

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 228151	Invoice Date: 03/14/2019 10:30:36 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201901758	HEMLOCK TOWNSHIP
	Grantor - MACNAMARA, IAN		03/14/19 10:30:37 AM	
	Grantee - PNC BANK			
	Consideration - \$13,404.48			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8512 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

PNC BANK NATIONAL ASSOC. VS IAN MACNAMARA

NO. 80-2018 ED

NO. 85-2018 JD

DATE/TIME OF SALE: OCTOBER 3, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 13141.65

POUNDAGE - 2% OF BID \$ 262.83

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 13404.48

PURCHASER(S): PNC Bank

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 13404.48

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 12054.48

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PNC BANK NATIONAL ASSOCIATION

vs.

Defendant
IAN MACNAMARA
IAN MACNAMARA

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

Sheriff's Sale Date: Wednesday, February 13, 2019

Writ of Execution No. : 2018CV85

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 122 FERNCLIFF 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,182.00
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	\$225.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Surcharge	\$160.00
Continued or Cancelled Sale	Postponed to: 11/7/2018 \$10.00
Continued or Cancelled Sale	Postponed to: 2/13/2019 \$10.00

Total Sheriff Costs \$2,071.00

Municipal Costs

Delinquent Taxes \$10,998.90

Total Municipal Costs \$10,998.90

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$13,141.65

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

Deb Miller

From: Timothy Chamberlain
Sent: Thursday, February 07, 2019 8:56 AM
To: Deb Miller
Subject: Sale

*Sale
Feb 13*

Deb,

Could you see what is owed on this property, it was postponed from last year.

IAN MACNAMARA—112 FERNCLIFF ROAD BLOOMSBURG—18-1A-83

Thanks
Tim

2013 - 2018

Timothy T. Chamberlain

Sheriff of Columbia County
PO Box 380
Bloomsburg, PA 17815
570-389-5622



County 024

PARCEL ID 18-01A-083-00,000

2019

ALTERNATE ID

EFFECTIVE DATE

Year

Authority

Fund

▲	2013	PRIM	1,047.19	501.70	104.73	300.00	1,953.62
	2014	PRIM	1,048.87	398.36	104.90	200.00	1,752.13
	2015	PRIM	1,239.48	347.48	123.95	260.00	1,970.91
	2016	PRIM	1,315.29	271.25	131.53	280.00	1,998.07
▼	2017	PRIM	1,344.66	144.17	134.47	45.00	1,668.30
			7,385.02	1,674.42	738.53	1,100.00	10,897.97

10,897.97+

60.93+

30.+

5.+

Interest
R+C Notice
Tax cert.

004

10,993.9*

Total

\$ 10,993.90

March
Amount

March 11, 2019

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

Re: PNC Bank, National Association vs. Ian Macnamara
Case No. 2018 CV 85
Sheriff's Sale February 13, 2019

Dear Sheriff:

Enclosed is the original and a copy of the Realty Transfer Tax Statements of Value along with PNC Bank's Check in the amount of \$12,054.48 in payment of the balance remaining due on the sale. On behalf of PNC Bank, National Association, we are requesting that you name the following as grantee on your deed:

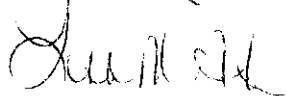
PNC Bank, National Association
c/o Asset Resolution Team; REO Services
Mailstop P1-POPP-09-08
249 Fifth Avenue
Pittsburgh, Pennsylvania 15222

I am also enclosing a stamped, self-addressed envelope for use in returning the deed to my attention.

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

Very truly yours,

TUCKER ARENSBERG, P.C.



