Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PNC BANK, NATIONAL ASSOCIATION vs.
DOROTHY J KOSCELNICK

Case Number 2019CV1272

PROPERTY ADDRESS

1654 BRITTAIN STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	МЕМО	CHK#	DEBIT	CREDIT
12/18/2019	Advance Fee	Advance Fee	141976	\$0.00	\$1,350.00
12/18/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/18/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/18/2019	Crying Sale			\$10.00	\$0.00
12/18/2019	Docketing			\$15.00	\$0.00
12/18/2019	Levy			\$15.00	\$0.00
12/18/2019	Mailing Costs			\$30.00	\$0.00
12/18/2019	Posting Handbill			\$15.00	\$0.00
12/18/2019	Press Enterprise Inc.			\$1,581.35	\$0.00
12/18/2019	Sheriff Automation Fund			\$50.00	\$0.00
12/18/2019	Web Posting			\$100.00	\$0.00
01/29/2020	Continued or Cancelled Sale	Postponed to: 3/25/2020		\$10.00	\$0.00
03/10/2020	Service	•		\$195.00	\$0.00
03/10/2020	Service Mileage			\$24.00	\$0.00
03/10/2020	Tax Claim Search			\$5.00	\$0.00
03/10/2020	Surcharge			\$140.00	\$0.00
03/10/2020	Copies			\$6.50	\$0.00

\$2,229.35 \$1,350.00

TOTAL BALANCE: \$(879.35)

Printed: 3/10/2020 3:36:03PM

(c) CountySuite Sheriff, Teleosoft, Inc.



MANLEYDEAS.COM

P.O. BOX 165028 COLUMBUS, OH 43216 P 614-220-5611 | F 614-220-5613

March 10, 2020

Office of the Sheriff of Columbia County ATTN: REAL ESTATE DEPT. 35 West Main Street P.O. Box 380 Bloomsburg, Pennsylvania 17815

Re: PNC Bank, National Association v.

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Property Address: 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Docket No. 2019-CV-1272 Our File Number: 19-022897

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for March 25, 2020:

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC Enclosures

1643

TX Result Report

03/10/2020 15:50 Serial No. A6VF011029028

TC:00079375

Addressee	Start Time	Time	Prints	Result	Note
916142205613	03-10 15:49	00:01:49	002/002	ок	ORG

OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused Result

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

TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX Note

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



то:	Manley Deas Kochalski	FROM: 5	heriff Timothy Chamberlain
FAX:		PAGES: 2	
PHONE	:	DATE: N	Narch 10, 2020
RE:	Koscelnick execution	CC:	
Urg	ent For Review	Please Comment	Please Reply Please Recycle
	ived your stay, att	ached is a cost sh	eet showing a balance

10-26-2020 eMan) Sour)

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

fax

TO:	Manley Deas Kochals	ki FROM: Sheriff Timothy Chamberlain
FAX:	- N	PAGES: 2
PHONE	E:	DATE: March 10, 2020
RE:	Koscelnick execution	CC:
Urg	ent For Review	Please Comment Please Reply Please Recycle
	eived your stay, at	ttached is a cost sheet showing a balance

SHERIFF'S SALE COST SHEET

	7	VS		
NO	ED NO		E OF SALE	
DAGMET (DE	ri idai	\$15.00		
DOCKET/RE		\$ 195,00		
SERVICE PE		\$15.00		
LEVY (PER P		\$ 30,00		
MAILING CO		T		
	IG SALE BILLS & COPIE	\$15.00		
	IG SALE (NEWSPAPER)	\$ 24,00		
MILEAGE	NIDDII I	\$15.00		
POSTING HA		\$10.00		
	JOURN SALE	\$10.00 \$35.00		
SHERIFF'S D		\$35.00 \$25.00		
TRANSFER 7		\$25.00 \$2 5 .00		
DISTRIBUTI	ON FORM	\$6.50		
COPIES		\$ 10,00		
NOTARY	TOTAL ******	**********	s 353,00	
	TOTAL		ψ <u> </u>	
WEB POSTIN	JG	\$150.00		
	ERPRISE INC.	\$1581,35	•	
	S SERVICES	\$100 00		
BOLICITOR	TOTAL ******	*****	\$1731,35	
	101112		·	
PROTHONO	TARY (NOTARY)	\$ 10.0 0		
RECORDER	OF DEEDS	\$		
	TOTAL ******	*****	\$	
REAL ESTA	TE TAXES:			
BORG), TWP & COUNTY 20	\$		
SCHO	OOL DIST. 20	\$		
DELI	NQUENT 20_	\$ 5.60	C 12	
•	TOTAL *****	******	\$ 2,00	
MUNICIPAL		Ф		
SEWI		\$		
WAT	ER 20 TOTAL ******	,	6 -6-	
	TOTAL ******	e	\$	
	E FEE (DOTE)		\$ 12/2160	
	E FEE (DSTE)	¢	\$ / · 101.5	
MISC		\$	•	
	TOTAL ******	Ψ <u></u> ************	\$ _0_	
	TOTAL			 0 -
	TOTAL COSTS (OPENING BID)	\$	2227.3

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

James T Micklow 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, published on dates listed below, and 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 a 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.

SHERUFF'S SALE	
By Virtue of a Writ of Execution (Mortgage Foreclosure)	Ad Text: DOROTHY KOSCELNICK SALE
No. 2019CVIDE9 1 Issued out of the Court of Common Press of Countrible Court, Pennsylvania and to me discount I will register this following described propriating of public sale of the Columbia Courto-Cour	Date(s) Published: 2/5/2020, 2/12/2020, 2/19/2020
WEDNESDAY, FEBRUARY 26, 2020 AT 9:00 O'CLOCK AM.	
All parties is interest and claimants are further notified that a proposed aclockée of desthation will be on file in the Shoat's Office notwer than their 300 days after the detect of the sale of any property sold instructure, and distinction of the sprooneds will be made in accordance with the science to in 100 days after said filing unless complicts are filed with the Shoat's Office pair around.	Janes J. Mich
ALL those certain this process or parcials of land distation in findish cook of Rhomodo. Country of Calanthosia and State of Rhomodological bounded and displaced and findish bounded process. Nation Sheet that of Land Land Land Land Land Land Land Land	Sworn and subscribed to before me this 2 day of Febrary 2020.
PARTEL NO. 2 ECRIANNO or Bitton Sneet at the complete Can No. 147, thereo in an existily detection along Button Sneet advantage (for physic 65) sets to the cannot edit. No. 149, thereo in an existily discharge of the physic 450 sets to the cannot edit. No. 149, thereo in a southerly discharge date (for physic 147) and the physic 450 sets to the control of the No. 149 or distance of one hundred stay (100) sets of the three of the physics	(Notary Public) Commonwealth of Pennsylvania - Notary Seal Nathan A. Fetterman, Notary Public Columbia County My commission expires May 31, 2023 Commission number 1352220 Member, Pennsylvania Association of Notaries
NICK is said of M 6 TEAN. TEMPS OF SUE, MARMAIN POWNERT AT TIME OF SALE. The greater of tem (10%) soon of the bid price is created signated before a costs (spanned before) and the Marketin powered is to be positive or the sale of the price of the bid price is of the bid price is to be positive for the price of the price of the bid price is to be positive for any encaring immunity of the bid price is to be positive for any life (8) days after the sale in costs, or the cost of the sale in costs, or the following the sale is to pay the following the followin	And now,
TIMOTHY T CHAMBERLAN, Sheriff COULTMEN COUNTY, Parinsylvaria Attorney for the Plantiff KML LAW CHOOLINP C CAN CHAMBER COUNTY April CAN CHAMBER COUNTY	

