O TOBY KREISCHER 428 E FOURTH ST 650 MARKET ST **BENTON PA 17814** .1012 Acres Buildings

If you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

18,649 Total Assessment

2 %

5 %

Land

FILE COPY

This tax returned

to courthouse on:

January 1, 2018

BILL NO.

2017 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Berwick Borough

Make Check Payable To:

The Berwick Area School District Connie C. Gingher, Tax Collector 1615 Lincoln Avenue Berwick, PA 18603

Telephone: 570-752-7442

j,

Ç.

Taxes are due and payment is requested from:

KREISCHER JERRY R & JUDY A C/O TOBY KREISCHER 650 MARKET ST BENTON, PA 17814-8318

Bill Date: 7/1/2017

Bill #: 2199

TAXPAYE	R COPY	
Parcel #: 04A08 03400000	Prop. Type	
Property Location and Description:	Asse	essment:
428 E FOURTH ST	L=	2,492
.101	B≠	16,157
	T=	18,649
Tax Description	Mills/Rate	Amount

2,492

16,157

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	806.20
HOMESTEAD EXCLUSION	NA NA	NA
FARMSTEAD EXCLUSION	NA	NA
if Paid By 8/31/2017	2% Discounted Amount	790.08
If Paid By 10/31/2017	FACE Amount	806.20
If Paid After 10/31/2017	10% Penalty Amount	886.82

Last Day to Pay: 12/31/2017 For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm Closed Wednesday and Friday

Closed Holidays

INTERIM FOR: COLUMBIA County BILL NO. DATE Tax Notice 2016 County & Municipality 03/01/2017 132 _BERWICK BORO LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY ASSESSMENT MILLS DESCRIPTION MAKE CHECKS PAYABLE TO: 12.12 12.37 13.61 **GENERAL** 1,179 10.491 Connie C Gingher 1.16 1.30 1.18 1615 Lincoln Avenue SINKING 1.54 1.47 1.25 1.44 Berwick PA 18603 FIRE 2.06 2.16 2.02 LIGHT 1.75 HOURS:MON, TUE, THUR : 9:30 AM - 4 PM 13.74 11.1 12.83 13.09 BORO RE CLOSED WEDNESDAY & FRIDAYS CLOSED HOLIDAYS 29.57 30.17 32.35 The discount & penalty PAY THIS AMOUNT PHONE:570-752-7442 have been calculated June 30 April 30 June 30 If paid on or before If paid on or before If paid after for your convenience TWP CNTY This tax returned TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED 2 % 2 % to courthouse on: Discount 5 % January 1, 2018 10 % Penalty KREISCHER JERRY R & JUDY A 1 PARCEL: 04A-08 -034-00,000 C/O TOBY KREISCHER 428 E FOURTH ST 650 MARKET ST BENTON PA 17814 .1012 Acres 1,3 **FILE COPY** 1,179 PRORATED VALUE If you desire a receipt, send a self-addressed stamped envelope with your payment? THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

MAKE CHECKS PAYABLE TO: BERWICK AREA SCHOOL DISTRICT

1

Tax Notice	201	6-2017 Interi	m Tax	Dute:	3/1/17	Bill No. BE	316-1754
PLEASE SEND TO:	DESCRI	PTION	ASSESSMENT	MILLS	DISCOUNT	FACE	PENALTY
Connie Gingher 1615 Lincoln Ave Berwick 18603 570-752-7442 Hours: M. T. & Th 9:30-4:00pm	Interim JAN16- 18.00 m	JUNE17	1,179	44.23	On or before 04-30/17	On or before 06:30/17	07/1 17 thru 12/15 17
Closed: Wed, Fri & Holidays		INT & PUTALITY COMPUTED FOR PENIUNCE	PAY THIS AMOUNT		\$76.66	\$78.22	\$86.04
KREISCHER JERRY R & JUDY 650 MARKET ST BENTON, PA 17814	A		DESCRIPTION 034-00,000			RECEIVED BY:	
		(a) 1.37. (b) (b) (b) (c) (c) (d) (d) (d) (d) (d) (d) (d) (d) (d) (d	II. CEPTERSCIA SCA IB. REIL RNED WITH	SITE ADDAGE YOUR LAN PA	SSCO STAMPLO ENV AMENT - LAXES ARE	ELOPE WITH YOU'R BA DUE AND PAYABLE T	YMELSE THIIS PLEASE PAY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERWICK SEWER AUTHOF