Lisa M. Frank
Paralegal

Enclosures

TADMS:5109811-1 000011-181606



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name TUCKER ARENSBERG, P.C. (181374)		Telephone Number: (412) 566-1212	
Mailing Address 1500 One PPG Place	City Pittsburgh	State PA	Zip Code 15222

B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Sheriff, Columbia County Pennsylvania	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) PNC Bank, National Association c/o Asset Resolution Team; REO Services	Telephone Number: (412) 566-1212
Mailing Address 35 West Main Street		Mailing Address Mailstop P1-POPP-09-08; 249 Fifth Avenue	
City Bloomsburg	State PA	Zip Code 17815	City Pittsburgh
		State PA	Zip Code 15222

C. REAL ESTATE LOCATION

Street Address 122 Fercliff Road		City, Township, Borough Township of Hemlock	
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 18-1A-83	

D. VALUATION DATA

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

1. Actual Cash Consideration \$13,404.48	2. Other Consideration + 0.00	3. Total Consideration = \$13,404.48
4. County Assessed Value \$40,974.00	5. Common Level Ratio Factor X 3.88	6. Fair Market Value = \$158,979.12

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

1a. Amount of Exemption Claimed \$158,979.12	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries).

☐ Transfer from a trust. Date of transfer into the trust _____.
If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement).

☐ Transfers to the Commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution).

☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).

☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Kevin J. Cummings, Esquire	Date 3/6/19
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FORMS:13749-1

INSTRUCTIONS FOR COMPLETING REALTY TRANSFER TAX STATEMENT OF VALUE

SECTION A

Enter the name, address and telephone number of party completing this form.

SECTION B

Enter the full names and addresses of all grantor(s)/lessor(s) and all grantee(s)/lessee(s). Attach additional sheets if necessary.

SECTION C

Enter the date the document was delivered to and accepted by the grantee/lessee.

SECTION D

This section identifies the real estate to be transferred. Complete fully, including the tax parcel number where applicable and the county where the statement is to be filed.

SECTION E

Indicate by checking YES or NO, as to whether the document represents two or more transactions accomplished by an assignment of the agreement of sale or by the use of a relocation arrangement. Complete for all transactions:

1. **Actual Cash Consideration** – Enter the amount of cash or cash equivalent that the grantor received for the transfer of the real estate.
2. **Other Consideration** – Enter the total amount of noncash consideration that the grantor received for the transfer of the real estate, such as property and securities. Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
3. **Total Consideration** – Enter the sum of Lines 1 and 2. This will be the total consideration for the purchase of the real estate.
4. **County Assessed Value** - Enter the actual assessed value of the entire real estate, per records of the county assessment office. Do not reduce the assessed value by the grantor's fractional interest in the real estate.
5. **Common Level Ratio Factor** – Enter the common level ratio factor for the county in which the real estate is located. An explanation of this factor is provided below.
6. **Fair Market Value** – Enter the product of Lines 4 and 5.

SECTION F

Complete only for transactions claiming an exemption.

- 1a. **Amount of Exemption Claimed** – Enter the dollar amount of the total consideration claimed as exempt.
- 1b. **Percentage of Grantor's Interest in Real Estate** – Enter the percentage of grantor's ownership interest in the real estate listed in Part C.
- 1c. **Percentage of Grantor's Interest Conveyed** – Enter the fraction or percentage of grantor's interest in the real estate on Line 1b that the grantor conveyed to the grantee. For example, if you indicated on Line 1b that grantor owns a 50 percent tenant-in-common interest in the real estate and grantor is conveying his entire 50 percent interest to the grantee, then you would enter 100 percent on this line.
2. **Check Appropriate Box for Exemption Claimed** - Boxes are provided for the most common Pennsylvania

realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.

Will or Intestate Succession – A transfer by will for no or nominal consideration, or under the intestate succession laws, is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

Transfer to a Trust – A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.

Transfer from a Trust – Enter the date the real estate was conveyed to the trust by the prior deed. If the trust was amended after that date, attach a complete copy of the original trust and all amendments to the trust.

Transfer Between Principal and Agent/Straw Party – A transfer between an agent/straw party and principal for no or nominal consideration is exempt. Attach a complete copy of the agency/straw party agreement.

Transfer to the Commonwealth, the U.S. and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation. – If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

Transfer from Mortgagor to Holder of a Mortgage in Default – A transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide a copy of the mortgage and note, and any documentation evidencing the assignment thereof.

