

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION
vs.
HARRIET M RENAUD

Case Number
2018CV20

PROPERTY ADDRESS

51 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/11/2018	Advance Fee	Advance Fee	412415	\$0.00	\$1,350.00
05/11/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/11/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/11/2018	Crying Sale			\$10.00	\$0.00
05/11/2018	Docketing			\$15.00	\$0.00
05/11/2018	Levy			\$15.00	\$0.00
05/11/2018	Mailing Costs			\$36.00	\$0.00
05/11/2018	Posting Handbill			\$15.00	\$0.00
05/11/2018	Press Enterprise Inc.			\$1,218.00	\$0.00
05/11/2018	Sheriff Automation Fund			\$50.00	\$0.00
05/11/2018	Web Posting			\$100.00	\$0.00
07/17/2018	Service			\$195.00	\$0.00
07/17/2018	Service Mileage			\$10.00	\$0.00
07/17/2018	Copies			\$6.50	\$0.00
07/17/2018	Notary Fee			\$10.00	\$0.00
07/17/2018	Surcharge			\$140.00	\$0.00

\$1,853.00 \$1,350.00

TOTAL BALANCE:	\$ (503.00)
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COPY

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 20

vs.

**AFFIDAVIT OF CONSIDERATION
TO STAY WRIT OF EXECUTION**

HARRIET M. RENAUD,
A/K/A HARRIET RENAUD,

Defendant.

Filed on behalf of PNC BANK,
NATIONAL ASSOCIATION, Plaintiff

Counsel of record for this party:

Michael C. Mazack, Esquire
Pa. I.D. No. 205742
mmazack@tuckerlaw.com
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

SALE DATE: July 25, 2018

FILED
PROTHONOTARY
2018 JUL 26 A 10:23
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

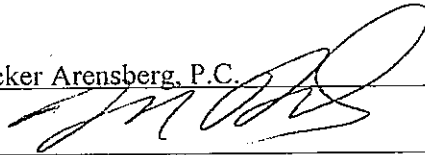
PNC Bank, National Association,
vs. Harriet M. Renaud, a/k/a Harriet Renaud
Case No. 2018 CV 20

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.C.

Signature



Name: Michael C. Mazack, Esquire

Attorney No.: 205742

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

) CIVIL DIVISION

)
)
)
) Plaintiff,

) No. 2018 CV 20

)
)
) vs.

)
) HARRIET M. RENAUD,
) A/K/A HARRIET RENAUD,

)
)
) Defendant.

AFFIDAVIT OF CONSIDERATION TO
STAY WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA)

) SS:

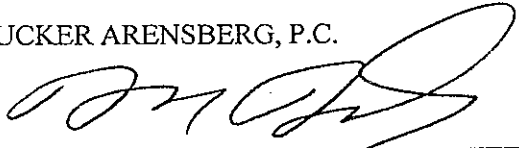
COUNTY OF LACKAWANNA)

Before me, the undersigned Notary Public appeared Michael C. Mazack, Esquire, counsel to PNC Bank, National Association, Plaintiff, who being duly sworn according to law, deposes and says that:

Plaintiff, PNC Bank, National Association, has received no monies to stay the writ of execution in the within matter.

TUCKER ARENSBERG, P.C.

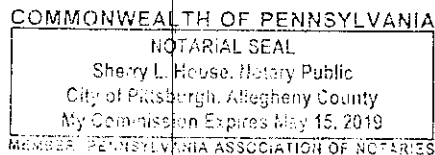
By:


Michael C. Mazack, Esquire

Sworn to and subscribed before me
this 23rd day of July, 2018.


Notary Public

My Commission Expires:



BANK_FIN:593449-1 000011-181598

TX Result Report

P 1
07/20/2018 14:42
Serial No. A6VF011029028
TC:00025420

Addressee	Start Time	Time	Prints	Result	Note
914125945619	07-20 14:39	00:00:53	000/002	Cont	ORG
914125945619	07-20 14:41	00:01:08	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Cynthia Kovack

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: July 20, 2018

RE: Harriet Renaud

CC:

☒ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$503.00.

