

TX Result Report

P 1
 07/17/2018 13:47
 Serial No. A6VF011029028
 TC:00024705

Addressee	Start Time	Time	Prints	Result	Note
95707841425	07-17 13:44	00:02:57	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

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 >
 Expires:
 Zone: 80
 Warrant:
 Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served To:
 Name: GAREY BITTENBENDER
 Primary Address: BUCKHORN ROAD
 BLOOMSBURG, PA 17816
 Phone: DOB:
 Alternate Address:
 Phone:

Served: Personally · Adult in Charge · Posted · Other
Adult in Charge:
 Relation:
 Date: Time:
 Deputy: Mileage:

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

Date:	Time:	Mileage:	Deputy:

- Service Attempt Notes:**
- -
 -
 -
 -
 -

BITTENBENDER, GAREY
 2018CV85
 BUCKHORN ROAD, BLOOMSBURG, PA 17815
 NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV85

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 03, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN Lot No. 40 and Easterly portion of Lot No. 41 in the Plan of Lots of F.P. Drinker, in the Village of Fernville, Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows: BEGINNING at a point on the Southerly side of Ferncliff Road, (formerly Walnut Street), said point being at the Norwest corner of Lot No. 39 of the said Plot of Lots of F. P. Drinker; THENCE along the Southerly line of the said Ferncliff Road, (formerly Walnut Street), South 62 degrees West, 70 feet to appoint in Lot No. 41; THENCE through Lot No. 41, South 28 degrees East, 150 feet to a point on the Northerly line of Hemlock Alley; THENCE along the Northerly line of Hemlock Alley, North 62 degrees East, 70 feet to appoint at the Southwesterly corner of Lot No. 39; THENCE along the Westerly line of Lot No. 39, North 28 degrees West, 150 feet to appoint on the Southerly line of the aforesaid Ferncliff Road, and being the point and place of BEGINNING. IT BEING ALL of Lot No. 40 and the Easterly 30 foot portion of Lot No. 41 of the F.P. Drinker Plan of Lots of Fernville.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

BEING the same property which Lara M. Wheeler, single, granted and conveyed unto Ian MacNamara by deed dated August 4, 2008, and recorded August 6, 2008 in the Recorder's Office of said County in Deed Instrument #200807890.

122 Ferncliff Road, Bloomsburg, PA 17815
Permanent Parcel No.: 18-1A-83

PROPERTY ADDRESS: 122 FERNCLIFF ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-1A-83

Seized and taken into execution to be sold as the property of IAN MACNAMARA, IAN MACNAMARA 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

IAN MACNAMARA

) IN THE COURT OF COMMON PLEAS
) OF COLUMBIA COUNTY, PENNSYLVANIA

2018-ED-80

) No. 2018 CV 85 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: 18-1A-83 AND BEING MORE FULLY DESCRIBED IN A DEED DATED 08/4/2008 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN INSTRUMENT #200807890.

IMPROVED BY HAVING ERECTED THEREON A DWELLING KNOWN AS 112 FERNCLIFF ROAD, BLOOMSBURG, PA 17815.

Amount Due	\$ 92,927.06	
Interest	\$ 0.00	
TOTAL	\$ 92,927.06	plus costs as endorsed

Barbara N. Schwartz

Prothonotary, Common Pleas Court of Columbia County, Pennsylvania

Deputy Clerk of Court

By: _____ Deputy

Dated 07-11-18

(SEAL)

_____ \$
_____ \$
_____ \$
_____ \$
_____ \$

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2018 CV 85 Term _____ E.D.

No. _____ Term _____ A.D.

No. _____ Term _____ J.D.

PNC Bank, National Association

vs

Ian MacNamara

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 85
)	
vs.	)	2018-ED-80
)	
IAN MACNAMARA,)	
)	
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(s) or Reputed Owner(s):

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

Cert. Mail

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 Michael C. Mazack, 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 Michael C. Mazack, Esquire Tucker Arensberg, P.C.
---	-----------------------------------	--

1500 One PPG Place
Pittsburgh, Pennsylvania 15222

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

UNKNOWN

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

X COLUMBIA COUNTY TREASURER 35 West Main Street
Bloomsburg, PA 17815

X 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

X TOWNSHIP OF HEMLOCK 26 Firehall Rd
Bloomsburg, PA 17815

X TOWNSHIP OF HEMLOCK c/o Tax Collector
116 Frosty Valley Road
Bloomsburg, PA 17815