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

DATE: 13-FEB-20

FEE:\$5.00

CERT. NO36509

KOSCELNICK DOROTHY 1654 BRITTAIN STREET BERWICK PA 18603

DISTRICT: BERWICK BORO DISTRICT: BERWICK BORD

DEED 0481-0009

LOCATION: LOT 147-148

PARCEL: 04D-05 -141-00,000

YEAR	BILL ROLL	TRUOMA	INTEREST	COSTS	TOTAL AMOUNT DUE
2019	PRIM	935.43	6.85	30.00	972.28
TOTAL	DUE :				\$972.28

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2020 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2019

REQUESTED	BY:	COLUMBIA COUNTY SHERIFF	
			_



MANLEYDEAS.COM

P.O. BOX 165028 COLUMBUS, OH 43216 P 614-220-5611 | F 614-220-5613

February 7, 2020

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re:

PNC Bank, National Association v.

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Property Address: 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Docket No. 2019-CV-1272 Our File Number: 19-022897

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC Enclosure

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PNC Bank, National Association

CIVIL DIVISION

Plaintiff,

Docket No.: 2019-CV-1272

vs.

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Defendant.

Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST

The undersigned affiant does hereby certify the following regarding the service of Plaintiff's Notice of Sheriff's Sale:

1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.

- 2. I am employed by MDK as an Attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.
- 3. The information in this affidavit is taken from MDK's business records. I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.
- 4. Defendant Dorothy Koscelnick, AKA Dorothy J. Koscelnick is the record owner of the real property.
- 5. On or about January 20, 2020, Defendant Dorothy Koscelnick, AKA Dorothy J. Koscelnick was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of C/O Marianne Kreisher, Guardian of the Person and Estate of Dorothy Koscelnick, 401 South Market Street, Bloomsburg, PA 17815. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.
- 6. On or about February 4, 2020, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriffs Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

7. Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

FURTHER AFFIANT SAYETH NAUGHT.

COMMONWEA	LTH OF PENNSYLVANIA)
) SS
COUNTY OF PH	HLADELPHIA)

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

Dated: ________

Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: clconnor@manleydeas.com

Attorney for Plaintiff

CERTIFICATION

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.

> Cristina L. Connor, Esquire (318389) Scott A. Dietterick, Esquire (55650) Kimberly J. Hong, Esquire (74950) Michael E. Carleton, Esquire (203009) Meredith H. Wooters, Esquire (307207) Justin F. Kobeski, Esquire (200392) Matthew P. Curry, Esquire (322229) Holly N. Wolf, Esquire (322153) Karina Velter, Esquire (94781) Manley Deas Kochalski LLC P.O. Box 165028

Columbus, OH 43216-5028 Telephone: 614-222-4921 Fax: 614-220-5613

Email: clconnor@manleydeas.com

Attorney for Plaintiff

EXHIBIT A

IN THE CIRCUIT COURT OF COLUMBIA COUNTY, PENNSYLVANIA

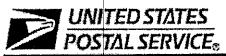
PNC Bank, National	Association		
	Plaintiff(s)		Court No.: 2019-CV-1272
VS. Dorothy Kóscelnick,	AKA Dorothy J. Koscelnick		
	Defendant(s)		
	AFFIDAVIT OF SPECIAL I	PROCESS SERV	VER
t, Nathan Motra Lam over the age of 18, abt a number 117.001465.	being first duly sworn on eath dep a party to this action, and an employee or agent of	ose and state as fo	ollows:
Type of Process: Notice	of Sheriff's Sale of Real Property Pursuant to Pen	osylvania Rule of	Civil Procedure 3129
Defendant to be served:	Dorothy Koscelnick AKA Dorothy J. Koscelnick		
KSERVEDMON-SERVED	the within named defendant on: Offic /1010	@ 8:4	14 CAM/PM
ADDRESS WHERE ATTE		•	the Person and Estate of Dorothy Koscelnick
THE DESCRIPTION OF THE Age 35 Gender M (401 South Market; HE PERSON WITH WHOM THE COPY OF TH PRace Kitc Height 5 66 Wei	IS PROCESS WA	
INDIVIDUAL SERV	VICE by delivering to the within named defendant	t a copy of this p	rocess personally. The defendant confirmed that
(Relationship): <u>Legal</u> confirmed the defendant res	VICE by leaving a copy of this process at his/her AST To To To AST	person residing of the contents to f this process with	therein who is the age of 18 years or upwards thereof. th (Title)
POSTED	a person andionized to accept servi	ce and miorined (nat person of the contents mercor.
NON-SERVICE for	the reason that after diligent investigation found		
MILITARY			
Additional Comments			
I certify that I am a United S	States citizen, over the age of 18 and not a party to	o, nor otherwise in	nterested in the above action.
Subscribed and sworn before	ore me on 1 127/2020	Signature of P	Process Server
Motary Public	Smech	Va Fhan Printed Name	Morgan of Process Server
COMMONWEALTH OF PE	ennsylvania		
NOTARIAL SE MATTHEW C.ST Notary Publi MONROE TWP, SNYDE	AL MITH ic		

My Commission Expires Oct 23, 2020

Page 1 of File Number: MDK19-022897

1 Reference Number: 3850492
Case Number: 2019-CV-1272
Client: Manley Deas Kochalski LLC FORECL/OSURE
Doc Generated: 01/13/2020 12:57:14:775 PM

EXHIBIT B



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

141 2001,504

To: COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here





Certificate Of Mailing

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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065





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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: PA DEPT. OF REVENUE - INHERITANCE TAX

