

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
DOROTHY J KOSCELNICK

Case Number
2019CV1272

PROPERTY ADDRESS
1654 BRITAIN STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	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)



MANLEYDEAS.COM

P.O. BOX 145028

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

P 1

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	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 Foode : 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.sheriffcolumbiacounty.com

fax

TO: Manley Deas Kochalski FROM: Sheriff Timothy Chamberlain
FAX: PAGES: 2
PHONE: DATE: March 10, 2020
RE: Koscelnick execution CC:
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$879.35.

10-26-2020 enlgn/Scott

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

fax

TO: Manley Deas Kochalski

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: March 10, 2020

RE: Koscelnick execution

CC:

☐ Urgent

☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$879.35.

SHERIFF'S SALE COST SHEET

19-1272

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>353.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1581.35</u>	
SOLICITOR'S SERVICES	\$ <u>100.00</u>	
TOTAL *****		\$ <u>1731.35</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ _____	
TOTAL *****		\$ <u>5</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>5</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>5</u>

TOTAL COSTS (OPENING BID) \$ 2229.35

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 the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1089

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will, upon 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 AM.

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 to me, 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, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: BEGINNING on Britton Street at the corner of Lot No. 146; thence in an easterly direction along Britton 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) 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 Britton Street; the place of beginning.

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

PARCEL NO. 2: BEGINNING on Britton Street at the corner of Lot No. 147; thence in an easterly direction along Britton 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 sixty (160) feet to a fifteen (15) alley; thence in a westerly direction along said alley 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 sixty (160) feet to Britton Street; the place of beginning.

BEING Lot No. 148 in the Berwick Land & Improvement Company's Addition to Berwick, See plat or plan recorded at Bloomsburg in Miscellaneous Book No. 7 Pages 496 and 497.

UNDER (S)UBJECT To all restrictions, reservations, conditions, covenants and exceptions as set forth in prior deeds in the chain of title.

BERKSHIRE AS 1064 BRITTON STREET, BERWICK, PA 18803

PROPERTY ID NUMBER 04005-141-00000

BEING THE SAME PREMISES WHICH HELEN KOSCELNICK BY DEED DATED 5/20/1991 AND RECORDED 8/23/1991 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 481 AT PAGE 000, GRANTED AND CONVEYED UNTO DOROTHY J. KOSCELNICK.

PROPERTY ADDRESS 1064 BRITTON STREET, BERWICK, PA 18803

UP / TAX PARCEL NUMBER 04005-141-00000

Seized and taken into execution to be sold as the property of DOROTHY J. KOSCELNICK in suit of M & T BANK.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) of the bid price or one-half (50%) of the bid price. 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 event 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 representative of the Plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff
KYLE LAW GROUP, P.C.
PHILADELPHIA, PA

Ad Text: DOROTHY KOSCELNICK SALE

Date(s) Published: 2/5/2020, 2/12/2020, 2/19/2020

James T. Micklow

Sworn and subscribed to before me
this 21 day of February 2020.

Nathan A. Fetterman

(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

And now, _____, 20____, I
hereby certify that the advertising and publication charges
amounting to \$_____ for publishing the foregoing
notice and the fee for this affidavit have been paid in full.

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

DATE:13-FEB-20

FEE:\$5.00

CERT. NO36509

KOSCELNICK DOROTHY
1654 BRITTAIN STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0481-0009
LOCATION: LOT 147-148
PARCEL: 04D-05 -141-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	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

19-022897_AMR

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

PNC Bank, National Association

Plaintiff,

vs.

Dorothy Koscelnick, AKA Dorothy J.
Koscelnick

Defendant.

CIVIL DIVISION

Docket No.: 2019-CV-1272

**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 Sheriff's 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.

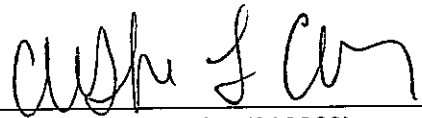
FURTHER AFFIANT SAYETH NAUGHT.

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY 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: _____

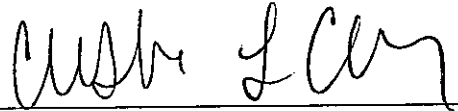
2/11/20



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.



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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 Koscelnick, AKA Dorothy J. Koscelnick

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Nathan Morgan, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Fircfly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Dorothy Koscelnick AKA Dorothy J. Koscelnick

~~1 SERVED~~ NON-SERVED the within named defendant on: 01/12/2020 @ 8:44 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: c/o Marianne Kreisher, Guardian of the Person and Estate of Dorothy Koscelnick
401 South Market Street, Bloomsburg, PA, 17815

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 35 Gender M Race white Height 5'06" Weight 150 Hair Red Glasses YES

INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

X SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: Denise Sasinkesky
(Relationship): Legal Assistant, a family member or person residing therein who is the age of 18 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with _____, (Title) _____, a person authorized to accept service and informed that person of the contents thereof.