Corrective or Confirmatory Deed – A deed for no or nominal consideration that corrects or confirms a previously recorded deed but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

Statutory Corporate Consolidation, Merger or Division – A document that evidences the transfer of real estate pursuant to the statutory consolidation or merger of two or more corporations (15 Pa. C.S. §1921-1932 or 15 Pa. C.S. §5921-5930) – or the statutory division of a nonprofit corporation (15 Pa. C.S. §5951-5957) – is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

Other – When claiming an exemption other than those listed, you must specify what exemption is claimed. When possible, provide the applicable statutory and regulatory citation. Attach additional pages, if necessary. Attach a copy of supporting documentation.

COMMON LEVEL RATIO FACTOR

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all non-arm's-length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county.

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

**Re: PNC Bank, National Association v. Ian Macnamara
Case No. 2018 CV 85**

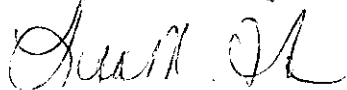
Dear Sir/Madam:

Enclosed please find a copy of the Amended Affidavit Pursuant to PA R.C.P. 3219.1, for your records, which was sent to be filed with the Prothonotary today.

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 412-594-5579.

Very truly yours,

TUCKER ARENSBERG, P.C.



Lisa M. Frank
Paralegal

Enclosures

TADMS:5087448-1 000011-181606

CCP

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

IAN MACNAMARA,

Defendant.

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

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of Record for this Party:

Kevin J. Cummings

Pa. I.D. No. 209660

TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place

Pittsburgh, Pennsylvania 15222

(412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,)	CIVIL DIVISION
)	
Plaintiff,)	No. 2018 CV 85
)	
vs.)	
)	
IAN MACNAMARA,)	
)	
Defendant.)	

AMENDED 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(s) or Reputed Owner(s):

IAN MACNAMARA	68 Gillespie Drive Leicester, NC 28748
---------------	---

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

SAME AS ABOVE

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

PNC BANK, NATIONAL ASSOCIATION	c/o Kevin J. Cummings, Esquire Tucker Arensberg, P.C. 1500 One PPG Place Pittsburgh, Pennsylvania 15222
-----------------------------------	--

COUNTY OF COLUMBIA	35 West Main Street Bloomsburg, PA 17815
--------------------	---

COUNTY OF COLUMBIA	c/o Court Administrator Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
--------------------	---

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

PNC BANK, NATIONAL ASSOCIATION	c/o Kevin J. Cummings, 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
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COLUMBIA COUNTY	35 West Main Street Bloomsburg, PA 17815
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COMMONWEALTH OF PA DEPARTMENT OF REVENUE	P.O. Box 2675 Harrisburg, PA 17105
---	---------------------------------------

TOWNSHIP OF HEMLOCK	26 Firehall Rd Bloomsburg, PA 17815
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TOWNSHIP OF HEMLOCK	c/o Tax Collector 116 Frosty Valley Road Bloomsburg, PA 17815
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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
---------------------------------------	---

TENANT/OCCUPANT	122 Ferncliff Road Bloomsburg, Pa 17815
-----------------	--

Commonwealth of PA Department of Revenue Bureau of Compliance	P.O. Box 218230 Harrisburg, PA 17128-1230
---	--

Commonwealth of PA
Department of Revenue
Bureau of Imaging and
Document Management

P.O. Box 280407
Harrisburg, PA 17128-0407

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.

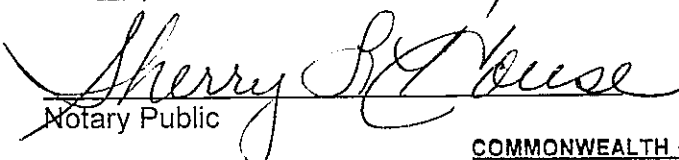
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: 1-18-19

By: _____

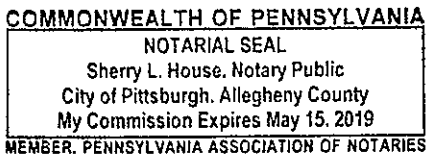

Kevin J. Cummings, Esquire
Attorneys for Plaintiff

Sworn to and subscribed before me
this 18 day of January, 2019.