Dian ✓ BLOOMSBURG AREA SCHOOL DISTRICT c/o Tax Collector
116 Frosty Valley Road
Bloomsburg, PA 17815

X 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:

X COLUMBIA COUNTY DOMESTIC REALTIONS 15 Perry Avenue
Bloomsburg, PA 17815

X TENANT/OCCUPANT 122 Ferncliff Road
Bloomsburg, Pa 17815

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

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

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

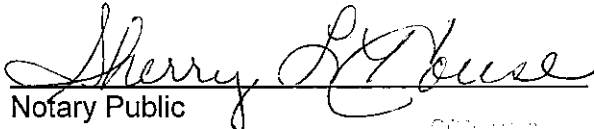
Dated: 6-26-18

By:



Michael C. Mazack, Esquire
Attorneys for Plaintiff

Sworn to and subscribed before me
this 26th day of June, 2018.



Notary Public

My Commission Expires:

BANK_FIN:591961-1 000011-181606

18-1A-83

Hemlock

REAL ESTATE OUTLINE

ED # 2018 ED 80

DATE RECEIVED 7-11-18
DOCKET AND INDEX 2018 CV 85

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>414862</u>

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

SALE DATE Oct. 3rd 18 TIME 9 00 am
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____

TX Result Report

P 1
07/13/2018 08:58
Serial No. A6VF011029028
TC:00024250

Addressee	Start Time	Time	Prints	Result	Note
914125945619	07-13 08:57	00:00:49	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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 100
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 788-6300

FACSIMILE TRANSMITTAL SHEET

TO: <i>Michael C. Mazack</i>	FROM: <i>Col. Co. Sheriff</i>
COMPANY: <i>Tucker / Krensberg</i>	DATE:
FAX NUMBER: <i>412-594-5619</i>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S RECEIPT NO.:
RE: <i>Macnamara Sale</i>	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE REC. YOUR

NOTES/COMMENTS:
 ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

*We are missing - Non Military Affidavit
 Notices of Sheriff Sale*

*fax or email please
 Thank you*

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

2018-ED-80

IAN MACNAMARA,

Defendant.

AFFIDAVIT OF LAST KNOWN ADDRESS

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

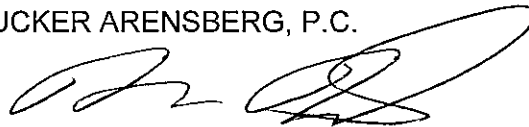
PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2018 CV 85
)	
vs.	)	2018-ED-90
)	
IAN MACNAMARA,)	
)	
Defendant.)	
)	
COMMONWEALTH OF PENNSYLVANIA	)	SS:
)	
COUNTY OF ALLEGHENY)	

AFFIDAVIT OF LAST KNOWN ADDRESS OF DEFENDANTS

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

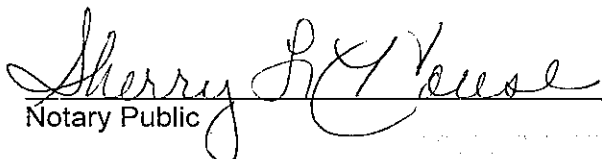
1. That he is counsel for the Plaintiff in the above referenced matter.
2. That to the best of his knowledge, information and belief, the last known address of the Defendant, Ian MacNamara is 68 Gillespie Drive, Leicester, NC 28748.

TUCKER ARENSBERG, P.C.



Michael C. Mazack, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
this 26th day of June, 2018.


Notary Public

My Commission Expires:

BANK_FIN:591961-1 000011-181606

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

IAN MACNAMARA

) IN THE COURT OF COMMON PLEAS
) OF COLUMBIA COUNTY, PENNSYLVANIA

2018-ED-80

) No. 2018 CV 85 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: 18-1A-83 AND BEING MORE FULLY DESCRIBED IN A DEED DATED 08/4/2008 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN INSTRUMENT #200807890.

IMPROVED BY HAVING ERECTED THEREON A DWELLING KNOWN AS 112 FERNCLIFF ROAD, BLOOMSBURG, PA 17815.

Amount Due	\$	92,927.06	
Interest	\$	0.00	
TOTAL	\$	92,927.06	plus costs as endorsed

Barbara R. Silvette

Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

Dated 07-11-18

(SEAL)

By:

[Faint signature and stamp]
Deputy
MAY 12 2018
MAY 12 2018

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2018 CV 85 Term _____ E.D.

No. _____ Term _____ A.D.

No. _____ Term _____ J.D.

PNC Bank, National Association

vs

Ian MacNamara

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,

Plaintiff,

vs.

IAN MACNAMARA,

Defendant.

CIVIL DIVISION

No. 2018 CV 85

2018-ED-80

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2018 CV 85
)	
vs.	)	2018-ED-80
)	
IAN MACNAMARA,)	
)	
Defendant.)	

LEGAL DESCRIPTION OF REAL ESTATE

ALL THAT CERTAIN Lot No. 40 and Easterly portion of Lot No. 41 in the Plan of Lots of F. P. Drinker, in the Village of Fernville, Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:


BEGINNING at a point on the Southerly side of Ferncliff Road, (formerly Walnut Street), said point being at the Norwest corner of Lot No. 39 of the said Plot of Lots of F. P. Drinker; THENCE along the Southerly line of the said Ferncliff Road, (formerly Walnut Street), South 62 degrees West, 70 feet to appoint in Lot No. 41; THENCE through Lot No. 41, South 28 degrees East, 150 feet to a point on the Northerly line of Hemlock Alley; THENCE along the Northerly line of Hemlock Alley, North 62 degrees East, 70 feet to appoint at the Southwesterly corner of Lot No. 39; THENCE along the Westerly line of Lot No. 39, North 28 degrees West, 150 feet to appoint on the Southerly line of the aforesaid Ferncliff Road, and being the point and place of BEGINNING. IT BEING ALL of Lot No. 40 and the Easterly 30 foot portion of Lot No. 41 of the F. P. Drinker Plan of Lots of Fernville.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

BEING the same property which Lara M. Wheeler, single, granted and conveyed unto Ian MacNamara by deed dated August 4, 2008, and recorded August 6, 2008 in the Recorder's Office of said County in Deed Instrument #200807890.

122 Ferncliff Road, Bloomsburg, PA 17815

Permanent Parcel No.: 18-1A-83



Michael C. Mazack, Esquire

1500 One PPG Place Pittsburgh, Pennsylvania 15222
Telecopier: (412) 594-5619



TELECOPY COVER PAGE

TOTAL NUMBER OF PAGES (INCLUDING COVER SHEET): 6 pages

TO:	Phone:	Facsimile #
Columbia County Sheriff's Office		570-389-5625

FROM: Drew Kozlowski, Paralegal
Telephone: (412) 594-3904 EMAIL: akozlowski@tuckerlaw.com

DATE: July 13, 2018

<p>Re: PNC v. MacNamara 2018-CV-85</p> <p>Please see attached letter, Affidavit of Non-Military Service, and Notice of Sale.</p> <p>Thank you.</p>

****CONFIDENTIALITY NOTICE****

THE DOCUMENTS ACCOMPANYING THIS FACSIMILE MESSAGE CONTAIN CONFIDENTIAL INFORMATION BELONGING TO THE SENDER WHICH IS LEGALLY PRIVILEGED. THIS 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 THIS 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 ADDRESS BELOW VIA U.S. POSTAL SERVICE. THANK YOU.

If any problems occur with this transaction, please call Drew Kozlowski (412)-594-3904

BANK_FIN:592996-1 000011-181606



Raymond "Drew" Kozlowski 412.594.3904
skozlowski@tuckerlaw.com

July 13, 2018

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 Sheriff:

Please see the attached Affidavit of Non-Military Service and Notice of Sale. I apologize for any inconvenience this may have caused. Our general policy for serving Notices of Sale to out of state Defendants is that we will mail it via certified and regular mail once we know the sale date and file the verification of service.

If you have any questions or need anything further from our office, please do not hesitate to give me a call at the direct dial number above.

Very truly yours,

TUCKER ARENSBERG, P.C.

A handwritten signature in black ink, appearing to read "Drew Kozlowski".