DIVISION

6th Floor, Strawberry Square

Dept. 280601

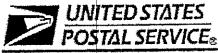
Harrisburg, PA 17128-0601

County of P.Q.: Columbia

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FER WILLIAM

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Certificate Of Mailing

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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

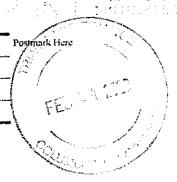
To: UNKNOWN TENANT OR TENANTS

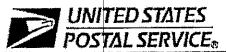
1654 Brittain Street

Berwick, AKA Berwick Boro, PA 18603

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065





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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE

1654 Brittain Street

Berwick, AKA Berwick Boro, PA 18603

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here





Certificate Of Mailing

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This Certificate of Mading provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

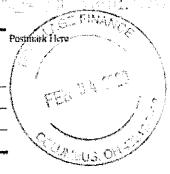
To: JOHN DOE, NAME UNKNOWN, THE UNKNOWN SPOUSE OF DOROTHY KOSCELNICK, AKA DOROTHY J. KOSCELNICK (IF ANY)

1654 Brittain Street

Berwick, AKA Berwick Boro, PA 18603

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065





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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Postmark Here

To: JOHN DOE, NAME UNKNOWN, THE UNKNOWN SPOUSE OF DOROTHY KOSCELNICK, AKA DOROTHY J. KOSCELNICK (IF ANY)

401 Market Street

Bloomsburg, PA 17815

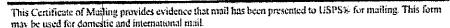
County of P.Q.: Columbia

UNITED STATES

PS Form 3817, April 2007 PSN 7530-02-000-9065

Certificate Of Mailing

To pay fee, affix stamps or meter postage here.



From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: FRANKLIN FIRST SAVINGS BANK

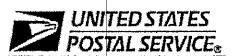
44 West Market Street

Wilkes Barre, PA 18773

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Page 4 Return to Sale



Certificate Of

Mailing
To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

To: COLUMBIA COUNTY TAX CLAIM BUREAU

11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



Mailing To pay fee, affix stamps or meter postage here.

UNITED STATES POSTAL SERVICE:

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form

Certificate Of

From: Cristina L. Connor, Esquire

may be used for comestic and international mail.

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Postmark Here

To: COLUMBIA COUNTY TAX CLAIM BUREAU

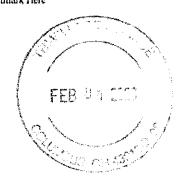
11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Page 5
Return to Sale

MANLEY DEAS KOCHALSKI LLC P.O. BOX 165028 COLUMBUS OH 43216-5028

Office of the Sheriff of Columbia County ATTN: REAL ESTATE 35 West Main Street P.O. Box 380 Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County ATTN: REAL ESTATE 35 West Main Street P.O. Box 380 Bloomsburg, Pennsylvania 17815





P.O. BOX 165028 COLUMBUS, OH 43216 P 614-220-5611 | F 614-220-5613

January 29, 2020

Office of the Sheriff of Columbia County ATTN: REAL ESTATE DEPT. 35 West Main Street -P.O. Box 380 Bloomsburg, Pennsylvania 17815

Re: PNC Bank, National Association v.

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Property Address: 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Docket No. 2019-CV-1272 Our File Number: 19-022897

Dear Sir/Madam:

Enclosed please find the following:

• an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC Enclosures

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PNC Bank, National Association

CIVIL DIVISION

Plaintiff,

VS.

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Defendant.

Docket No.: 2019-CV-1272

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for February 26, 2020 at 9:00AM in the above captioned matter has been continued until March 25, 2020 at 9:00AM.

Dated: January 29, 2020

Cristina L. Connor, Esquire (318389)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: clconnor@manleydeas.com

Attorney for Plaintiff



MANLEYDEAS.COM

P.O. BOX 165028 COLUMBUS, OH 43216 P 614-220-5611 | F 614-220-5613

January 29, 2020

Office of the Sheriff of Columbia County

ATTN: REAL ESTATE DEPT.

35 West Main Street

P.O. Box 380

Bloomsburg, Pennsylvania 17815

Re:

PNC Bank, National Association v.

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Property Address: 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Docket No. 2019-CV-1272 Our File Number: 19-022897

Dear Sir/Madam:

Please continue the sheriff sale set for February 26, 2020 to March 25, 2020. Please announce this continuance at the February 26, 2020 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC

Enclosures

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PNC BANK, NATIONAL ASSOCIATION vs.
DOROTHY J KOSCELNICK

Case Number 2019CV1272

SHERIFF'S RETURN OF SERVICE

12/18/2019 02:55 PM - 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 THE DEFENDANT, TO WIT: DOROTHY J KOSCELNICK AT C/O MARIANNE KREISHER, 401 SOUTH MARKET STREET, BLOOMSBUG, PA 17815.

KRISTIE ROSPENDOWSKY DEPUT

SO ANSWERS,

Timber T. Charles

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 19, 2019

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

19TH day of

DECEMBER

2019

Sarah Jane Klengama

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PNC BANK, NATIONAL ASSOCIATION DOROTHY J KOSCELNICK

Case Number 2019CV1272

SHERIFF'S RETURN OF SERVICE

01/16/2020 09:24 AM - DEPUTY MICHAEL TKACH, 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 1654 BRITTAIN STREET, BERWICK, PA 18603.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 16, 2020

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

day of

JANUARY

2020

Plaintiff Attorney: MANLEY DEAS KOCHALSKILLC, P.O. BOX 165028, GOLUMBUS, OH.43246-5028