2017CV772

1108 FREAS AVE, BERWICK, PA 18603

VS.	NATIONAL ASSOCIATION ER, TOBY LEE				Number 7CV772
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	Real Estate Sale - Sale Notice	nde ekskandigelekskalar ekse is, alaste ekse allet derbetatet allet kelantet i der allete i de, allete skalant Notek is eller koloning	and the control of th	Zone:	138
Manner:	< Not Specified >	Expires:	See And the contraction of the second of the	Warrant:	Land and the second sec
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE		RIGHTS		
Serve To:		Final Servi			
Name:	BERWICK SEWER AUTHORITY	Served:	Personally Adu	It In Charge	Posted · Other
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	Adult In Charge:	amina autori vinus vanas area han matari area, han matari vanas area han matari vanas ar	ann an Angain Andreach an Angain ann an Tur a' Tur a' Angain an Angain an Angain an Angain an Angain an Angain Angain an Angain an A	
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Alternate Address:		Date:	11-9-17	Time:	1030
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator:				
Name:	TUCKER & ARENSBERG P.C.	Phone:	412-566-1212		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	C BANK NATIONAL ASSOCIATION vs. EISCHER, TOBY LEE			Case Number 2017CV772	
	SERVICE CO	OVER SHE	ET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice	agranding and a second		Zone:	138
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS	and programmed and the second	
Serve To:		Final Servi	ce:		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally Ad	ult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	EILEEW	HESS	1
Phone:	Bloomsburg, PA 17815 DOB:				S. C. Warring S. C. C. Warring S. C. C. Warring S. C.
Alternate Address:		Date:	11-7-17	Time:	145-1505
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:			. V 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Name:	TUCKER & ARENSBERG P.C.	Phone:	412-566-1212		
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DOMESTIC RELATIONS OF 2017CV772 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PNC BANK NATIONAL ASSOCIATION vs. KREISCHER, TOBY LEE			Case Number 2017CV772			
		SERVICE C	OVER SHE		<u>.</u>	
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ierve To:		ganing say, naming againing coloniques of garanteen analysis in all homes as a local or the colonial of the co	Final Servi	cot:		
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Name:	TUCKER & ARENSBE	RG P.C.	Phone:	412-566-1212	e ini en en igtiga i Vienning in extre e ignine i ing	ta ang manggan dan a makatan yan basan a ang masa
Service Al	tempts:					
Date:						
Time:						
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PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299 Fax: (570) 784-6152

Proof of Ad 11/03/17

Ad ID: Description: 1120943

SALE

KREISCHER SHERIFF

Run Dates:

01/10/18 to 01/24/18

Class:

Agate Lines: Blind Box: 192

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER

PO BOX 380 Address:

BLOOMSBURG, PA 17815

(570) 389-5622 Telephone:

Total Ad Cost **Amount Paid** \$1,053.06

\$0.00

Publication Press Enterprise

Start Stop 01/10/1801/24/18 Inserts

Cost \$1,053.06

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV772

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

WEDNESDAY, JANUARY 31, 2018 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 Sheriffs Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot piece and parcel of land situate on East Fourth Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

ALL that certain lot or piece of land in the borough of Berwick, Columbia County, Pennsylvania, and Salem Township, Luzerne County, Pennsylvania, BEGINNING on the Southerly side of Fourth Street in the Borough of Berwick at the corner of land late of Abiah Simpson; thence along Fourth Street, North 64 degrees 25 minutes East 51 10/12 feet to a corner of land now or late of Jacob Klinetob; thence along said Klinetob's land South 20 degrees 5 minutes East 89-10/12 feet crossing the county line into Salem Township to a corner, thence along land of Birt Kramer and wife South 64