Notary Public

My Commission Expires:

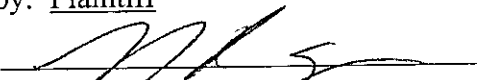
BANK_FIN:591961-1 000011-181606



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: Kevin J. Cummings, Esq.

Attorney No. (if applicable): 209660

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

**Re: PNC Bank, National Association v. Ian Macnamara
Case No. 2018 CV 85**

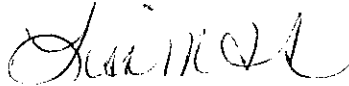
Dear Sir/Madam:

Enclosed please find a copy of the Verification of Service, for your records, which was sent to be filed with the Prothonotary today.

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 412-594-5579.

Very truly yours,

TUCKER ARENSBERG, P.C.



Lisa M. Frank
Paralegal

Enclosures

TADMS:5087444-1 000011-181606

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

IAN MACNAMARA,

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:

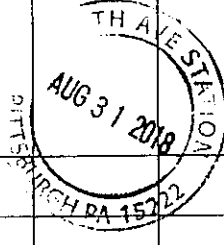
Kevin J. Cummings, Esquire
Pa. I.D. No. 209660
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

SALE DATE: February 13, 2019

ZIP 15222
04111248082

\$02.730

US POSTAGE
08/31/2018



Line	Article Number	Name and Address of Sender	Tucker Arenberg, P.C. 1500 One PPG Place Pittsburgh, PA 15222 PNC / Macnamara (Petronechak)	Indicate Type of Mail:		Check Appropriate block for Registered Mail: With Postal Insurance Without Postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt								
				Registered Insured COD Certified	Return Receipt for merchandise Int'l Recorded Express Mail		Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	RR Fee	SH Fee	Rest. Del. Fee	Remarks	
1		COUNTY OF COLUMBIA 35 West Main Street Bloombsburg, PA 17815													
2		COLUMBIA COUNTY TAX CLAIM BUREAU 35 West Main Street Bloombsburg, PA 17815													
3		COMMONWEALTH OF PA DEPARTMENT OF REVENUE P.O. Box 2675 Harrisburg, PA 17105													
4		TOWNSHIP OF HEMLOCK c/o Tax Collector 116 Frosty Valley Road Bloombsburg, PA 17815													
5		BLOOMSBURG AREA SCHOOL DISTRICT 728 East Fifth Street Bloombsburg, PA 17815													
6		TENANT/OCCUPANT 122 Ferncliff Road Bloombsburg, Pa 17815													
7		Commonwealth of PA Department of Revenue Bureau of Compliance P.O. Box 218230 Harrisburg, PA 17128-1230													
8															

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See *Domestic Mail Manual* R900, S913 and S921 for limitations of coverage on Insured and COD mail. See *International Mail Manual* for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

Total Number of Pieces Listed by Sender: 7

Total Number of Pieces Received at Post Office: 7

Postmaster, Per (Name of receiving Employee):

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: Lisa M. Frank, Paralegal

Fax: 570-389-5625

Pages: 7

Phone:

Date: October 25, 2018

Re: PNC Bank, National Association

File No: 0011-181606

vs.

Ian Macnamara

Case No. 2018-CV-85

☐ **Urgent** ☐ **For Review** ☐ **Please Reply** ☐ **Confidential** ☐ **FYI**

The Bank is requesting that sale currently scheduled for November 7, 2018 be continued to the regularly scheduled sale on February 13, 2019.

Thank you.

****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.



Lisa M. Frank (412) 594-5579
lfrank@tuckerlaw.com

October 25, 2018

VIA FACSIMILE AT 570-389-5625

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

**Re: PNC Bank, National Association v. Ian Macnamara
Case No. 2018-CV-85**

Dear Sir or Madam:

This office represents PNC Bank, National Association in the above-referenced matter. This letter is to memorialize our request to postpone the Sheriff Sale that is currently scheduled for November 7, 2018 to the February 13, 2019 sale date.