(c) CountySuite Sheriff, Teleosoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK	C, NATIONAL ASSOCIATION		Case Number
	ICK, DOROTHY J		2019CV1272
	SERVICE CO	VER SHEET	
Service De	· · · · · · · · · · · · · · · · · · ·		Zone:
Category:	Real Estate Sale - Posting - Sale Bill		Zone:
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM SHERIFF'S SALE BILL		
Serve To:		Final Service:	
Name:	(POSTING)	Served: Personally	Adult In Charge Posted Other
Primary Address:	1654 BRITTAIN STREET BERWICK, PA 18603	Adult In Charge:	Adult In Charge Posted Other
Phone:	DOB:	Relation:	:
Alternate Address:		Date: 1/16/20	Time: 9:24
Phone:		Deputy:	Mileage:
Attorney /	Originator:		
Name:	MANLEY DEAS KOCHALSKI LLC	Phone: 1-614-220-5	
Service At	tempts:		
Date:			
Time:			
Mileage:			
Deputy:			
Service At	tempt Notes:		
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BILL NO. Tax Notice 2019 County & Municipality DATE 4551 03/01/2019 FOR: COLUMBIA County BERWICK BORO LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY ASSESSMENT MILLS DESCRIPTION MAKE CHECKS PAYABLE TO: 304.09 334.50 11.385 298.01 26,710 BERWICK BOROUGH **GENERAL** 29.38 26.71 26.18 TAX COLLECTOR SINKING 33.39 35.06 32.72 1.25 1615 LINCOLN AVENUE FIRE 32.72 33.39 35.06 BERWICK PA 18603 1.25 LIGHT HOURS:MON, TUE, THUR : 9:30 AM - 4 PM 479.58 456.74 17.1 447.61 **BORO RE** CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC.1, 2019 837.24 854.32 913.58 The discount & penalty PAY THIS AMOUNT PHONE:570-752-7442 have been calculated June 30 June 30 April 30 If paid after for your convenience If paid on or before If paid on or before TWP CNTY This tax returned TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED 2 % 2 % to courthouse on: Discount 10 % 5 % January 1, 2020 Penalty KOSCELNICK DOROTHY PARCEL: 04D-05 -141-00,000 1654 BRITTAIN STREET 1654 BRITTAIN ST BERWICK PA 18603 5,760 .3306 Acres Land **Buildings** 20,950 26,710 **FILE COPY** Total Assessment ou desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2019 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Berwick Borough

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

048413

Taxes are due and payment is requested from:

04D05 14100000 2179 C04 KOSCELNICK DOROTHY 1654 BRITTAIN ST BERWICK, PA 18603-2506 Bill #: 2179

1,060.7

RETURN THIS COUPON IF PAYING IN FULL Parcel #: 04D05 14100000 Prop. Type

Property Location and Description: Assessment: 1654 BRITTAIN ST L= 5,7€ .331 B≃ 20,95 T= 26,71 Tax Description Mills/Rate Amou SCHOOL REAL ESTATE 43.400 1,159.2 HOMESTEAD EXCLUSION (4,490.00)(194.9)FARMSTEAD EXCLUSION NA 945.<u>C</u> 2% Discounted Amount If Paid By 8/31/2019 964.3 FACE Amount If Paid By 10/31/2019

If Paid After 10/31/2019 Last Day to Pay: 12/31/2019 For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am/ Closed Wednesday and Friday Closed Holidays

10% Penalty Amount

Bili Date: 7/1/2019

Homestead/Farmstead Applied

101 Bro not pted 65 % 12/23/

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PNC Bank, National Association

CIVIL DIVISION

Plaintiff,

Docket No.: 2019-CV-1272

VS.

2019-ED-142

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Defendant.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TO: Dorothy Koscelnick, AKA Dorothy J. Koscelnick C/O Marianne Kreisher, Guardian of the Person and Estate of Dorothy Koscelnick 401 South Market Street Bloomsburg, PA 17815

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on Feb. 26 2020 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	K, NATIONAL AS ICK, DOROTHY					Number CV1272
Service De	talls:	SERVIC	E COVER SHE	ET		
	agaington the body of the territory and the second property of the s	le - Sale Notice	The Parish Section 1 is the last the la		Zone:	142
Manner:	< Not Specified	>	Expires:	Construction (Construction Construction Cons	Warrant:	
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Serve To:			Final Servi	ce*		
Name:	DOROTHY J K	OSCELNICK	Served:	Personally : Adu	it In Charge ·	Posted · Other
Primary Address:	i	ARKET STREET	Adult In Charge:	MALIALI	JE XRE	ISTER
Phone:	BLOOMSBUG	, РА 17815 <i>DOB:</i>	Relation:	DM	MUELY	GUNKDIAL
Alternate Address:	1654 BRITTAII BERWICK, PA		Date:	12/18/19	Time:	1455
Phone:	C		Deputy:	4	Mileage:	
Attorney / Name:	A MARINE THE PARTY AND ADDRESS OF THE PARTY AN	S KOCHALSKI LLC	Phone:	1-614-220-5611		
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<u>4.</u> 5.						

KOSCELNICK, DOROTHY J 2019CV1272 2/O MARIANNE KREISHER, 401 SOUTH MARKET STREE™ NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: OCCUPANT Served: Personally Adult In Charge Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: 2 Mileage: Attorney / Originator: Name: MANLEY DEAS KOCHALSKI LLC Phone: 1-614-220-5611 Service Attempts: Date: Time: Mileage: Deputy: 7	lumber
Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: OCCUPANT Served: Personally · Adult In Charge Personally · Adult In Charge: Adult In Charge: DOB: Relation: Primary Address: BERWICK, PA 18603 Charge: Phone: DOB: Relation: Alternate Address: Phone: Deputy: 3 Mileage: Attorney / Originator: Name: MANLEY DEAS KOCHALSKI LLC Phone: 1-614-220-5611 Service Attempts: Date: Time: Mileage:	V1272
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2019CV127

1654 BRITTAIN STREET, BERWICK, PA 18603

NO EXPIRAT

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	K, NATIONAL A\$SOC ICK, DOROTHY J	IATION				Number CV1272
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Notes: SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service Name: OCCUPANT Served: Personally · Adult In Charge Posted Other Primary 1654 BRITTAIN STREET Adult In Charge: Phone: DOB: Relation: Phone: DOB: Relation: Alternate Address: Date: 10-19-19 Time: 08:53 Phone: Deputy: 3 Mileage: Attorney / Originator: Name: MANLEY DEAS KOCHALSKI LLC Phone: 1-614-220-5611 Service Attempts: Date: Time: Mileage: Mi	vs.	C, NATIONAL ASSOCI	ATION				Number CV1272		
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NO EXPIRATION

1654 BRITTAIN STREET, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	, NATIONAL ASSOCIATION				Number CV1272		
OSCELNI	CK, DOROTHY J	<u> </u>	1				
	SERVICE CO	VER SHEE	T				
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lanner:	< Not Specified >	Expires:	e energy some with an extraordic model with the extraordic	Warrant:			
lotes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
erve To:		*					
Vame:	JOHN DOE AKA DOROTHY J. KOSCELNICI	Served:	Personally · Adul	t In Charge ·	Posted · Other		
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JOHN DOE AKA DOROTHY 2019CV1272