COLUMBIA COUNTY SHERIFF'S OFFICE
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I received your stay, attached is a cost sheet showing a balance due of \$503.00.

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

TUCKER ARENSBERG
Attorneys

Fax

To: Office of the Columbia County Sheriff -
Real Estate Sales

From: Cynthia Marie Kovack, Paralegal

Fax: 570-389-5625

Pages: 2

Phone:

Date: July 20, 2018

Re: PNC Bank, National Association vs. Harriet M.
Renaud, a/k/a Harriet Renaud

File No: 11-181598

☐ **Urgent**

☐ **For Review**

☐ **Please Reply**

☐ **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 HEREBY 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, 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.

TUCKER ARENSBERG
Attorneys

July 20, 2018

Cynthia M. Kovack 412.594.3936
Paralegal
ckovack@tuckersberg.com

VIA FACSIMILE
(570) 389-5625

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

Re: PNC Bank, National Association vs. Harriet M. Renaud, a/k/a Harriet Renaud
Case No. 2018 CV 20
Sheriff Sale July 25, 2018

Dear Sheriff:

This office represents PNC Bank, National Association, successor by merger to National City Bank (the "Bank"), Plaintiff in the above matter. The Bank is requesting that the sale currently scheduled for July 25, 2018 be cancelled and the writ stayed. Please announce this cancellation to all those assembled at the time and place of the July 25, 2018 sheriff's sale.

The Bank has received no monies to stay this writ.

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 call me at the direct dial number above.

Very truly yours,

TUCKER ARENSBERG, P.C.



Cynthia M. Kovack
Paralegal

Enclosures

pc: Michael C. Mazack, Esquire

BANK_FIN:593368-1 000011-181598

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
PNC BANK, NATIONAL ASSOCIATION		HARRIET M RENAUD

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

Sheriff's Sale Date: Wednesday, July 25, 2018
Writ of Execution No. : 2018CV20
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 51 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,218.00
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	\$195.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Surcharge	\$140.00
Total Sheriff Costs	\$2,048.00

Municipal Costs

Current Taxes	\$359.20
School District	\$440.97
Delinquent Taxes	\$2,022.32
Total Municipal Costs	\$2,822.49

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: \$4,942.24

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 VS HARRIET RENAUD

NO. 50-2018 ED

NO. 20-2018 JD

DATE/TIME OF SALE: JULY 25, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

18-20

VS. _____

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$36.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	<u>\$6.50</u>
NOTARY	<u>\$10.00</u>
TOTAL ***** \$ <u>430.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$1218.00</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1468.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>\$71.75</u>
TOTAL ***** \$ <u>81.75</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	<u>\$359.20</u>
SCHOOL DIST. 20	<u>\$440.97</u>
DELINQUENT 20	<u>\$2022.32</u>
TOTAL ***** \$ <u>2822.49</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 4942.24

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

DATE: 09-JUL-18

FEE: \$5.00

CERT. NO32794

RENAUD HARRIET
51 FROSTY VALLEY ROAD
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 20040-5706
LOCATION: 51 FROSTY VALLEY RD BLOOMSBURG
PARCEL: 18 -07 -010-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2017	PRIM	902.19	6.15	0.00	908.34
2016	PRIM	1,077.97	6.01	25.00	1,108.98
TOTAL DUE :					\$2,017.32

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August , 2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2017

REQUESTED BY: Columbia County Sheriff

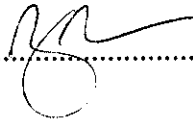
*ANY PARCEL WITH DELINQUENT REAL ESTATE TAXES DUE FOR THE TAX YEAR 2016 OR PRIOR YEARS IS
SCHEDULED FOR THE TAX SALE ON SEPTEMBER 10, 2018 AT 9:00 AM.