POSTED

NON-SERVICE for the reason that after diligent investigation found _____

MILITARY _____

Additional Comments _____

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

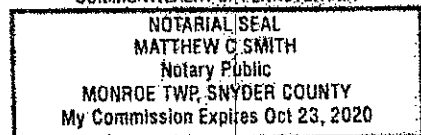
Subscribed and sworn before me on 1/27/2020

Matthew C. Smith
Notary Public

Nathan Morgan
Signature of Process Server

Nathan Morgan
Printed Name of Process Server

COMMONWEALTH OF PENNSYLVANIA



789606_3850492_0_26_V3

EXHIBIT B

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



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



To : COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

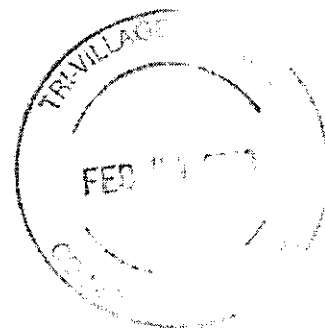
P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

Postmark Here

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

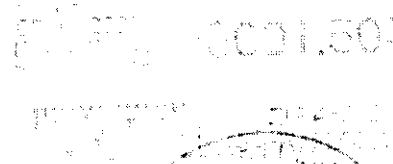
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028



To : COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

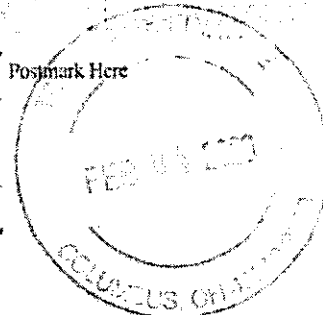
11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

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



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



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

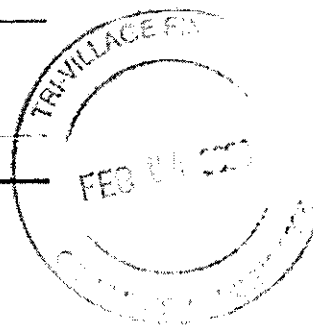
43216-5028
 165028
 43216-5028

To: PA DEPT. OF REVENUE – INHERITANCE TAX
 DIVISION

Postmark Here

6th Floor, Strawberry Square
 Dept. 280601
 Harrisburg, PA 17128-0601
 County of P.Q.: Columbia

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



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

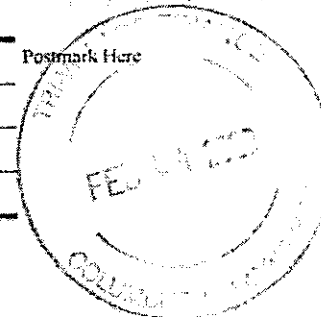
43216-5028
 165028
 43216-5028

To: UNKNOWN TENANT OR TENANTS

Postmark Here

1654 Brittain Street
 Berwick, AKA Berwick Boro, PA 18603
 County of P.Q.: Columbia

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



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

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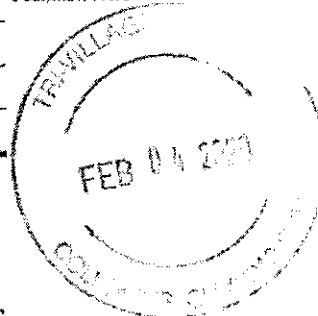
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire
 c/o Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028

0001.501
 20-4112
 20-4112

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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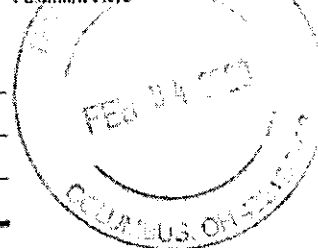
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From: Cristina L. Connor, Esquire
 c/o Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028

0001.501
 20-4112
 20-4112

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

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

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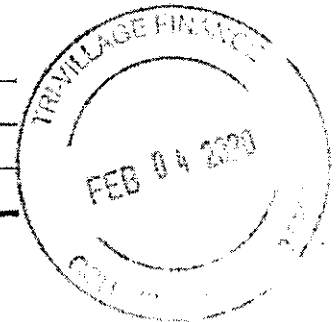
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire
 c/o Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028