Please announce this postponement at the time of the November 7, 2018 sale.

I have attached a copy of the Certificate of Filing of that Notice. We have sent the Notice of the Date of Continued Sheriff's Sale to be filed with the Prothonotary.

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

Very truly yours,

TUCKER ARENSBERG, P.C.

A handwritten signature in black ink, appearing to read 'Lisa M. Frank'.

Lisa M. Frank
Paralegal

TADMS 5048666-1 000011-181606

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

IAN MACNAMARA,

Defendant.

CERTIFICATE OF FILING

Filed on behalf of PNC BANK,
NATIONAL ASSOCIATION, Plaintiff

Counsel of record for this party:

Kevin J. Cummings, Esquire
Pa. I.D. No. 209660
Michael C. Mazack, Esquire
Pa. I.D. No. 205742
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION, CIVIL DIVISION

Plaintiff, No. 2018 CV 85

vs.

IAN MACNAMARA,


Defendant.

CERTIFICATE OF FILING

On this date, I sent to be filed with the Prothonotary of Columbia County the Notice of the Date of Continued Sheriff's Sale for filing in the above-captioned matter.

Date: _____

10/26/18



Kevin J. Cummings, Esquire
kcummings@tuckerlaw.com
Pa. I.D. #209660
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

IAN MACNAMARA,

Defendant.

NOTICE OF THE DATE OF CONTINUED
SHERIFF'S SALE

Filed on behalf of PNC BANK,
NATIONAL ASSOCIATION, Plaintiff

Counsel of record for this party:

Kevin J. Cummings, Esquire
Pa. I.D. No. 209660
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

TADMS:5048683-I 000011-181606

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

IAN MACNAMARA,

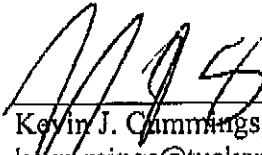
Defendant.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for November 7, 2018, at 9:00 a.m. in the above-captioned matter has been continued until February 13, 2019, at 9:00 a.m.

Date: _____

10/25/18



Kevin J. Cummings, Esquire

kcummings@tuckerlaw.com

Pa. I.D. #209660

TUCKER ARENSBERG, P.C.

Firm #287

1500 One PPG Place

Pittsburgh, Pennsylvania 15222

(412) 566-1212

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: PlaintiffSignature: Name: Kevin J. Cummings, EsquireAttorney No. (if applicable): 209660



Lisa M. Frank (412) 594-5579
lfrank@tuckerlaw.com

October 24, 2018

VIA FACSIMILE AT 570-389-5625

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

**Re: PNC Bank, National Association v. Ian Macnamara
Case No. 2018-CV-85**

Dear Sir or Madam:

This office represents PNC Bank, National Association in the above-referenced matter. This letter is to memorialize our request to postpone the Sheriff Sale that is currently scheduled for November 7, 2018 to the February 20, 2019 sale date.

Please announce this postponement at the time of the November 7, 2018 sale.

I have attached a copy of the Certificate of Filing of that Notice. We have sent the Notice of the Date of Continued Sheriff's Sale to be filed with the Prothonotary.

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

Very truly yours,

TUCKER ARENSBERG, P.C.

A handwritten signature in black ink, appearing to read 'Lisa M. Frank'.

Lisa M. Frank
Paralegal

TADMS:5048666-1 000011-181606

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

IAN MACNAMARA,

Defendant.

CERTIFICATE OF FILING

Filed on behalf of PNC BANK,
NATIONAL ASSOCIATION, Plaintiff

Counsel of record for this party:

Kevin J. Cummings, Esquire
Pa. I.D. No. 209660
Michael C. Mazack, Esquire
Pa. I.D. No. 205742
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

IAN MACNAMARA,

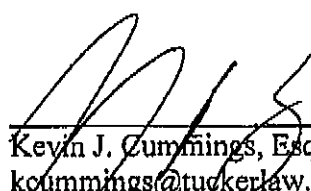
Defendant.