1654 BRITTIAN STREET, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION vs.
KOSCELNICK DOROTHY I

Case Number 2019CV1272

NOSCELINI	ICK, DOROTHY 3							
	SERVICE CO	OVER SHE	EET					
Service De	talls:							
Category:	Real Estate Sale - Sale Notice	antika in ger 15 magne negerjaningan in para i A magneri pakannan an San Araman Sagakanan Andrews Andrews (San Araman)		Zone:	142			
Manner:	< Not Specified >	Expires:		Warrant:	**************************************			
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS							
Serve To:		Final Servi	and the second s		Part of Other			
Name:	Domestic Relations Office of Columbia Co.	Served:	Personally Adul		Posted · Other			
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Alyssa M	Vido				
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	secretary	to mentangan utag mananang pananang matar a uta manan	Acting stage and country, Add to the Chapter of the original Acting to			
			2017 I'M					
Alternate Address:		Date:	12-19-19	Time:	1818			
Phone:		Deputy:	11	Mileage:	The second secon			
Attorney / I	Ofiginator:							
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611					
Service Att	empts:							
Date:								
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DOMESTIC RELATIONS OF 2019CV1272 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

COLUMBIA COUNTY TAX C

2019CV1272

PO BOX 380, BLOOMSBURG, PA 17815

PNC BANK, NATIONAL ASSOCIATION Case Number 2019CV1272 KOSCELNICK, DOROTHY J SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: < Not Specified > Manner: Expires: Warrant: Notes: SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally · Adult In Charge · Posted · Other PO Box 380 Primary Adult in Address: Charge: Bloomsburg, PA 17815 Relation: Phone: 570-389-5649 DOB: Alternate Date: Time: 432 Address: Deputy: Mileage: Phone: Attorney / Originator: 1-614-220-5611 MANLEY DEAS KOCHALSKI LLC Name: Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	K, NATIONAL ASSOCIATION ICK, DOROTHY J				Number 3CV1272
	SERVICE CO	OVER SHI	EET	nggar Malaysis ay law militar ay ay law ang ay	
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-	Real Estate Sale - Sale Notice	e district committee of the contract of the co	y v. wire and accompany to the company to the compa	Zone:	142
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Serve To:		Final Servi	ice.		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally :- Ad	ult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	SUFLLE	4 FEIT	UER
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	CI	ERV_	e de la companya de La companya de la companya de l
Alternate Address:		Date:	श/अम्ब	Time:	1441
Phone:		Deputy:	4	Mileage:	The state of the s
Attorney /	Originator:				
Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-561	1	er jarre i die die Trieber in der der Steine der der der der der der der der der de
Service At	fempts:				
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Service At	lempt Notes:				
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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 12/18/19

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID:

Description:

1186586

DOROTHY KOSCELNICK

SALE

Run Dates:

02/05/20 to 02/19/20

Class:

243

Agate Lines:

Blind Box:

Total Ad Cost **Amount Paid**

\$1,581.35

\$0.00

Publication Press Enterprise

Start Stop 02/05/2002/19/20 Inserts

\$1,581.35

Cost

By Virtue of a Writ of Execution (Mortgage Foredosure) No. 2019CV1069

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

WEDNESDAY, FEBRUARY 25, 2020 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 those certain lots, pieces or parcels of land situate in the Borough of Berwick, Courty of Columbia and State of Pennsylvania, bounded and described as follows, towit PARCEL NO. I BEGINIVING on Brittain Street at the corner of Lot No. 146; thence in a southerly direction along Britain Sfreet ad istance of forty-five (45) feet to the corner of Lot No. 148; thence in a southerly direction along Lot No. 148 a distance of one hundred stay (150) feet to a fitnern (15) lake, thence in a vestority direction along said alley a stance of forty five (45) feet to the corner of Lot No. 148; thence in a northerly direction along Lot No. 146 a distance of one hundred sixty (160) feet to Brittain Street, the place of beginning.

along Lot No. 146 a distance of one hundred sixty (160) reer to bilitain outset, are placed to beginning.

BEING Lot No. 147 in the Berwick Land & Improvement Company's Addition to Berwick. See plot or plan recorded at Bloomsburg in Miscellaneous Book No. 7 Pages 496 and 497.

PARCEL NO. 2: BEGINNING on Brittain Street at the corner of Lot No. 147; thence in an analysis of the plane Street at the corner of Konsulow (45) feet to the corner of Lot.

FrankLE, NW. Z. BELINNINKS on Brittan Street at the corner of Lot No. 147; thence in an easterly direction along Brittain Street a distance of forty-five (45) feet to the corner of Lot No. 149; thence in a southerly direction along Lot No. 149 a distance of one hundred solty (160) feet to a fifteen (15) alley thence in a westerly direction along said aleys a distance of forty five (45) feet to the corner of Lot No. 147; thence in a northerly direction along Lot No. 147 a distance of one hundred solty (160) feet to Brittain Street, the place of beginning.

along Lot No. 14/4 a distance of one hundred suty (160) feet to Brittain Street, the place of beginning.

BENG Lot No. 148 in the Berwick Land & Improvement Company's Addition to Berwick, See plot or plan record at Bloomsburg in Miscellaneous Book No. 7 pages 496 & 497.
UNDER ANE SUBJECT To all restrictions, reservations, ponditions, covenants and exceptions as set forth in prior deals in the chain of title.

BENIG KNOWN AS. 1664 BRITTAIN STREET, BERWICK, PA 18603

PROPERTY ID NUMBER, 040-05-141-00,000

BEING THE SAME PREMISES WHICH HILLEN KOSCELMICK BY DEED DATED 5/20/1931 AND RECORDED 8/23/1931 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 481 AT PAGE 009, GRANTED AND CONVEYED UNTO DOROTHY J. KOSCELNICK

PROPERTY ADDRESS: 1654 BRITTAIN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-141-00

Seized and taken into execution to be sold as the property of DOROTHY J. KOSCEL-NICK in suit of PNC, NATIONAL BANK.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) LEMMS, OF SALE: MINIMUM PAYMENT AT TIME UP, SALE. The greater of ten (10%) event 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 BALLANCE OF BID PRICE: Any remaining amount of the bid price is to be gaid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAULIRE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAC CONSIGUISMENT OF THE PRESCRIBED NOT BID LIMESS FILMDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME SERIOUS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED. NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIEGE. TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sherff may elect to either sure the bidder for the balance due without a resale of the property, or to reself the property at the bidder's six and mantain 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 default in glodder will be responsible for any attorney free inclured by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If pro-ceeds are payable to the Plaintiff, unless the Columbia County Sheriffs Office receives advance written noise otherwise, signed by an authorized representation of the reliability. by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: MANLEY DEAS KOCHALSKI LLC COLUMBUS, OH 1-614-220-5611

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PNC BANK, NATIONAL ASSOCIATION Case Number 2019CV1272 KOSCELNICK, DOROTHY J SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Zone: < Not Specified > Manner: Expires: Warrant: SALE DATE & TIME: 02/26/2020 AT 9:00 AM Notes: SHERIFF'S SALE BILL Final Service: Serve To: Name: (POSTING) Personally · Adult In Charge · Posted · Other Served: **Primary 1654 BRITTAIN STREET** Adult in Charge: Address: **BERWICK, PA 18603** Relation: Phone: DOB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: Name: MANLEY DEAS KOCHALSKI LLC Phone: 1-614-220-5611 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

OSTING)

2019CV1272

1654 BRITTAIN STREET, BERWICK, PA 18603

NO EXPIRATION

COLUMBIA COUNT	, PENNSYLVANIA		
PNC Bank, National Association	CIVIL DIVISION		
Plaintiff,	Docket No.: 2019-CV-1272		
Dorothy Koscelnick, AKA Dorothy J. Koscelnick	2019-ED-142		
Defendant.			