1.0001.501
 1.0001.501
 1.0001.501

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

Postmark Here



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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

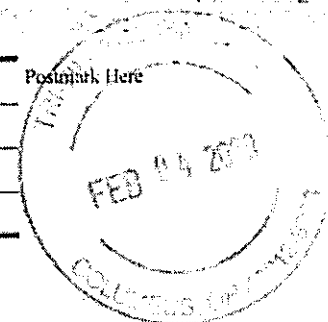
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire
 c/o Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028

1.0001.501
 1.0001.501
 1.0001.501

To: FRANKLIN FIRST SAVINGS BANK
 44 West Market Street
 Wilkes Barre, PA 18773
 County of P.Q.: Columbia

Postmark Here



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

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



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

1001.50

To : COLUMBIA COUNTY TAX CLAIM BUREAU

11 West Main Street

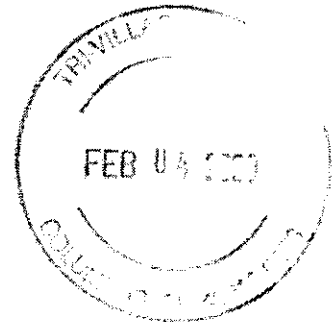
Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

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

Postmark Here



Certificate Of Mailing

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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

1001.50

To : COLUMBIA COUNTY TAX CLAIM BUREAU

11 West Main Street

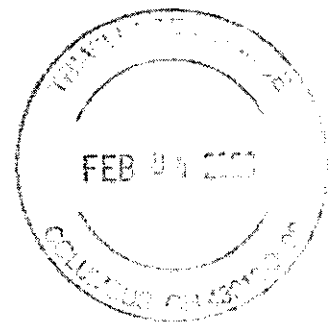
Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

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

Postmark Here



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



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:

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

19-022897_CM2

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

PNC Bank, National Association

Plaintiff,

vs.

Dorothy Koscelnick, AKA Dorothy J.
Koscelnick

Defendant.

CIVIL DIVISION

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

By: 

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

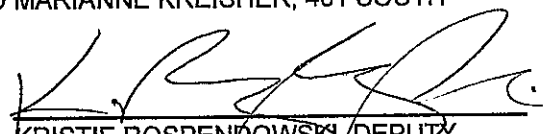


PNC BANK, NATIONAL ASSOCIATION
vs.
DOROTHY J KOSCELNICK

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, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

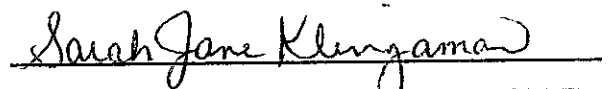
December 19, 2019

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



Plaintiff Attorney: MANLEY DEAS KOSCHALSKI, P.C. P.O. BOX 16572, COLUMBIA, OH 46216-5028

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
DOROTHY J KOSCELNICK

Case Number
2019CV1272

SHERIFF'S RETURN OF SERVICE

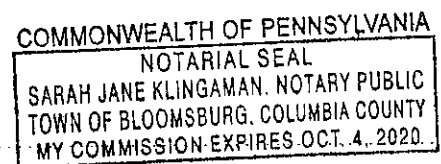
01/16/2020 09:24 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1654 BRITTAIN STREET, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 16, 2020



NOTARY

Affirmed and subscribed to before me this

16TH day of JANUARY, 2020



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43206-5028

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
KOSCELNICK, DOROTHY J

Case Number
2019CV1272

SERVICE COVER SHEET

Service Details:

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:

Name: (POSTING)

Primary Address: 1654 BRITTAIN STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1/16/20

Time: 9:24

Deputy: 6

Mileage:

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.

(POSTING)

2019CV1272

1654 BRITTAIN STREET, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2019 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603
HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
 NO PERSONAL CHECKS AFTER DEC.1, 2019
PHONE: 570-752-7442

FOR: COLUMBIA County		DATE 03/01/2019		BILL NO. 4551	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	26,710	11.385	298.01	304.09	334.50
SINKING		1	26.18	26.71	29.38
FIRE		1.25	32.72	33.39	35.06
LIGHT		1.25	32.72	33.39	35.06
BORO RE		17.1	447.61	456.74	479.58
The discount & penalty have been calculated for your convenience		837.24 April 30 If paid on or before		854.32 June 30 If paid on or before	913.58 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KOSCELNICK DOROTHY
 1654 BRITTAIN STREET
 BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04D-05 -141-00,000		
1654 BRITTAIN ST		
.3306 Acres	Land	5,760
	Buildings	20,950
Total Assessment		26,710

This tax returned
 to courthouse on:
 January 1, 2020

FILE COPY

If you 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

Taxes are due and payment is requested from:

048413 04D05 14100000 2179 C04
 KOSCELNICK DOROTHY
 1654 BRITTAIN ST
 BERWICK, PA 18603-2506

Bill Date: 7/1/2019

Bill #: 2179

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04D05 14100000

Prop. Type

Property Location and Description:

Assessment:

1654 BRITTAIN ST
 .331

L= 5,760
 B= 20,950
 T= 26,710

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.400	1,159.2
HOMESTEAD EXCLUSION	(4,490.00)	(194.9
FARMSTEAD EXCLUSION	NA	N
If Paid By 8/31/2019	2% Discounted Amount	945.0
If Paid By 10/31/2019	FACE Amount	964.3
If Paid After 10/31/2019	10% Penalty Amount	1,060.7

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 - 4:00pm
 Closed Wednesday and Friday
 Closed Holidays

****Homestead/Farmstead Applied****

PAID 8-31-19 8

Tim,
 Col Bro not paid as of
 12/23/19

Connie

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

PNC Bank, National Association

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 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
KOSCELNICK, DOROTHY J

Case Number
2019CV1272

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	142
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DOROTHY J KOSCELNICK
Primary Address:	C/O MARIANNE KREISHER 401 SOUTH MARKET STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	1654 BRITTAIN STREET BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	MARIANNE KREISHER
Relation:	ATTORNEY / GUARDIAN
Date:	12/18/19
Time:	1455
Deputy:	4
Mileage:	

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. _____

KOSCELNICK, DOROTHY J 2019CV1272 C/O MARIANNE KREISHER, 401 SOUTH MARKET STREET NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
KOSCELNICK, DOROTHY J

Case Number
2019CV1272

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	142
Manner:	< Not Specified >	Expires:	
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
Primary Address:	1654 BRITTAIN STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	12-19-19	Time:	08:53
Deputy:	3	Mileage:	

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC	Phone: 1-614-220-5611
--	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1.	Vacant Condemned
2.	
3.	
4.	
5.	
6.	

OCCUPANT

2019CV1272

1654 BRITTAIN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION
vs.
KOSCELNICK, DOROTHY J

Case Number
2019CV1272

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

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:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-19-19

Time:

10:55

Deputy:

3

Mileage:

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.

GINGHER, CONNIE C.

2019CV1272

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION
vs.
KOSCELNICK, DOROTHY J

Case Number
2019CV1272

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	142
Manner:	< Not Specified >	Expires:	
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
Primary Address:	1654 BRITTAIN STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	12-19-19
Time:	08:53
Deputy:	3
Mileage:	

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC	Phone: 1-614-220-5611
--	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1.	
2.	Vacant Contemned
3.	
4.	
5.	
6.	

OCCUPANT

2019CV1272

1654 BRITTAIN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION
vs.
KOSCELNICK, DOROTHY J

Case Number
2019CV1272

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

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:

Name: JOHN DOE AKA DOROTHY J. KOSCELNICKI

Primary Address: 1654 BRITTIAN STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. Vacant
- 2.
- 3.
- 4.
- 5.
- 6.

JOHN DOE AKA DOROTHY

2019CV1272

1654 BRITTIAN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
KOSCELNICK, DOROTHY J

Case Number
2019CV1272

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	142
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Alyssa Wido
Relation:	Secretary
Date:	12-19-19
Time:	2:58 PM
Deputy:	11
Mileage:	

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. _____

DOMESTIC RELATIONS OF 2019CV1272 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
KOSCELNICK, DOROTHY J

Case Number
2019CV1272

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	142
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	DEBBIE MILLER
Relation:	CLERK
Date:	12/18/19
Time:	1432
Deputy:	4
Mileage:	

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. _____

COLUMBIA COUNTY TAX C

2019CV1272

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
KOSCELNICK, DOROTHY J

Case Number
2019CV1272

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	142
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right; font-style: italic; font-size: 1.5em;">Feitner</div>		

Serve To:

Name:	Domestic Relations Office of Columbia Co
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	SHELLEY FEITNER
Relation:	CLERK
Date:	12/18/19
Time:	1441
Deputy:	4
Mileage:	

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. _____

DOMESTIC RELATIONS OF 2019CV1272 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 12/18/19

Account:

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

Ad ID:	1186586
Description:	DOROTHY KOSCELNICK
SALE	
Run Dates:	02/05/20 to 02/19/20
Class:	2
Agate Lines:	243
Blind Box:	

Total Ad Cost	\$1,581.35
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	02/05/20	02/19/20	3	\$1,581.35

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
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 Pennsylvania on:

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, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: PARCEL NO. 1: BEGINNING on Britain Street at the corner of Lot No. 146; thence in an easterly direction along Britain 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) alley; thence in a westerly direction along said alley 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 sixty (160) feet to Britain Street, the place of 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 486 and 497.