CERTIFICATE OF FILING

On this date, I sent to be filed with the Prothonotary of Columbia County the Notice of the Date of Continued Sheriff's Sale for filing in the above-captioned matter.

Date: _____

10/24/18



Kevin J. Cummings, Esquire
kcummings@tuckerlaw.com
Pa. I.D. #209660
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

IAN MACNAMARA,

Defendant.

NOTICE OF THE DATE OF CONTINUED
SHERIFF'S SALE

Filed on behalf of PNC BANK,
NATIONAL ASSOCIATION, Plaintiff

Counsel of record for this party:

Kevin J. Cummings, Esquire
Pa. I.D. No. 209660
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

TADMS:5048683-1 000011-181606

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

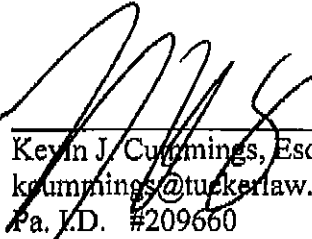
IAN MACNAMARA,

Defendant.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for November 7, 2018, at 9:00 a.m. in the above-captioned matter has been continued until February 20, 2019, at 9:00 a.m.

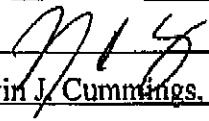
Date: 10/24/18



Kevin J. Cummings, Esquire
kcummings@tuckerlaw.com
Pa. I.D. #209660
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

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: Kevin J. Cummings, Esquire
Attorney No. (if applicable): 209660

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	CIVIL DIVISION
Plaintiff,	No. 2018 CV 85
vs.	
IAN MACNAMARA,	
Defendant.	

CERTIFICATE OF FILING

Filed on behalf of PNC BANK,
NATIONAL ASSOCIATION, Plaintiff

Counsel of record for this party:

Kevin J. Cummings, Esquire
Pa. I.D. No. 209660
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

TADMS:5027894-1 000011-181606



Amanda Petronchak (412) 594-5560
apetronchak@tuckerlaw.com

September 28, 2018

VIA FACSIMILE AT 570-389-5625

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

**Re: PNC Bank, National Association v. Ian McNamara
Case No. 2018CV85**

Dear Sir or Madam:

This office represents PNC Bank, National Association in the above-referenced matter. This letter is to memorialize our request to postpone the Sheriff Sale that is currently scheduled for October 3, 2018 to the November 7, 2018 sale date.

Please announce this postponement at the time of the October 3, 2018 sale.

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

Very truly yours,

TUCKER ARENSBERG, P.C.

A handwritten signature in cursive script, appearing to read 'Amanda Petronchak'.

Amanda Petronchak
Paralegal

TADMS:5027889.1 000011-181606

2018 TAXES Due

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.
20098

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	20,487	11.385	228.58	233.24	256.56
SINKING		1	20.08	20.49	22.54
FIRE		1.65	33.12	33.80	37.18
TWP RE		9.15	183.71	187.46	206.21
WATER		.00026	5.22	5.33	5.86

The discount & penalty
have been calculated
for your convenience

PAY THIS AMOUNT

470.71

June 30
If paid on or before

528.35

June 30
If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CNTY TWP

Discount 2 %

Penalty 10 %

PARCEL: 18-01A-083-00,000

122 FERNCLIFF RD

.241 Acres

Land

Buildings

Total Assessment

This tax returned
to courthouse on:
January 1, 2019

2,500

17,987

20,487

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

BLOOMSBURG SCHOOL DISTRICT 2018 SCHOOL REAL ESTATE DATE 07/01/2018 BILL# 004892 TAXCOLLECTOR COPY					
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
Real Estate	20487	44.3800	891.03	909.21	1000.13
HEMLOCK TWP					
MAKE CHECKS PAYABLE TO:					
DENISE D OTTAVIANI					
116 FROSTY VALLEY RD					
BLOOMSBURG, PA 17815					
INSTALLMENT PLAN Face Penalty					
FIRST INSTALLMENT	303.07	303.07			
SECOND	303.07	333.38			
THIRD INSTALLMENT	303.07	333.38			
TAXABLE ASSESSMENT	20487				
ASSESSED VALUE	20487				
			891.03	909.21	1000.13
				IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31