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

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 described property (specifically described property below):

SEE EXHIBIT "A" ATTACHED

Amount due	\$ <u>31,264.24</u>
Interest from August 2, 2019 to D	ecember 9, 2019\$
Interest from December 10, 2019 at the per diem of \$5.22	to date of sale
Total (Costs to be added)	\$
Dated: December 13, 2019	Prothonotary Proth & Clerk of Sev. Courts
(SEAL)	By: Atyhon Later Monday in 2020 Clerk

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יואט	Land	NIGHTON	I A cc	AAIATIAN
T INC	Dallik.	Nationa	1 (1) 25.5	OCIALIOIL

Plaintiff,

VS.

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Defendant.

CIVIL DIVISION

Docket No.: 2019-CV-1272

2019-ED-142

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TO: Dorothy Koscelnick, AKA Dorothy J. Koscelnick C/O Marianne Kreisher, Guardian of the Person and Estate of Dorothy Koscelnick 401 South Market Street Bloomsburg, PA 17815

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on <u>Feb. 26, 2020</u> at <u>9:00 am</u> prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

PNC Bank, National Association Plaintiff.

CIVIL DIVISION

vs.

Docket No.: 2019-CV-1272

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

2019-ED-142

Defendant.

All those Certain Lots, Pieces or Parcels of Land Situate in the Borough of Berwick, Columbia County and State of Pennsylvania, Bounded and Described as Follows, to-wit:

Parcel #1: Beginning on Brittain Street at the Corner of Lot No. 146; thence in an Easterly Direction along Brittain Street a Distance of Forty-Five (45) Feet to the Corner of Lot No. 148; thence in a Southerly Direction along Lot No. 148 a Distance of one Hundred Sixty (160) Feet to a Fifteen (15) foot alley; thence in a Westerly Direction along Said alley a Distance of Forty-Five (45) Feet to the Corner of Lot No. 146; thence in a Northerly Direction along Lot No. 146 a Distance of one Hundred Sixty (160) Feet to Brittain Street, the Place of Beginning.

Being Lot No. 147 in the Berwick Land and Improvement Company's addition to Berwick. See Plot or Plan Recorded at Bloomsburg in Miscellaneous Book No. 7 Pages 496 and 497.

Parcel #2: Beginning on the south side of Brittain Street at Corner of Lot No. 147; thence in an Easterly Direction along Brittain Street a Distance of Forty-Five (45) Feet, to Corner of Lot No. 149; thence in a Southerly Direction one Hundred Sixty (160) Feet to a Fifteen (15) foot alley; thence in a Westerly Direction along Said alley a Distance of Forty-Five (45) Feet to Corner of Lot No. 147; thence in a Northerly Direction a Distance of one Hundred Sixty (160) Feet to Brittain Street, the Place of Beginning.

Being Lot No. 148 in the Berwick Land and Improvement Company Addition to Berwick. See Plot or Plan recorded at Bloomburg in Miscellaneous Book No. 7, Pages 496 and 497.

Parcel No.: 04D05 14100

Being the same property conveyed to Dorothy J. Koscelnick, no marital status shown who acquired title by virtue of a deed from Helen Koscelnick, no marital status shown, dated May 20, 1991, recorded August 23, 1991, at Book 481, Page 009, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Exhibit "A"

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE (570) 389-5622

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625 24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: 12-18-2019

Re: Sheriff's Sale Advertising Dates

PNC BANK VS. Dorothy Koscelnick

No. 142 of 2019 E.D. and No. 1272 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Feb. 5, 2020

2nd Week Feb. 12, 2020

3rd Week Feb. 19, 2020

SALE DATE: Feb. 26th 2020 @ 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

PNC Bank, National Association

CIVIL DIVISION

Plaintiff,

Docket No.: 2019-CV-1272

vs.

Execution No.: <u>2019 - ED - 14</u>2

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Defendant.

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC Bank, National Association, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603:

1. Name and Address of Owner(s) or Reputed Owner(s):

DOROTHY KOSCELNICK, AKA DOROTHY J. KOSCELNICK C/O Marianne Kreisher, Guardian of the Person and Estate of Dorothy Koscelnick 401 South Market Street Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

DOROTHY KOSCELNICK, AKA DOROTHY J. KOSCELNICK C/O Marianne Kreisher, Guardian of the Person and Estate of Dorothy Koscelnick 401 South Market Street 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, NATIONAL ASSOCIATION Plaintiff

19-022897_CM2 F70

/	UNKNOWN TENANT OR TENANTS 1654 Brittain Street Berwick, AKA Berwick Boro, PA 18603	
Çw.	PA DEPT. OF REVENUE – INHERITAN 6 th Floor, Strawberry Square Department 280601 Harrisburg, PA 17128	CE TAX DIVISION
COM	MONWEALTH OF PENNSYLVANIA)) SS
COU	NTY OF PHILADELPHIA)

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

Dated: 12 12 19

Cristina L. Connor, Esquire (318389)

Cush of Cir

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

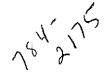
Fax: 614-220-5613

Email: clconnor@manleydeas.com

Attorney for Plaintiff

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

PNC BANK, NATIONAL ASSOCIATION Plaintiff



OW

FRANKLIN FIRST SAVINGS BANK 44 West Market Street Wilkes Barre, PA 18773

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

COLUMBIA COUNTY TAX CLAIM BUREAU 11 West Main Street Main Street County Annex Bloomsburg, PA 17815

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:

 $c_{w.X}$

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. Box 2675

Harrisburg, PA 17105

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:

FRANKLIN FIRST SAVINGS BANK 44 West Market Street Wilkes Barre, PA 18773

COLUMBIA COUNTY TAX CLAIM BUREAU

, 11 West Main Street Main Street County Annex Bloomsburg, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

/ 11 West Main Street, 2nd Floor Bloomsburg, PA 17815

JOHN DOE, NAME UNKNOWN, THE UNKNOWN SPOUSE OF DOROTHY KOSCELNICK, AKA DOROTHY J. KOSCELNICK (IF ANY) 1654 Brittain Street

Berwick, AKA Berwick Boro, PA 18603

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV1272

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, FEBRUARY 26, 2020 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 those Certain Lots, Pieces or Parcels of Land Situate in the Borough of Berwick, Columbia County and State of Pennsylvania, Bounded and Described as Follows, to-wit:

Parcel #1: Beginning on Brittain Street at the Corner of Lot No. 146; thence in an Easterly Direction along Brittain Street a Distance of Forty-Five (45) Feet to the Corner of Lot No. 148; thence in a Southerly Direction along Lot No. 148 a Distance of one Hundred Sixty (160) Feet to a Fifteen (15) foot alley; thence in a Westerly Direction along Said alley a Distance of Forty-Five (45) Feet to the Corner of Lot No. 146; thence in a Northerly Direction along Lot No. 146 a Distance of one Hundred Sixty (160) Feet to Brittain Street, the Place of Beginning.

Being Lot No. 147 in the Berwick Land and Improvement Company's addition to Berwick. See Plot or Plan Recorded at Bloomsburg in Miscellaneous Book No. 7 Pages 496 and 497.

Parcel #2: Beginning on the south side of Brittain Street at Corner of Lot No. 147; thence in an Easterly Direction along Brittain Street a Distance of Forty-Five (45) Feet, to Corner of Lot No. 149; thence in a Southerly Direction one Hundred Sixty (160) Feet to a Fifteen (15) foot alley; thence in a Westerly Direction along Said alley a Distance of Forty-Five (45) Feet to Corner of Lot No. 147; thence in a Northerly Direction a Distance of one Hundred Sixty (160) Feet to Brittain Street, the Place of Beginning.

Being Lot No. 148 in the Berwick Land and Improvement Company Addition to Berwick. See Plot or Plan recorded at Bloomburg in Miscellaneous Book No. 7, Pages 496 and 497.

Parcel No.: 04D05 14100

Being the same property conveyed to Dorothy J. Koscelnick, no marital status shown who acquired title by virtue of a deed from Helen Koscelnick, no marital status shown, dated May 20,1991, recorded August 23, 1991, at Book 481, Page 009, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

PROPERTY ADDRESS: 1654 BRITTAIN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D0514100

Seized and taken into execution to be sold as the property of DOROTHY J KOSCELNICK in suit of PNC BANK, NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff: MANLEY DEAS KOCHALSKI LLC COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2019 ED 142

DATE RECEIVED 12-13-	-19
DOCKET AND INDEX みの	9 CV 1272
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	<u> </u>
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	X
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	<u> </u>
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR	X CK# 141976
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
SALE DATE	Feb. 26, 2020 TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK Feb. 5 th
	2 ND WEEK Feb. 12 ^m
	3RD WEEK Feb. 19th



P.O. BOX 165028 COLUMBUS, OH 43216 P 614-220-5611 | F 614-220-5613

December 9, 2019

Office of the Sheriff of Columbia County 35 WEST MAIN STREET P.O. Box 380

Bloomsburg, Pennsylvania 17815

Re: PNC Bank, National Association v.

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Property Address: 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Docket No. 2019-CV-1272 Our File Number: 19-022897

Dear Sir or Madam,

Please find the enclosed file-stamped Writ of Execution documents executed by the Prothonotary along with the below listed documents in advance of the Sale.

- 1. an original Writ of Execution (with Legal Description attached);
- 2. an original Notice of Sheriff's Sale for Dorothy Koscelnick, AKA Dorothy J. Koscelnick (with Legal Description attached) for your files (PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested);
- 3. One (1) copy of an Affidavit Pursuant to Rule 3129.1;
- 4. Five (5) copies of a Long Legal Description;
- 5. One (1) original Affidavit of Last Known Address;
- 6. One (1) copy of a Waiver of Watchman;
- 7. One (1) copy of an Affidavit of Non-Military Service;
- 8. One (1) original Sheriff Service Form for posting the property with the Handbill;
- 9. One (1) self-addressed stamped envelope for return of the Sheriff Service Form to our office:
- 10. Check in the amount of \$1,350.00, made payable to the Sheriff of Columbia County, for advanced sale costs.

Please be advised that Plaintiff's counsel will serve the Notices of Sheriff's Sale personally and/or via certified mail with return receipt requested.

Should you have any questions or need further documentation, please feel free to contact me at 614-220-5611 or at PennsylvaniaSale@manleydeas.com.

Very truly yours,

Manley Deas Kochalski LLC

PNC Bank, National Association Plaintiff,

CIVIL DIVISION

vs.

Docket No.: 2019-CV-1272

Dorothy Koscelnick, AKA Dorothy J.

2019-ED-142

Koscelnick
Defendant.

All those Certain Lots, Pieces or Parcels of Land Situate in the Borough of Berwick, Columbia County and State of Pennsylvania, Bounded and Described as Follows, to-wit:

Parcel #1: Beginning on Brittain Street at the Corner of Lot No. 146; thence in an Easterly Direction along Brittain Street a Distance of Forty-Five (45) Feet to the Corner of Lot No. 148; thence in a Southerly Direction along Lot No. 148 a Distance of one Hundred Sixty (160) Feet to a Fifteen (15) foot alley; thence in a Westerly Direction along Said alley a Distance of Forty-Five (45) Feet to the Corner of Lot No. 146; thence in a Northerly Direction along Lot No. 146 a Distance of one Hundred Sixty (160) Feet to Brittain Street, the Place of Beginning.

Being Lot No. 147 in the Berwick Land and Improvement Company's addition to Berwick. See Plot or Plan Recorded at Bloomsburg in Miscellaneous Book No. 7 Pages 496 and 497.

Parcel #2: Beginning on the south side of Brittain Street at Corner of Lot No. 147; thence in an Easterly Direction along Brittain Street a Distance of Forty-Five (45) Feet, to Corner of Lot No. 149; thence in a Southerly Direction one Hundred Sixty (160) Feet to a Fifteen (15) foot alley; thence in a Westerly Direction along Said alley a Distance of Forty-Five (45) Feet to Corner of Lot No. 147; thence in a Northerly Direction a Distance of one Hundred Sixty (160) Feet to Brittain Street, the Place of Beginning.

Being Lot No. 148 in the Berwick Land and Improvement Company Addition to Berwick. See Plot or Plan recorded at Bloomburg in Miscellaneous Book No. 7, Pages 496 and 497.