Raymond "Drew" Kozlowski
Paralegal

rak
Enclosures

BANK_FIN:592999-1 000011-181606

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
PNC BANK, NATIONAL ASSOCIATION, CIVIL DIVISION
Plaintiff, No. 2018 CV 85
vs. 2018-EO-80
IAN MACNAMARA, 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. Mazaack
Pa. I.D. No. 205742
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

Result OK : Communication OK S-OK : Stop Communication 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

Address	Start Time	Time	Prints	Result	Note
914125945619	07-16 11:21	00:01:04	004/004	OK	ORG

TX Result Report

P 1
07/16/2018 11:22
Serial No. A6VF011029028
TC:00024472

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.)	
)	
COMMONWEALTH OF PENNSYLVANIA)	
	)	SS:
COUNTY OF ALLEGHENY)	

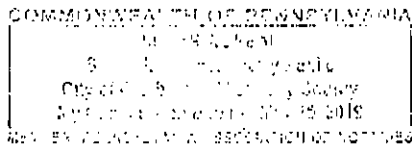
I, Michael C. Mazack, Esquire, Attorney for PNC Bank, National Association, being duly sworn according to law, hereby depose and say that the Defendant, Ian MacNamara, is not a member of the military service of the United States of America to the best of my knowledge, information, and belief following a search of the Defense Manpower Data Center ("DMDC") website.

Michael C. Mazack, Esquire

Sworn to and subscribed before me this 16th day of June, 2018.

Sherry L. Course
Notary Public

My Commission Expires:
BANK_FIN:591961-1 000011-181606



**INSTRUCTIONS TO THE
COLUMBIA COUNTY SHERIFF'S OFFICE**

Date: July 9, 2018

Case No: No. 2018 CV 85
2018-ED-80

Plaintiff: PNC BANK, NATIONAL ASSOCIATION

Defendant(s): IAN MACNAMARA

Serve: **IAN MACNAMARA**
122 Ferncliff Road
Bloomsburg, Pa 17815

Service of: Sheriff's Handbill

Type of Service: PLEASE POST PREMISES.

Plaintiff's Attorney: Michael C. Mazack, Esquire

Attorneys Address: Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222

Attorney's Phone: (412) 594-5506

July 9, 2018

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 Sheriff:

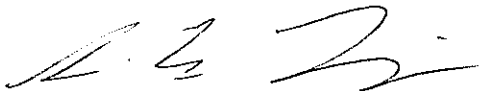
We have sent the Prothonotary a Praecipe for Writ of Execution for filing, and have asked that the Writ be forwarded to you along with the attached affidavits, notices, legal descriptions, instructions for service and a check in the amount of \$1,350.00, in payment of the required advance to set the property for the next available sheriff's sale.

Please complete service in the manner we have instructed and return the verification of service in the self-addressed, stamped envelope provided. *Also, please notify me of the date scheduled for sheriff's sale when that has been determined.*

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

Very truly yours,

TUCKER ARENSBERG, P.C.



Raymond "Drew" Kozlowski
Paralegal

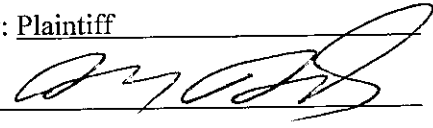
rak
Enclosures

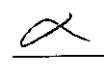
BANK_FIN:592497-1 000011-181606

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: 

 Michael C. Mazack, Esquire, No. 205742

____ Lois M. Vitti, Esquire, No. 209865

FILED
PROTHONOTARY
2018 JUL 11 P 3:16
CLERK OF COURTS OF THE
COUNTY OF COLLEGE PARK

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

IAN MACNAMARA,

Defendant.

CIVIL DIVISION

No. 2018 CV 85

2018-ED-80

AFFIDAVIT OF ACT 6

Filed on behalf of PNC Bank, National
Association, Plaintiff

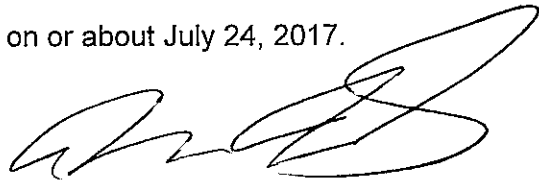
Counsel of Record for this Party:
Michael C. Mazack, Esquire
Pa. I.D. No. 205742
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