SCHOOL PENALTY @ 10%

M		PROPERTY DESCRIPTION		ACCT.	4796
A MACNAMARA IAN		PARCEL 18 01A08300000		TAXES BECOME	
I 68 GILLESPIE DR		122 FERNCLIFF RD		DELINQUENT 120	
L LEICESTER NC 28748		20080-7890		DAYS AFTER BILLING	
		0.24 ACRES			
		2500.00			
		17987.00			

NAME & ADDRESS CORRECTIONS REQUESTED.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,) CIVIL DIVISION
Plaintiff,) No. 2018 CV 85
vs.)
IAN MACNAMARA,)
Defendant.)

Address ?
Parcel # ?

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Ian MacNamara
68 Gillespie Drive
Leicester, NC 28748

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 October 3rd 2018, at 9:00a, the following described real estate, of which IAN MACNAMARA, 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.

IAN MACNAMARA

at Ex. No. 2018 CV 85 in the amount of \$92,927.06.

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.

SHERIFF'S SALE COST SHEET

18-85
MULNAMEY

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</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>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>449.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1182.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1432.00</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>528.35</u>	
SCHOOL DIST. 20	\$ <u>1660.13</u>	
DELINQUENT 20	\$ <u>999.60</u>	
TOTAL *****		\$ <u>10728.08</u>

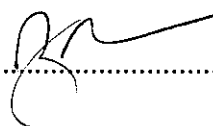
MUNICIPAL FEES DUE:		
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>


TOTAL COSTS (OPENING BID) \$ 12850.83

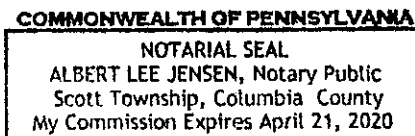
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice September 12, 19, 26, 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 26 day of September 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.

.....

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

DATE:12-SEP-18

FEE:\$5.00

CERT. NO33164

MACNAMARA IAN
68 GILLESPIE DR
LEICESTER NC 28748

DISTRICT: HEMLOCK TWP
DEED 20080-7890
LOCATION: 122 FERNCLIFF RD BLOOMSBURG
PARCEL: 18 -01A-083-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2017	PRIM	1,612.85	22.19	0.00	1,635.04
2016	PRIM	1,943.82	21.71	0.00	1,965.53
2014	PRIM	1,708.83	17.30	0.00	1,726.13
2015	PRIM	1,919.81	20.45	0.00	1,940.26
2013	PRIM	1,910.37	17.27	0.00	1,927.64
TOTAL DUE :					\$9,194.60

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

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

COLUMBIA COUNTY SHERIFF

REQUESTED BY:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
MACNAMARA, IAN (et al.)

Case Number
2018CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 122 FERNCLIFF ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 8.27.18

Time: 1211

Deputy: 4

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)

2018CV85

122 FERNCLIFF ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

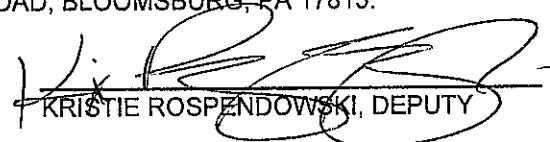


PNC BANK NATIONAL ASSOCIATION
vs.
IAN MACNAMARA (et al.)

Case Number
2018CV85

SHERIFF'S RETURN OF SERVICE

08/28/2018 12:11 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 122 FERNCLIFF ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

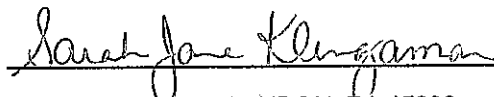
August 29, 2018

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

29TH day of AUGUST, 2018



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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK NATIONAL ASSOCIATION
vs.
MACNAMARA, IAN (et al.)