Parcel No.: 04D05 14100

Being the same property conveyed to Dorothy J. Koscelnick, no marital status shown who acquired title by virtue of a deed from Helen Koscelnick, no marital status shown, dated May 20, 1991, recorded August 23, 1991, at Book 481, Page 009, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Exhibit "A"

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2019-CV-1272 2019-ED-142

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

Pennsylvania Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108

(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

- You may file a petition with the Court of Common Pleas of Columbia County to open the 1. Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
- After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of 2. Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
- A petition or petitions raising the legal issues or rights mentioned in the preceding 3. paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated: |2|12|19

Cristina L. Connor, Esquire (318389)

Scott A. Dietterick, Esquire (55650)

Lime & Co

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: clconnor@manleydeas.com

Attorney for Plaintiff

VIA Private Process Service and Certified Mail

PNC Bank, National Association

CIVIL DIVISION

Plaintiff,

Docket No.: 2019-CV-1272

vs.

2019-ED-142

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Defendant.

AFFIDAVIT OF LAST KNOWN ADDRESS

The undersigned attorney does hereby certify that the owner(s) of the property located at 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603 is/are individual(s) known as Dorothy Koscelnick, AKA Dorothy J. Koscelnick, whose last known address(es) are C/O Marianne Kreisher, Guardian of the Person and Estate of Dorothy Koscelnick, 401 South Market Street, Bloomsburg, PA 17815.

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

Cristina L. Connor, Esquire (318389)
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P. O. Box 165028
Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: clconnor@manleydeas.com

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY	7, PENNSYLVANIA
PNC Bank, National Association	CIVIL DIVISION

Plaintiff,

vs.

Dorothy Koscelnick, AKA Dorothy J. Koscelnick

Defendant.

Docket No.: 2019-CV-1272

2019-ED-142

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Cristina L. Connor, Esquire (318389) Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950) Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

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Fax: 614-220-5613

Email: clconnor@manleydeas.com

Attorney for Plaintiff

PNC Bank, National Association Plaintiff.

VS.

Dorothy Koscelnick, AKA Dorothy J.

Koscelnick

Defendant.

CIVIL DIVISION

Docket No.: 2019-CV-1272

2019-ED-142

All those Certain Lots, Pieces or Parcels of Land Situate in the Borough of Berwick, Columbia County and State of Pennsylvania, Bounded and Described as Follows, to-wit:

Parcel #1: Beginning on Brittain Street at the Corner of Lot No. 146; thence in an Easterly Direction along Brittain Street a Distance of Forty-Five (45) Feet to the Corner of Lot No. 148; thence in a Southerly Direction along Lot No. 148 a Distance of one Hundred Sixty (160) Feet to a Fifteen (15) foot alley; thence in a Westerly Direction along Said alley a Distance of Forty-Five (45) Feet to the Corner of Lot No. 146; thence in a Northerly Direction along Lot No. 146 a Distance of one Hundred Sixty (160) Feet to Brittain Street, the Place of Beginning.

Being Lot No. 147 in the Berwick Land and Improvement Company's addition to Berwick. See Plot or Plan Recorded at Bloomsburg in Miscellaneous Book No. 7 Pages 496 and 497.

Parcel #2: Beginning on the south side of Brittain Street at Corner of Lot No. 147; thence in an Easterly Direction along Brittain Street a Distance of Forty-Five (45) Feet, to Corner of Lot No. 149; thence in a Southerly Direction one Hundred Sixty (160) Feet to a Fifteen (15) foot alley; thence in a Westerly Direction along Said alley a Distance of Forty-Five (45) Feet to Corner of Lot No. 147; thence in a Northerly Direction a Distance of one Hundred Sixty (160) Feet to Brittain Street, the Place of Beginning.

Being Lot No. 148 in the Berwick Land and Improvement Company Addition to Berwick. See Plot or Plan recorded at Bloomburg in Miscellaneous Book No. 7, Pages 496 and 497.

Parcel No.: 04D05 14100

Being the same property conveyed to Dorothy J. Koscelnick, no marital status shown who acquired title by virtue of a deed from Helen Koscelnick, no marital status shown, dated May 20, 1991, recorded August 23, 1991, at Book 481, Page 009, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Exhibit "A"

Print Your Documents Page 1 of 1

Document Receipt 12/18/2019 12:00:00 Trans # 17482 Carrier / service: USPS Server First-Class Mail® Ship to: PA DEPT OF REVENUE INHERITANCE TAX DIVISION 71901140006000170304 6TH FLOOR STRAWBERRY SQUARE Tracking #: Doc Ref#: 2019ED142 DEPT 280601 Postage 5.6000

HARRISBURG

PA 17128

Print Your Documents Page 1 of 1

Document Receipt 12/18/2019 12:00:00 Trans# 17479 Carrier / service: **USPS** Server First-Class Mail® AM Ship to: US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 1150 FIRST AVENUE 71901140006000170274 Tracking #: 2019ED142 **SUITE 1001** Doc Ref#: Postage 5.6000 KING OF PA .19406 PRUSSIA

Print Your Documents Page 1 of 1

AM Ship to: OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE				Document Receipt				
OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 Tracking #: 71901140006000170267 Doc Ref #: 2019ED142 Postage 5.6000	Trans #	1747	'8	Carrier / service:	USPS Server	Firs	t-Class Mail®	12/18/2019 12:00:00 AM
WELFARE PO BOX 8016 Tracking #: 71901140006000170267 Doc Ref #: 2019ED142 Postage 5.6000	Ship to:							
Doc Ref #: 2019ED142 Postage 5.6000	OFFICE C	F F.A.I.F	₹.	·		F PUBLIC		
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				!				

Document Receipt

Trans#

17477

Carrier / service:

USPS Server

First-Class Mail®

12/18/2019 12:00:00

AΜ

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000170250

Doc Ref #: Postage 2019ED142 5.6000

HARRISBURG PA 17128

Print Your Documents Page 1 of 1

Document Receipt

12/18/2019 12:00:00 AM Trans# 17476 Carrier / service: USPS Server First-Class Mail®

Ship to: COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000170243

Doc Ref #: 2019ED142

Postage 5.6000

HARRISBURG PA 17105-2675 Columbia County Columbia County Sheriff 35 West Main Street PO Box 380

Bloomsburg PA 17815



FRANKLIN FIRST SAVINGS BANK 44 WEST MARKET STREET

WILKES BARRE PA 18773

Mantley Deas Kochalski

Pay One Thousand Three hundred Fifty doil

\$1350,00

12/12/2019

Columbia County Sheriff 35 W. Main Street PO Box 380 Bloomsburg, PA, 17815 to the Order of:

19-022897, 2019-CV-1272, Koscelnick