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.)	
)	
COMMONWEALTH OF PENNSYLVANIA	)	SS:
)	
COUNTY OF ALLEGHENY)	

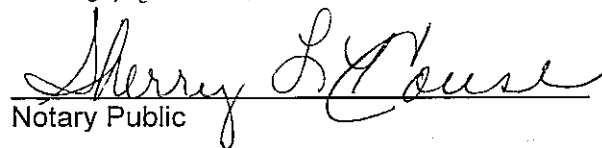
Before me, a Notary Public, personally appeared Michael C. Mazack, Esquire, being duly sworn, deposes and says:

THAT Notice of PNC Bank, National Association, intention to foreclose, pursuant to 41 P.S. §403 (Act 6 of 1974), was given to Defendant on or about July 24, 2017.



Michael C. Mazack, Esquire

Sworn to and subscribed before me
this 20th day of June, 2018.


Notary Public

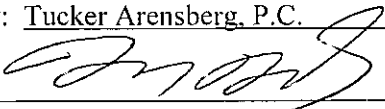
My Commission Expires:

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: Tucker Arensberg, P.C.

Signature: 

Name: Michael C. Mazack, Esquire

Attorney No. (if applicable): 205742

FILED
PROthonOTARY
2018 JUL 11 P 3:16
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2018 CV 85

vs.

2018-ED-80

IAN MACNAMARA,

Defendant.

AFFIDAVIT OF LAST KNOWN ADDRESS

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

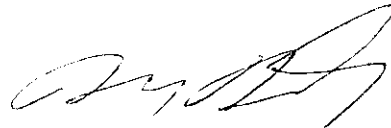
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,	)	CIVIL DIVISION
)	
Plaintiff,	)	No. 2018 CV 85
	)	2018-ED-80
vs.)	
)	
IAN MACNAMARA,)	
)	
Defendant.)	

WAIVER OF WATCHMAN

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

TUCKER ARENSBERG, P.C.



Michael C. Mazack, Esquire

Document Receipt

Trans #	13681	Carrier / service:	USPS Server	First-Class Mail®	7/17/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

MR. IAN MACNAMARA

68 GILLESPIE DRIVE

LEICESTER NC 28748

Tracking #: 71901140006000134580

Doc Ref #: 2018ED80

Postage 5.4200

Document Receipt

Trans # 13680 Carrier / service: USPS Server First-Class Mail® 7/17/2018 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000134573

Doc Ref #: 2018ED80

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans # 13679 Carrier / service: USPS Server First-Class Mail® 7/17/2018 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000134566

Doc Ref #: 2018ED80

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13679	Carrier / service:	USPS Server	First-Class Mail®	7/17/2018 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:	71901140006000134566		
		Doc Ref #:	2018ED80		
		Postage	5.4200		
PHILADELPHIA PA 19107-4214					

Document Receipt

Trans # 13677 Carrier / service: USPS Server First-Class Mail® 7/17/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000134542

Doc Ref #: 2018ED80

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans # 13677 Carrier / service: USPS Server First-Class Mail® 7/17/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000134542

Doc Ref #: 2018ED80

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans # 13678 Carrier / service: USPS Server First-Class Mail® 7/17/2018 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000134559

Doc Ref #: 2018ED80

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans # 13678 Carrier / service: USPS Server First-Class Mail® 7/17/2018 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000134559

Doc Ref #: 2018ED80

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans # 13681 Carrier / service: USPS Server First-Class Mail® 7/17/2018 12:00:00 AM

Ship to:

MR. IAN MACNAMARA

68 GILLESPIE DRIVE

LEICESTER NC 28748

Tracking #: 71901140006000134580

Doc Ref #: 2018ED80

Postage 5.4200

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



71901140006000134580

MR. IAN MACNAMARA
68 GILLESPIE DRIVE

LEICESTER NC 28748

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

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

414862

Date: July 5, 2018

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

PAY TO THE ORDER OF:

SHERIFF, COLUMBIA COUNTY

Tucker Arensberg, P.C.
Void After 180 Days

S. Salmore

AUTHORIZED SIGNATURE

⑈414862⑈ ⑆043000096⑆ 001004943⑈

SECURE
IF SKETCHED

Security Features Included

THIS DOCUMENT CONTAINS INFORMATION FROM THE FEDERAL BUREAU OF INVESTIGATION