Salem Townsign to a conter, mentor along land of an Namer and whe south or-degrees 25 minutes West 43-5/10 feet crossing the county line into Berwick to a cor-ner, thence along said land of Abiah Simpson, North 25 degrees 35 minutes West 90 feet to the place of beginning. BEING the same property which Dale W. Howard and Myrta Howard, his wife, granted and conveyed unto Jerry R. Kreischer and Judy A. Kreischer, his wife, by deed dated Jan-uary 29, 1972 and recorded February 2, 1972 in the Recorder's Office of said County in Deed Book 254 Page 1003

in Deed Book 254, Page 1003. 428 E. Fourth Street, Berwick, PA 18603 PROPERTY ADDRESS: 428 EAST FOURTH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-034

Seized and taken into execution to be sold as the property of TOBY LEE KREISCHER 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 WITH-IN THE PRESCRIBED TIME PERIOD. If the successful bidder faults to pay the bid price IN THE PRESCRIBED TIME PERIOD. If the successful bidder faults 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 nisk 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 sentation of the plaintiff.

Attorney for the Plaintiff: TUCKER & ARENSBERG P.C. PITTSBURGH, PA 412-566-1212

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV772

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, JANUARY 31, 2018 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot piece and parcel of land situate on East Fourth Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

ALL that certain lot or piece of land in the borough of Berwick, Columbia County, Pennsylvania, and Salem Township, Luzerne County, Pennsylvania, BEGINNING on the Southerly side of Fourth Street in the Borough of Berwick at the corner of land late of Abiah Simpson; thence along Fourth Street, North 64 degrees 25 minutes East 51-10/12 feet to a corner of land now or late of Jacob Klinetob; thence along said Klinetob's land South 20 degrees 5 minutes East 89-10/12 feet crossing the county line into Salem Township to a corner; thence along land of Birt Kramer and wife South 64 degrees 25 minutes West 43-5/10 feet crossing the county line into Berwick to a corner; thence along said land of Abiah Simpson, North 25 degrees 35 minutes West 90 feet to the place of beginning.

BEING the same property which Dale W. Howard and Myrta Howard, his wife, granted and conveyed unto Jerry R. Kreischer and Judy A. Kreischer, his wife, by deed dated January 29, 1972 and recorded February 2, 1972 in the Recorder's Office of said County in Deed Book 254, Page 1003.

428 E. Fourth Street, Berwick, PA 18603

PROPERTY ADDRESS: 428 EAST FOURTH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-034

Seized and taken into execution to be sold as the property of TOBY LEE KREISCHER 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 failts 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 conneciton 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

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

PNC BANK, NATIONAL ASSOCIATION) IN THE COURT OF COMMON PLEAS) OF COLUMBIA COUNTY, PENNSYLVANIA
vs))) No. <u>2017 CV 772</u> Term <u>2011</u> E.D. 138
TOBY LEE KREISCHER, EXECUTOR OF THE) NoTermA.D.
ESTATE OF JUDY A. KREISCHER,) No Term J.D.
) WRIT OF EXECUTION) (Mortgage Foreclosure)
Commonwealth of Pennsylvania:	
County of Columbia:	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSY	LVANIA:
ALL THAT CERTAIN PROPERTY SITUAT COUNTY OF COLUMBIA, AND THE COMMONW DESCRIBED AS FOLLOWS: 04A-08-034 AND B DATED 01/29/1972 AMONG THE LAND RECORD ABOVE, IN DEED BOOK VOLUME 254, Page 104	ED IN THE BOROUGH OF BERWICK, IN THE EALTH OF PENNSYLVANIA, BEING EING MORE FULLY DESCRIBED IN A DEED OS OF THE COUNTY AND STATE SET FORTH
Amount Due	\$ 24,597.48
Interest from 8/30/17 to Sale Date	
TOTAL	plus costs as endorsed
Dated 19-31-17	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania
(SEAL)	By: Deputy

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

	A.D	J.D.
Term	Term	Term
	 	
No. 2017 CV 772	No	No

PNC Bank, National Association

S

Toby Lee Kreischer, Executor of the Estate of Judy A. Kreischer

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Pro Pd.

Judg. Fee

ပ်

Sat.

Michael C. Mazack, Esq. Attorney for Plaintiff

s: 1500 One PPG Place Pittsburgh, PA 15222 WHERE PAPERS MAY BE SERVED Address:

PNC BANK, NATIONAL ASSOCIATION,	CIVIL DIVISION
Plaintiff,) No. 2017 CV 772
VS.	,)
TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,)))
Defendant.))

LEGAL DESCRIPTION OF REAL ESTATE

ALL THAT CERTAIN lot piece and parcel of land situate on East Fourth Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

ALL that certain lot or piece of land in the borough of Berwick, Columbia County, Pennsylvania, and Salem Township, Luzerne County, Pennsylvania, BEGINNING on the Southerly side of Fourth Street in the Borough of Berwick at the corner of land late of Abiah Simpson; thence along Fourth Street, North 64 degrees 25 minutes East 51-10/12 feet to a corner of land now or late of Jacob Klinetob; thence along said Klinetob's land South 20 degrees 5 minutes East 89-10/12 feet crossing the county line into Salem Township to a corner; thence along land of Birt Kramer and wife South 64 degrees 25 minutes West 43-5/10 feet crossing the county line into Berwick to a corner; thence along said land of Abiah Simpson, North 25 degrees 35 minutes West 90 feet to the place of beginning.

BEING the same property which Dale W. Howard and Myrta Howard, his wife, granted and conveyed unto Jerry R. Kreischer and Judy A. Kreischer, his wife, by deed dated January 29, 1972 and recorded February 2, 1972 in the Recorder's Office of said County in Deed Book 254, Page 1003.

428 E. Fourth Street, Berwick, PA 18603

Permanent Parcel No.: 04A-08-034

Brett A. Solomon, Esquire

Michael C. Mazack, Esquire

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

VS.

TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,

Defendant.

CIVIL DIVISION

No. 2017 CV 775

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

8017 - ED-138

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

CLERK OF COURTS CARROLL AND COUNTY OF COURTS CARROLL AND COURTS CARROLL AND COURT AND

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION	2017 CLEAN COUNTY
Plaintiff,) No. 2017 CV 772	Not
VS.) 8017 - ED - 138	2005 2008 31 207 11.1
TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,)))	OTARY A 9: 38
Defendant.)	

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 Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania:

Name and address of the Owner or Reputed Owner:

TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER 428 E. FOURTH STREET BERWICK, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

TOBY LEE KREISCHER, EXECUTOR
OF THE ESTATE OF JUDY A.
KREISCHER

428 E. FOURTH STREET BERWICK, Pennsylvania 18603

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

PNC BANK, NATIONAL ASSOCIATION c/o Brett A. Solomon, Esquire
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, NATIONAL ASSOCIATION c/o

Brett A. Solomon, Esquire 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

P.O. Box 2675

Harrisburg, PA 17105

BOROUGH OF BERWICK c/o

Connie Gingher, Tax Collector

1615 Lincoln Avenue

Berwick, PA 18603

BOROUGH OF BERWICK

1800 N. Market Street

Berwick, PA 18603

BERWICK AREA SCHOOL DISTRICT 500 Line Street

Berwick, Pennsylvania 18603-3325

BERWICK AREA SCHOOL DISTRICT c/o Connie Gingher, Tax

1615 Lincoln Avenue Berwick, PA 18603

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

COMMONWEALTH OF PA DEPARTMENT OF REVENUE Harrisburg, PA 17128-0601

Inheritance Tax Division Department 280601

TENANT/OCCUPANT

428 E. Fourt Street Berwick, PA 18603

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:	10-26-17	
Daica.	1000	

Bv:

Brett A. Solomon, Esquire

Michael C. Mazack, Esquire Attorneys for Plaintiff

Sworn to and subscribed before me day of *(2016)* day of *(2017)*.