PARCEL NO. 2: BEGINNING on Britain Street at the corner of Lot No. 147; thence in an easterly direction along Britain 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 sixty (160) feet to a fifteen (15) alley; thence in a westerly direction along said alley 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 sixty (160) feet to Britain Street, the place of beginning.

BEING 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 486 & 497. UNDER AND SUBJECT To all restrictions, reservations, conditions, covenants and exceptions as set forth in prior deeds in the chain of title.

BEING KNOWN AS: 1654 BRITAIN STREET, BERWICK, PA 18603

PROPERTY ID NUMBER: 04D-05-141-00.000

BEING THE SAME PREMISES WHICH HELEN KOSCELNICK BY DEED DATED 5/20/1991 AND RECORDED 8/23/1991 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 BRITAIN 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. KOSCELNICK in suit of PNC, NATIONAL BANK.

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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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.

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 \$ 31,264.24

Interest from August 2, 2019 to December 9, 2019 \$ 591.62

Interest from December 10, 2019 to date of sale
at the per diem of \$5.22 \$

Total \$
(Costs to be added)

Dated: December 13, 2019

Barbara N. Stueck
Prothonotary

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

(SEAL)

By: [Signature] Clerk

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

PNC Bank, National Association

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 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

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

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"

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

PHONE
(570) 389-5622

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 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

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

PNC Bank, National Association

Plaintiff,

vs.

Dorothy Koscelnick, AKA Dorothy J.
Koscelnick

Defendant.

CIVIL DIVISION

Docket No.: 2019-CV-1272

Execution No.: 2019-ED-142

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

/ UNKNOWN TENANT OR TENANTS
1654 Brittain Street
Berwick, AKA Berwick Boro, PA 18603

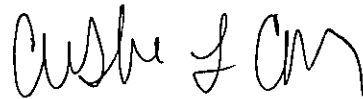
C.M. PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY 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)
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

784-2175

C.M. 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.M. 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 Bloomsburg 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 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:
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 2019 CV 1272

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>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>141976</u>

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

SALE DATE Feb. 26, 2020 TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Feb. 5th</u>
2 ND WEEK	<u>Feb. 12th</u>
3 RD WEEK	<u>Feb. 19th</u>



MANLEYDEAS.COM

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

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

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"

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**

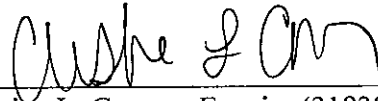
(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the 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.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of 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.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding 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:

12/12/19



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

VIA Private Process Service and Certified Mail

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

PNC Bank, National Association

Plaintiff,

vs.

Dorothy Koscelnick, AKA Dorothy J.
Koscelnick

Defendant.

CIVIL DIVISION

Docket No.: 2019-CV-1272

2019-ED-142

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.


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Attorney for Plaintiff

**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.

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.

Dated: _____

12/12/19



Cristina L. Connor, Esquire (318389)
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Attorney for Plaintiff

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

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"

Document Receipt

Trans #	17482	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

INHERITANCE TAX DIVISION

6TH FLOOR STRAWBERRY SQUARE
DEPT 280601

Tracking #: 71901140006000170304

Doc Ref #: 2019ED142

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	17479	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000170274

Doc Ref #: 2019ED142

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt					
Trans #	17478	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
Ship to:					
OFFICE OF F.A.I.R.			DEPARTMENT OF PUBLIC WELFARE		
PO BOX 8016				Tracking #:	71901140006000170267
				Doc Ref #:	2019ED142
				Postage	5.6000
HARRISBURG	PA	17105			

Document Receipt

Trans #	17477	Carrier / service:	USPS Server	First-Class Mail®	12/18/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000170250

Doc Ref #: 2019ED142

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

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



71901140006000170298

FRANKLIN FIRST SAVINGS BANK
44 WEST MARKET STREET

WILKES BARRE PA 18773

Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
(614) 220-5611

FIRST MERCHANTS BANK

Columbus, OH 43214
25-2807440

141976

Pay **One Thousand Three hundred Fifty dollars and 00 cents*******

to the Order of:

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815

DATE

12/12/2019

AMOUNT

\$1350.00

19-022897, 2019-CV-1272, Koscelnick

Manley Deas

⑈ 141976⑈ ⑆ 074900657⑆ 900104536⑈