***PARCELS SCHEDULED FOR TAX SALE MUST BE PAID PRIOR TO 9:00 AM ON MONDAY SEPTEMBER
10, 2018 TO BE PULLED FROM THE TAX SALE.**

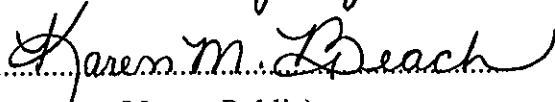
***PAYMENT FOR THE 2016 AND PRIOR YEARS TAXES MUST BE MADE WITH CERTIFIED FUNDS**

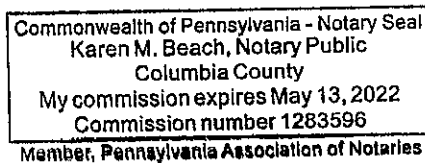
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 July 4, 11, 18, 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 18th day of July 2018


(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.

Tax Notice 2018 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

HEMLOCK TOWNSHIP
TAX COLLECTOR

116 FROSTY VALLEY ROAD
BLOOMSBURG PA 17815

HOURS: MARCH & APRIL: TUE & THUR 1PM TO 6PM
JUNE 21, 26, 28 : 1 PM TO 6 PM
JUNE 30: 9 - NOON, OR BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA County

DATE
03/01/2018

BILL NO.
20302

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING FIRE TWP RE	14,084	11.385	157.14	160.35	176.39
		1.65	13.80	14.08	15.49
		9.15	22.78	23.24	25.56
			126.29	128.87	141.76

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

APR 30
If paid on or before

JUNE 30
If paid on or before

JUNE 30
If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

RENAUD HARRIET
51 FROSTY VALLEY ROAD
BLOOMSBURG PA 17815

This tax returned to courthouse on: January 1, 2019

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

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	LAND	BUILDINGS	TOTAL ASSESSMENT
2 %	2 %	10 %	10 %	18-07-010-00,000	.76 Acres	6,000	14,084
				51 FROSTY VALLEY RD		8,084	
						14,084	

BLOOMSBURG SCHOOL DISTRICT

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D OTTAVIANI

116 FROSTY VALLEY RD
BLOOMSBURG, PA 17815

2018 SCHOOL REAL ESTATE DATE 07/01/2018 BILL# 005098 TAXCOLLECTOR COPY

INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE	DESCRIPTION	ASSESSMENT	RATE	2 % DISC	FACE AMOUNT	10 % PENALTY
FIRST INSTALLMENT	149.99	149.99	14084	Real Estate	14084	44.3800	440.97	449.97	494.97
SECOND	149.99	164.99	-3945	HOMESTEAD REDUCTION		-175.079			
THIRD INSTALLMENT	149.99	164.99	10139	TAXABLE ASSESSMENT		449.969			

SCHOOL PENALTY @ 10%

A RENAUD HARRIET
I 51 FROSTY VALLEY ROAD
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 18 07 01000000	9737

51 FROSTY VALLEY RD	6000.00	TAXES BECOME
20040-5706	8084.00	DELINQUENT 120
0.76 ACRES		DAYS AFTER BILLING

NAME & ADDRESS CORRECTIONS REQUESTED.

Both TAXES ARE DUE

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,)	CIVIL DIVISION
)	
Plaintiff,)	No. 2018 CV 20
)	2018 - ED - 50
vs.)	
)	
HARRIET M. RENAUD A/K/A HARRIET)	
RENAUD,)	
)	
Defendant.)	

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Harriet M. Renaud a/k/a Harriet Renaud
51 Frosty Valley Road
Bloomsburg, Pa 17815

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
35 West Main Street
Bloomsburg, Pennsylvania 17815

on **July 25, 2018**, at **9:00am**, the following described real estate, of which Harriet M. Renaud a/k/a Harriet Renaud, 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.

HARRIET M. RENAUD A/K/A HARRIET RENAUD

at Ex. No. 2018CV20 in the amount of \$24,890.31

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.

TUCKER ARENSBERG
Attorneys

June 26, 2018

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

**Re: PNC Bank, National Association v. Harriet M. Renaud a/k/a Harriet Renaud
Case No. 2018 CV 20**

Dear Sir/Madam:

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

Thank you for your cooperation and assistance in this matter. If there is anything further you need from us or if you have any questions, please do not hesitate to contact me at 412-594-5560.

Very truly yours,

TUCKER ARENSBERG, P.C.


Amanda Petronchak
Paralegal

Enclosures

BANK_FIN:592163-1 000011-181598

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 20

vs.

HARRIET M. RENAUD A/K/A HARRIET
RENAUD,

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: July 25, 2018

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

HARRIET M. RENAUD A/K/A HARRIET
RENAUD,

Defendant.

CIVIL DIVISION

No. 2018 CV 20

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: **July 25, 2018**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

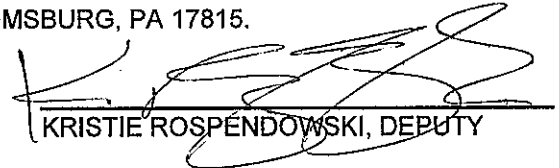


PNC BANK, NATIONAL ASSOCIATION
vs.
HARRIET M RENAUD

Case Number
2018CV20

SHERIFF'S RETURN OF SERVICE

05/14/2018 10:22 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 HARRY RENAUD HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HARRIET M RENAUD AT 51 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

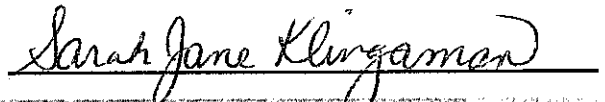
May 14, 2018

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

14TH day of MAY, 2018



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

(c) CountySuite Sheriff, Telaasoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

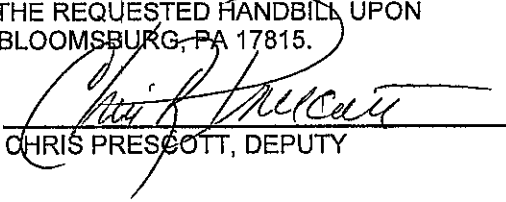


PNC BANK, NATIONAL ASSOCIATION
vs.
HARRIET M RENAUD

Case Number
2018CV20

SHERIFF'S RETURN OF SERVICE

06/05/2018 01:01 PM - DEPUTY CHRIS PRESCOTT, 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 51 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

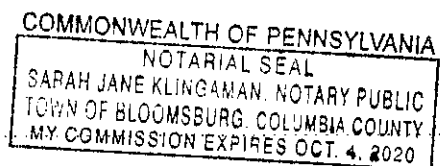

TIMOTHY T. CHAMBERLAIN, SHERIFF

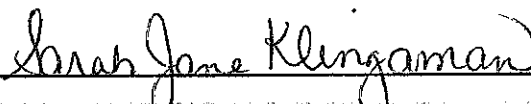
June 05, 2018

NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE, 2018





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION
vs.
RENAUD, HARRIET M

Case Number
2018CV20

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 51 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6-5-18

Time:

1301

Deputy:

J

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2018CV20

51 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Tax Notice 2018 County & Municipality
HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

HEMLOCK TOWNSHIP
TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG PA 17815

HOURS: MARCH & APRIL: TUE & THUR 1PM TO 6PM
JUNE 21, 26, 28: 1PM TO 6PM

JUNE 30: 9 - NOON, OR BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA County

DATE
03/01/2018

BILL NO.
20302

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	14.084	11.385	157.14	160.35	176.39
SINKING		1	13.80	14.08	15.49
FIRE		1.65	22.78	23.24	25.56
TWP RE		9.15	126.29	128.87	141.76

The discount & penalty
have been calculated
for your convenience

PAY THIS AMOUNT

320.01
April 30
If paid on or before

326.54
June 30
If paid on or before

359.20
June 30
If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

RENAUD HARRIET
51 FROSTY VALLEY ROAD
BLOOMSBURG PA 17815

CNTY TWP

Discount 2 % 2 %

Penalty 10 % 10 %

PARCEL: 18-07-010-00,000

51 FROSTY VALLEY RD

.76 Acres

Land

Buildings

Total Assessment

6,000

8,084

14,084

This tax returned
to courthouse on:
January 1, 2019

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Tax Due

As of 5/23/2018

2018 School tax info. will be available
around June 15th

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



71901140006000129227

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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 05/15/18

Account:

Name:
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone: (570) 389-5622

Ad ID: 1137060
Description: Renaud Harriet Sheriff Sale
Run Dates: 07/04/18 to 07/18/18
Class: 2
Agate Lines: 201
Blind Box:

Total Ad Cost \$1,218.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/04/18	07/18/18	3	\$1,218.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV20

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, JULY 25, 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 piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a spike in the center of the public highway leading from Bloomsburg to Caseville, known as the Frosty Valley Road, at corner of land of Bloomsburg Skeet Club, Inc., thence by the center line of said road, north 39 degrees 30 minutes west, 100 feet to a spike; thence by the center line of said road, north 45 degrees west, 270 feet to a spike at corner of other land of the grantors; thence by same, north 64 degrees east, 90 feet to an iron pipe in the bed of the Hemlock Creek; thence by said creek, south 47 degrees 45 minutes east, 322 feet to an iron pipe in line of land of Bloomsburg Skeet Club, Inc.; thence by same, south 35 degrees west, 109 feet to a spike in the center of the aforesaid road, the point or place of beginning. Containing .73 of an acre. The monuments, courses and distances used in this deed are taken from a draft prepared by Howard A. Fetterolf, R.E. from a survey made by him on April 7, 1954. EXCEPTING AND RESERVING, however, therefrom and thereout unto William Neal & sons, or others, all the right, title and interest of them the said William Neal & Sons, or others, under and by virtue of the grantor leases as to minerals and mining to them made by Sylvester Pursel, deceased, and Isaac G. Pursel, dated the 21's day of August, A.O. 1879, and recorded in the Office for the recording of deeds in and for said County of Columbia, in Miscellaneous Book No. 1, page 255, etc, and the modification thereof dated May 5, 1885, recorded May 7, 1885, in Miscellaneous Book 2, Page 223. Being the same property which Harry E. Auchter and Cynthia Auchter, husband and wife, granted and conveyed unto Harriet Renaud by deed dated April 29, 2004 and recorded May 26, 2004 in the Recorder's Office of said County in Deed Instrument #200405706. 51 Frosty Valley Road, Bloomsburg, PA 17815 Permanent Parcel No.: 18-07-010.

PROPERTY ADDRESS: 51 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-07-010 Seized and taken into execution to be sold as the property of HARRIET M. RENAUD 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:
TUCKER & ARENSBERG P.C.
PITTSBURGH, PA 412-566-1212

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
RENAUD, HARRIET M

Case Number
2018CV20

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	50
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	HARRIET M RENAUD
Primary Address:	51 FROSTY VALLEY ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	<u>Harriet Renaud</u>
Relation:	<u>HUSBAND</u>
Date:	<u>5/14/18</u>
Time:	<u>1032</u>
Deputy:	<u>4</u>
Mileage:	

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.	Phone: 412-566-1212
--------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

RENAUD, HARRIET M

2018CV20

51 FROSTY VALLEY 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.
RENAUD, HARRIET M

Case Number
2018CV20

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	50
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	HEMLOCK TOWNSHIP
Primary Address:	26 FIREHALL ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	MICHELLE BELLA
Relation:	MANAGER
Date:	5/14/18
Time:	1030
Deputy:	W
Mileage:	

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.	Phone: 412-566-1212
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

HEMLOCK TOWNSHIP

2018CV20

26 FIREHALL 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.
RENAUD, HARRIET M

Case Number
2018CV20

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	50
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Denise D. Ottaviani	
Primary Address:	116 Frosty Valley Road Bloomsburg, PA 17815	
Phone:	570-784-9310	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	MAILBOX	
Relation:	TAX COLLECTOR	
Date:	5/14/18	Time:
Deputy:	4	Mileage:

Attorney / Originator:

Name:	TUCKER & ARENSBERG P.C.	Phone:	412-566-1212
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OTTAVIANI, DENISE D.

2018CV20

116 FROSTY VALLEY 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.
RENAUD, HARRIET M

Case Number
2018CV20

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	50
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	51 FROSTY VALLEY ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - <u>Adult In Charge</u> - Posted - Other
Adult In Charge:	HARRY RENAUD
Relation:	HUSBAND
Date:	5/14/18
Time:	1032
Deputy:	H
Mileage:	

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.	Phone: 412-566-1212
--------------------------------------	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2018CV20

51 FROSTY VALLEY 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.
RENAUD, HARRIET M

Case Number
2018CV20

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	50
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	BLOOMSBURG AREA SCHOOL DISTRICT-	
Primary Address:	728 E. 5TH STREET BLOOMSBURG, PA 17815	
Phone:	DOB:	
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	BRENDA BREISCIT	
Relation:	RECEPTIONIST	
Date:	5/14/18	Time: 0943
Deputy:	H	Mileage:

Attorney / Originator:

Name:	TUCKER & ARENSBERG P.C.	Phone:	412-566-1212
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BLOOMSBURG AREA SCH

2018CV20

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
RENAUD, HARRIET M

Case Number
2018CV20

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	50
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 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 · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	ELIZABETH WHITTENIGHT
Relation:	CLERK
Date:	5/11/18
Time:	1510
Deputy:	4
Mileage:	

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.	Phone: 412-566-1212
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV20

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.
RENAUD, HARRIET M

Case Number
2018CV20

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	50
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	COLUMBIA COUNTY TREASUER
Primary Address:	11 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	DENISE SEGER	
Relation:	CLEAN	
Date:	5/11/18	Time: 1515
Deputy:	4	Mileage:

Attorney / Originator:

Name:	TUCKER & ARENSBERG P.C.	Phone:	412-566-1212
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TREASUER

2018CV20

11 WEST MAIN STREET, 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.
RENAUD, HARRIET M

Case Number
2018CV20

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 50

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 07/25/2018 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 · Adult In Charge · Posted · Other

Adult In Charge:

Eileen Hess

Relation:

Clerk

Date:

5/11/18

Time:

1524

Deputy:

✓

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2018CV20

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV20

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, JULY 25, 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 piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the center of the public highway leading from Bloomsburg to Caseville, known as the Frosty Valley Road, at corner of land of Bloomsburg Skeet Club, Inc.; thence by the center line of said road, north 39 degrees 30 minutes west, 100 feet to a spike; thence by the center line of said road, north 45 degrees west, 270 feet to a spike at corner of other land of the grantors; thence by same, north 64 degrees east, 90 feet to an iron pipe in the bed of the Hemlock Creek; thence by said creek, south 47 degrees 45 minutes east, 322 feet to an iron pipe in line of land of Bloomsburg Skeet Club, Inc.; thence by same, south 35 degrees west, 109 feet to a spike in the center of the aforesaid road, the point or place of beginning. Containing .73 of an acre.

The monuments, courses and distances used in this deed are taken from a draft prepared by Howard A. Fetterolf, R.E. from a survey made by him on April 7, 1954.

EXCEPTING AND RESERVING, however, therefrom and thereout unto William Neal & sons, or others, all the right, title and interest of them the said William Neal & Sons, or others, under and by virtue of the grantor leases as to minerals and mining to them made by Sylvester Pursel, deceased, and Isaac G. Pursel, dated the 21 's day of August, A.O. 1879, and recorded in the Office for the recording of deeds in and for said County of Columbia, in Miscellaneous Book No. 1, page 255, etc, and the modification thereof dated May 5, 1885, recorded May 7, 1885, in Miscellaneous Book 2, Page 223.

Being the same property which Harry E. Auchter and Cynthia Auchter, husband and wife, granted and conveyed unto Harriet Renaud by deed dated April 29, 2004 and recorded May 26, 2004 in the Recorder's Office of said County in Deed Instrument #200405706.

51 Frosty Valley Road, Bloomsburg, PA 17815
Permanent Parcel No.: 18-07-010

PROPERTY ADDRESS: 51 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-07-010

Seized and taken into execution to be sold as the property of HARRIET M RENAUD 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:
TUCKER & ARENSBERG P.C.
PITTSBURGH, PA 412-566-1212

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

PNC BANK, NATIONAL ASSOCIATION

vs

HARRIET M. RENAUD A/K/A

HARRIET RENAUD

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

2018 - E D - 50

No. 2018 CV 20 Term _____ E.D.

No. _____ Term _____ A.D.

No. _____ Term _____ J.D.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF HEMLOCK, IN THE COUNTY OF COLUMBIA, AND THE COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: 18-07-010 AND BEING MORE FULLY DESCRIBED IN A DEED DATED 04/29/2004 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN INSTRUMENT #200405706.

IMPROVED BY HAVING ERECTED THEREON A DWELLING KNOWN AS 51 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815.

Amount Due

\$ 24,890.31

TOTAL

\$ 24,890.31 plus costs as endorsed

Dated

05-10-18

(SEAL)



Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

By:

Deputy

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2018 CV 20 Term E.D.

No. Term A.D.

No. Term J.D.

PNC Bank, National Association

vs

Harriet M. Renaud a/k/a Harriet Renaud

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Pro Pd.

Judg. Fee

Cr.

Sat.

Michael C. Mazack, Esq.
Attorney for Plaintiff

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 20

vs.

2018 - EP - 50

HARRIET M. RENAUD A/K/A HARRIET
RENAUD,

Defendant.

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

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:
Michael C. Mazack
Pa. I.D. No. 205742
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

FILED
NOTARIAL
2018 MAY 10 A 11:16
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,)	CIVIL DIVISION
)	
Plaintiff,)	No. 2018 CV 20
)	
vs.)	2018 - ED-50
)	
HARRIET M. RENAUD A/K/A HARRIET)	
RENAUD,)	
)	
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 Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania:

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

HARRIET M. RENAUD A/K/A	51 Frosty Valley Road
HARRIET RENAUD	Bloomsburg, Pa 17815

2. Name and address of Defendants in the judgment:

HARRIET M. RENAUD A/K/A	51 Frosty Valley Road
HARRIET RENAUD	Bloomsburg, Pa 17815

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

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

DISCOVER BANK	c/o	Weltman, Weinberg & Reis, Co., LPA
		1400 Koppers Building
		436 7 th Avenue
		Pittsburgh, Pa 15219

DISCOVER BANK		6500 New Albany Road
		New Albany, OH 43054

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

PNC BANK, NATIONAL ASSOCIATION	c/o Michael C. Mazack, Esquire Tucker Arensberg, P.C. 1500 One PPG Place Pittsburgh, Pennsylvania 15222
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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
TOWNSHIP OF HEMLOCK	26 Firehall Rd Bloomsburg, PA 17815
TOWNSHIP OF HEMLOCK	c/o Tax Collector 116 Frosty Valley Road Bloomsburg, PA 17815
BLOOMSBURG AREA SCHOOL DISTRICT	c/o Tax Collector 116 Frosty Valley Road Bloomsburg, PA 17815
BLOOMSBURG AREA SCHOOL DISTRICT	728 East Fifth Street Bloomsburg, PA 17815

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

COLUMBIA COUNTY DOMESTIC REALTIONS	15 Perry Avenue Bloomsburg, PA 17815
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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

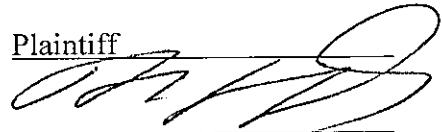
PNC BANK, NATIONAL ASSOCIATION,)	CIVIL DIVISION
)	
Plaintiff,)	No. 2018 CV 20
)	
vs.)	2018-ED-50
)	
HARRIET M. RENAUD A/K/A HARRIET)	
RENAUD,)	
)	
Defendant.)	

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: Plaintiff

Signature: _____



Name: Michael C. Mazack, Esquire

Attorney No. (if applicable): 205742