My Commission Expires: BANK_FIN:573977-1 000011-179056

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
Plaintiff,) No. 2017 CV 772
VS.	,) \
TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,	,))
Defendant.))
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS : }

I, Michael C. Mazack, Esquire, Attorney for PNC Bank, National Association, being duly sworn according to law, hereby depose and say that I was unable to confirm the military status of the Defendant, Toby Lee Kreischer, Executor of the Estate of Judy A. Kreischer, as I did not have a social security number and/or date of birth necessary to run a DMDC search for this individual

Michael C. Mazack, Esquire

Sworn to and subscribed before me

this 26 day of OSOLO 2017

My Commission Expires: BANK_FIN:573977-1 000011-179056

Pard 04A-08-034 Boro Of Berrick

REAL ESTATE OUTLINE

ED # 2017 ED 138

DATE RECEIVED DOCKET AND INDEX 201	7 CV 772
CHECK FOR PROPER WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR **IF ANY OF ABOVE IS MISSING	x erigwy X X X X X X X X X X X X X X X X X X X
II MILL OF TIPO LESS HISSELL	0.00111100===
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	Jan. 31, 18 TIME 9:00 1ST WEEK 2ND WEEK 3RD WEEK

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

PNC BANK, NATIONAL ASSOCIATION)	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVAN		
vs)	No. <u>2017 CV 772</u> Term <u>2017</u> E.D. <i>138</i>		
TOBY LEE KREISCHER, EXECUTOR OF THE)	NoTermA.D.		
ESTATE OF JUDY A. KREISCHER,) No Term J.D.		
)) WRIT OF EXECUTION) (Mortgage Foreclosure)		
Commonwealth of Pennsylvania:			
County of Columbia:			
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYL	.VANIA:		
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 BOROUGH OF BERWICK, IN THE COUNTY OF COLUMBIA, AND THE COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: 04A-08-034 AND BEING MORE FULLY DESCRIBED IN A DEED DATED 01/29/1972 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED BOOK VOLUME 254, Page 1003. IMPROVED BY HAVING ERECTED THEREON A DWELLING KNOWN AS 428 EAST FOURTH STREET, BERWICK, PA 18603.			
Amount Due	\$ 24,597.48		
Interest from 8/30/17 to Sale Date			
TOTAL Dated 10-31-17	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania		
(SEAL)	By: Deputy		

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

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

VS.

TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,

Defendant.

CIVIL DIVISION

No. 2017 CV 77\$2

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

2017-ED-138

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

2011 COT 31 A 9:39

PNC BANK, NATIONAL ASSOCIATION, Plaintiff,) CIVIL DIVISION)) No. 2017 CV 772	ZUI) CLERB COJUT	
vs. TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER, Defendant.))))))))	OCT 31 A 9 39 OF COURTS OF THE PROPERTY OF COLUMN 15 A 9 39	ANVIONOHIO:
	•	· · · · · · · · · · · · · · · · · · ·	

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 Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania:

Name and address of the Owner or Reputed Owner:

TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER 428 E. FOURTH STREET BERWICK, Pennsylvania 18603

Name and address of Defendants in the judgment:

TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER 428 E. FOURTH STREET BERWICK, Pennsylvania 18603

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

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

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

PNC BANK, NATIONAL ASSOCIATION c/o Brett A. Solomon, Esquire 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

BOROUGH OF BERWICK c/o

Connie Gingher, Tax Collector

1615 Lincoln Avenue

Berwick, PA 18603

BOROUGH OF BERWICK

1800 N. Market Street

Berwick, PA 18603

BERWICK AREA SCHOOL DISTRICT 500 Line Street

Berwick, Pennsylvania 18603-3325

BERWICK AREA SCHOOL DISTRICT c/o Co

Connie Gingher, Tax 1615 Lincoln Avenue Berwick, PA 18603

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 COMMONWEALTH OF PA DEPARTMENT OF REVENUE Harrisburg, PA 17128-0601

Inheritance Tax Division Department 280601

TENANT/OCCUPANT

428 E. Fourt Street Berwick, PA 18603

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: 16-26-17

By:

Brett A. Solomon, Esquire

Michael C. Mazack, Esquire Attorneys for Plaintiff

Sworn to and subscribed before me this <u>State</u> day of <u>School</u>, 2017.

My Commission Expires: BANK_FIN:573977-1 000011-179056 COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Sherry L. House, Notary Public City of Pittsburgh, Allegheny County. My Commission Expires May 15, 2019.