Case Number
2018CV85

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	80
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/03/2018 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:	Marge Wegrynowicz
Relation:	recep
Date:	7/31/18
Time:	8:45
Deputy:	#2
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. _____

BLOOMSBURG AREA SCH

2018CV85

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.
MACNAMARA, IAN (et al.)

Case Number
2018CV85

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	80
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/03/2018 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:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	DENISE OTTAVIANI
Relation:	TAX COLLECTOR
Date:	8/6/18
Time:	1408
Deputy:	4
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. _____

OTTAVIANI, DENISE D. 2018CV85 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.
MACNAMARA, IAN (et al.)

Case Number
2018CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

80

Warrant:

Serve To:

Name: HEMLOCK TOWNSHIP

Primary Address: 26 FIREHALL ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: LARINA KRAMER

Relation: CERK

Date: 8/8/18

Time: 1117

Deputy: 4

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. _____

HEMLOCK TOWNSHIP

2018CV85

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.
MACNAMARA, IAN (et al.)

Case Number
2018CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

80

Warrant:

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: CLEVEL

Date: 7/20/18

Time: 1500

Deputy: 4

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

2018CV85

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
MACNAMARA, IAN (et al.)

Case Number
2018CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 80

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY COURT ADMINISTRATION

Primary Address: P.O. BOX 380
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: GINA LYON

Relation: CLERK

Date: 6/20/18

Time: 1445

Deputy: W

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY COUF 2018CV85 P.O. BOX 380, 35 WEST MAIN STREET, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK NATIONAL ASSOCIATION
vs.
MACNAMARA, IAN (et al.)

Case Number
2018CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

80

Warrant:

Serve To:

Name: COLUMBIA COUNTY TREASURER

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 SIEGEL

Relation: CLERK

Date: 7/20/18

Time: 1454

Deputy: 4

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.

COLUMBIA COUNTY TREA

2018CV85

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.
MACNAMARA, IAN (et al.)

Case Number
2018CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 80

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/03/2018 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 - Adult In Charge - Posted - Other

Adult In Charge:

DEBBIE MILLER

Relation:

Clerk

Date:

10/30/18

Time:

1451

Deputy:

4

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.

COLUMBIA COUNTY TAX C

2018CV85

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.
MACNAMARA, IAN (et al.)

Case Number
2018CV85

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 80

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 122 FERNCLIFF RD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7/17/18

Time: 2107

Deputy: 415

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

2018CV85

122 FERNCLIFF RD, 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.
MACNAMARA, IAN (et al.)

Case Number
2018CV85

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	80
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/03/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	GAREY BITTENBENDER
Primary Address:	BUCKHORN ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Fixed
Relation:	
Date:	7/17/18
Time:	1:44pm
Deputy:	SGT
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. _____

BITTENBENDER, GAREY

2018CV85

BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

FROM: TO:95707841425 07/17/2018 13:44:55 #829 P.001/002

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyPNC BANK NATIONAL ASSOCIATION
vs.
MACNAMARA, IAN (et al.)Case Number
2018CV85

SERVICE COVER SHEET

Category:	Real Estate Sale - Sale Notice		Zone:	80
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 10/03/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Name:	GAREY BITTENBENDER		Served:	Personally · Adult In Charge · Posted · Other	
Primary Address:	BUCKHORN ROAD BLOOMSBURG, PA 17815		Adult In Charge:		
Phone:	DOB:		Relation:		
Alternate Address:			Date:		Time:
Phone:			Deputy:		Mileage:

Name:	TUCKER & ARENSBERG P.C.	Phone:	412-566-1212
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Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

1.	AT TIME OF SALE TOTAL DUE H/WISC
2.	WILL BE \$1,166.00.
3.	JMB.
4.	
5.	
6.	

ONLY RECEIVED ONE PAGE?

BITTENBENDER, GAREY

2018CV85

BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION