

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 148

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 03/25/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Liz H/R
front desk*

Serve To:

Name: ANTONIO GEATTI
Primary Address: 20 SHAWNEE ROAD
BLOOMSBURG, PA 17815

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: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	1/27/20	2/11/2020	2/12/20			
Time:	0800	1006	1342/1401			
Mileage:						
Deputy:	4	4	4			

Service Attempt Notes:

1. Hearing @ Courthouse 2/14/20
2. April 20
3. Woods @ 1300 (SUKES)
4. SUKES - NOT WORKING TODAY
- 5.
- 6.

Liz - 387-8522

GEATTI, ANTONIO

2019CV1355

20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/25/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 20 SHAWNEE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2/20/2020

Time:

0814

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2019CV1355

20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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GEATTI, ANTONIO

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SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 148

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 03/25/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

VERDE RITTER

Relation:

CLEK

Date:

1/15/20

Time:

0937

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2019CV1355

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 148

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 03/25/2020 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:

1/14/20

Time:

1110

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV1355

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.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	148
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 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:	MICHELLE FETTER
Relation:	CLERK
Date:	1/14/20
Time:	1123
Deputy:	4
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
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Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV1355 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	148
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	SCOTT TOWNSHIP
Primary Address:	SCOTT TOWNSHIP BUILDING 350 TENNY STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	SHARON KELLER
Relation:	CRECK
Date:	1/14/20
Time:	1311
Deputy:	4
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

SCOTT TOWNSHIP 2019CV1355 SCOTT TOWNSHIP BUILDING, 350 TENNY STREET, BLOC NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	148
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Melody Bohling
Primary Address:	350 Tenny St. Bloomsburg, PA 17815
Phone:	570-594-4560
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	BRITTNEY STASAK
Relation:	TREASURER
Date:	1/14/20
Time:	1320
Deputy:	4
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

BOHLING, MELODY

2019CV1355

350 TENNY ST., 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.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	148
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	20 SHAWNEE ROAD BLOOMSBURG, PA 17815
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: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2019CV1355

20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHORT DESCRIPTION

DOCKET # 2019-CV-1355

ALL THAT CERTAIN lot of land situate in Scott Township, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 20 Shawnee Road, Scott Twp a/k/a Bloomsburg, PA 17815

SOLD as the property of ANTONIO GEATTI

TAX PARCEL #31-3D2-006

ATTORNEY: KML Law Group, P.C.

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA , BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET; THENCE ALONG THE NORTHERN SIDE OF SHAWNEE ROAD, SOUTH 51 DEGREES 46 MINUTES WEST, 200 FEET TO A CORNER IN LINE OF LOT NO. 31; THENCE BY THE SAME, NORTH 38 DEGREES 14 MINUTES WEST, 200 FEET TO A CORNER ON THE SOUTHERN SIDE OF HILLTOP AVENUE; THENCE BY THE SAME, NORTH 51 DEGREES 46 MINUTES EAST, 200 FEET TO A CORNER ON THE WESTERN SIDE OF THOMAS STREET; THENCE BY THE SAME, SOUTH 38 DEGREES 14 MINUTES EAST, 200 FEET TO THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET, THE PLACE OF BEGINNING. BEING LOTS NOS. 32 AND 33 IN THE SHAWNEE HEIGHTS ADDITION TO SCOTT TOWNSHIP. THE DESCRIPTION FOR THIS DEED WAS PREPARED FROM DRAFT OF A. CARL WOLFE, R.S., DATED JUNE 1, 1956.

BEING KNOWN AS: 20 SHAWNEE ROAD, SCOTT TWP A/K/A BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-3D2-006

BEING THE SAME PREMISES WHICH KAREN E. LONG, ATTORNEY-IN-FACT FOR AGNES E. MARR BY DEED DATED 12/20/2002 AND RECORDED 12/20/2002 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO 200214758, GRANTED AND CONVEYED UNTO ANTONIO GEATTI.

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

March 12, 2020

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2019CV-0001355

20 Shawnee Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

Scott Township Sewer Authority has an outstanding balance for the home owners Antonio Geatti for the property located at 20 Shawnee Road, Bloomsburg, PA 17815, Columbia County in the amount of \$800.76. The total amount due - takes it up to the date of the Sheriff Sale on July 29, 2020.

If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller

Administrative Assistant

cc David C. James, Esquire
Scott Township Authority Board Members
File

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

March 12, 2020

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2018CV-0001355

20 Shawnee Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

Scott Township Sewer Authority has an outstanding balance for the home owners Antonio Geatti for the property located at 20 Shawnee Road, Bloomsburg, PA 17815, Columbia County in the amount of \$1041.86. The total amount due - takes it up to the date of the Sheriff Sale on March 25, 2020.