MEYEL FERRELEVENIA ASSOCIATION OF NOTARIES

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
Plaintiff,) No. 2017 CV 772
VS.)
TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,))
Defendant)

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Toby Lee Kreischer, Executor
Of the Estate of Judy A. Kreischer
428 E. Fourth Street
Berwick, 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 Jan. 31 3 2018, at 9:00 cm, the following described real estate, of which Toby Lee Kreischer, Executor of the Estate of Judy A. Kreischer, is 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.

TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER at Ex. No. 2017CV772 in the amount of \$24,785.95

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

BANK_FIN:573977-1 000011-179056



412.594.5506

October 26, 2017

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

Re: PNC Bank, National Association v. Toby Lee Kreischer, Executor of the

Estate of Judy A. Kreischer Case No. 2017 CV 772

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.

Kindly schedule this property for your next available Sheriff Sale Date and 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 (412) 594-3912.

Very truly yours,

TUCKER ARENSBERG, P.C.

Sherry L. House Legal Assistant

/slh

Enclosures

BANK FIN:574353-1 000011-179056

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2017 CV 772

VS.

AFFIDAVIT OF LAST KNOWN ADDRESS

TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,

Defendant.

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

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
Plaintiff,) No. 2017 CV 772
vs.)
TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,)))
Defendant.)
COMMONWEALTH OF PENNSYLVANIA)) SS:
COUNTY OF ALL EGHENY) 00.

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:

- That he is counsel for the Plaintiff in the above referenced matter. 1.
- That to the best of his knowledge, information and belief, the last known address 2. of Defendants is 428 E. Fourth Street, Berwick, PA 18603

TUCKER ARENSBERG, P.C

Michael C. Mazack, Esquire

Attorney for Plaintiff

Sworn to and subscribed before me

this 2644 day of Whoher, 2017.

My Commission Expires: BANK_FIN:573977-1 000011-179056 COMMONWEALTH OF PENNSYLVANIA MOTARIM SEAL

Sharty L. Barrae, History Public City of Filesburg's Allegheny County Lin Commission Expure any 15, 2019 MEMBER TENES TRANSPORTED OF NOT ARES

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2017 CV 772

VS.

AFFIDAVIT OF ACT 91

TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,

Defendant.

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

PNC BANK, NATIONAL ASSOCIATION,)	CIVIL DIVISION
Plaintiff,)	No2017 CV 772
vs.)	
TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,)	
Defendant.)	
COMMONWEALTH OF PENNSYLVANIA)	SS:
COUNTY OF ALLEGHENY)	33.
Before me the undersigned, a Notary	Pub	lic in and for aforesaid Commonwealth and
County, personally appeared Michael C. Maz	ack,	Esquire, who being duly sworn, deposes and
says:		
THAT Notice pursuant to 35 P.S. §16	80.4	03 (Homeowner's Emergency Mortgage
Assistance Act of 1983 Act 91 of 1983) was given to Defendant on or about February 6, 2017.		
	IVIICA	ael C. Mazack, Esquire
Sworn to and subscribed before me this <u>Alaka</u> day of <u>October</u> 2017.		
Merry & Leese Notary Public	ب	
My Commission Expires:	13.1	

BANK_FIN:573977-1 000011-179056

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
Plaintiff,) No. 2017 CV 772
VS.))
TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,)))
Defendant.	,))

LEGAL DESCRIPTION OF REAL ESTATE

ALL THAT CERTAIN lot piece and parcel of land situate on East Fourth Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

ALL that certain lot or piece of land in the borough of Berwick, Columbia County, Pennsylvania, and Salem Township, Luzerne County, Pennsylvania, BEGINNING on the Southerly side of Fourth Street in the Borough of Berwick at the corner of land late of Abiah Simpson; thence along Fourth Street, North 64 degrees 25 minutes East 51-10/12 feet to a corner of land now or late of Jacob Klinetob; thence along said Klinetob's land South 20 degrees 5 minutes East 89-10/12 feet crossing the county line into Salem Township to a corner; thence along land of Birt Kramer and wife South 64 degrees 25 minutes West 43-5/10 feet crossing the county line into Berwick to a corner; thence along said land of Abiah Simpson, North 25 degrees 35 minutes West 90 feet to the place of beginning.

BEING the same property which Dale W. Howard and Myrta Howard, his wife, granted and conveyed unto Jerry R. Kreischer and Judy A. Kreischer, his wife, by deed dated January 29, 1972 and recorded February 2, 1972 in the Recorder's Office of said County in Deed Book 254, Page 1003.

428 E. Fourth Street, Berwick, PA 18603

Permanent Parcel No.: 04A-08-034

Brett A. Solomon, Esquire

Michael C. Mazack, Esquire

PNC BANK, NATIONAL ASSOCIATION,	CIVIL DIVISION
Plaintiff,	No. 2017 CV 772
vs.))
TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,)))
Defendant.))

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

BANK_FIN:573977-1 000011-179056

INSTRUCTIONS TO THE COLUMBIA COUNTY SHERIFF'S OFFICE

Date: October 27, 2017

Case No: No. 2016 CV 1299

Plaintiff: PNC BANK, NATIONAL ASSOCIATION

Defendants: TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A.

KREISCHER

Serve: TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A.

KREISCHER

428 E. Fourth Street Berwick, PA 18603

Service of: Writ of Execution / Notice of Sheriff's Sale

Type of Service: Serve Person in Charge

Plaintiff's Attorneys: Brett A. Solomon, Esquire

Michael C. Mazack, Esquire

Attorneys Address: Tucker Arensberg, P.C.

1500 One PPG Place Pittsburgh, PA 15222

Attorney's Phone: (412) 594-3913

INSTRUCTIONS TO THE COLUMBIA COUNTY SHERIFF'S OFFICE

Date: October 27, 2017

Case No: No. 2016 CV 1299

Plaintiff: PNC BANK, NATIONAL ASSOCIATION

Defendants: TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A.

KREISCHER

Serve: POST PROPERTY

428 E. Fourth Street Berwick, Pa 17815

Service of: Sheriff's Handbill / Notice of Sheriff's Sale

Type of Service: PLEASE POST PREMISES.

Plaintiff's Attorneys: Brett A. Solomon, Esquire

Michael C. Mazack, Esquire

Attorneys Address: Tucker Arensberg, P.C.

1500 One PPG Place Pittsburgh, PA 15222

Attorney's Phone: (412) 594-3913

Print Your Documents Page 1 of 1

Document Receipt

Trans # 11816 Carrier / service: USPS Server First-Class Mail® 11/2/2017 12:00:00 AM

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71901140006000116364 600 ARCH STREET ROOM 3259 Tracking #:

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PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION
900 MARKET STREET Tracking #:

Tracking #: 71901140006000116357 Doc Ref #: 2017ED138

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PHILADELPHIA PA 19107-4214

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000116333

Doc Ref #: 2017ED138

Postage 5.2600

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



71901140006000116357

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
Plaintiff,) No. 2017 CV 772
vs.	,
TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER,)))
Defendant	,))

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Toby Lee Kreischer, Executor
Of the Estate of Judy A. Kreischer
428 E. Fourth Street
Berwick, 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 Jon. 31, 2017, at 9:00 cm, the following described real estate, of which Toby Lee Kreischer, Executor of the Estate of Judy A. Kreischer, is 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.

TOBY LEE KREISCHER, EXECUTOR OF THE ESTATE OF JUDY A. KREISCHER at Ex. No. 2017CV772 in the amount of \$24,785.95

Tucker Arensberg, P.C

ATTORNEYS AT LAW 1500 ONE PPG PLACE PITTSBURGH, PENNSYLVANIA 15222 (412) 566-1212 PNCBANK
PNC Bank, National Association
Pittsburgh, PA

8-9/430

Date:

October 26, 2017

1,350.00

PAY TO THE ORDER OF:

Pay:

SHERIFF, COLUMBIA COUNTY

Tucker Arensberg, P.C. Void After 180 Days

AUTHORIZED SIGNATURE

#408673# #043000096# 0001004943#

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