If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

KML Law Group, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION

Plaintiff

vs.

ANTONIO GEATTI

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-CV-1355

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ANTONIO GEATTI
1361 Columbia Blvd
Bloomsburg, PA 17815

ANTONIO GEATTI
20 Shawnee Road
Scott Twp a/k/a Bloomsburg, PA 17815

Your house at 20 Shawnee Road, Scott Twp a/k/a Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Wednesday, March 25, 2020, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$22,393.49 obtained by PNC BANK, NATIONAL ASSOCIATION against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to PNC BANK, NATIONAL ASSOCIATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 197309FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

KML Law Group, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION

Plaintiff

vs.

ANTONIO GEATTI

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-CV-1355

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ANTONIO GEATTI
1361 Columbia Blvd
Bloomsburg, PA 17815

ANTONIO GEATTI
20 Shawnee Road
Scott Twp a/k/a Bloomsburg, PA 17815

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AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

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6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
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THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

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. NO36508

GEATTI ANTONIO
P O BOX 4116
BETHLEHEM PA 18018

DISTRICT: SCOTT TWP
DEED 20021-4758
LOCATION: 20 SHAWNEE RD BLOOMSBURG
PARCEL: 31 -3D2-006-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2018	PRIM	3,242.51	43.30	0.00	3,285.81
2019	PRIM	2,993.71	44.36	30.00	3,068.07
TOTAL DUE :					\$6,353.88

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April ,2020

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2019

REQUESTED BY: COLUMBIA COUNTY SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone: 148
Manner: < Not Specified > Expires: Warrant:

Notes: SALE DATE & TIME: 03/25/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

84 SMT TWP PTLN GRASSLY ASSISTED / ALSO NOTED HE DOESN'T BELIEVE GEATTI LIVES @ HOME ANYMORE

Serve To:

Name: OCCUPANT
Primary Address: 20 SHAWNEE ROAD
BLOOMSBURG, PA 17815
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: POSTED ON
Relation: DOOR
Date: 2/4/2020 Time: 1143 A
Deputy: 7 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C. Phone:

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2019CV1355

20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

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 01/14/20

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1188862
Description: GEATTI SALE
Run Dates: 03/04/20 to 03/18/20
Class: 2
Agate Lines: 234
Blind Box:

Total Ad Cost \$1,523.30
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	03/04/20	03/18/20	3	\$1,523.30

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1355

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, MARCH 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 THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET, THENCE ALONG THE NORTHERN SIDE OF SHAWNEE ROAD, SOUTH 51 DEGREES 46 MINUTES WEST, 200 FEET TO A CORNER IN LINE OF LOT NO.31; THENCE BY THE SAME, NORTH 38 DEGREES 14 MINUTES WEST, 200 FEET TO A CORNER ON THE SOUTHERN SIDE OF HILLTOP AVENUE, THENCE BY THE SAME, NORTH 51 DEGREES 46 MINUTES EAST, 200 FEET TO A CORNER ON THE WESTERN SIDE OF THOMAS STREET, THENCE BY THE SAME, SOUTH 38 DEGREES 14 MINUTES EAST, 200 FEET TO THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET, THE PLACE OF BEGINNING, BEING LOTS NOS. 32 AND 33 IN THE SHAWNEE HEIGHTS ADDITION TO SCOTT TOWNSHIP. THE DESCRIPTION FOR THIS DEED WAS PREPARED FROM DRAFT OF A. CARL WOLFE, R.S., DATED JUNE 1, 1956.

BEING KNOWN AS: 20 SHAWNEE ROAD, SCOTT TWP A/K/A BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-3D2-006

BEING THE SAME PREMISES WHICH KAREN E. LONG, ATTORNEY-IN-FACT FOR AGNES E. MARR BY DEED DATED 12/20/2002 AND RECORDED 12/20/2002 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO. 200214758, GRANTED AND CONVEYED UNTO ANTONIO GEATTI.

PROPERTY ADDRESS: 20 SHAWNEE ROAD.

UPI/TAX PARCEL NUMBER: 31-3D2-006

Seized and taken into execution to be sold as the property of ANTONIO GEATTI 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

PNC BANK, NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

ANTONIO GEATTI
20 Shawnee Road
Scott Twp a/k/a Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-CV-1355

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2019-ED-148

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 20 Shawnee Road, Scott Twp a/k/a Bloomsburg, PA 17815

AMOUNT DUE \$22,393.49

Interest From 12/27/2019
to the Date of Sheriff's Sale
at per diem rate of \$3.32

(Costs to be added)

Dated: 12/30/2019

Barbara W. Wilcox
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy W. J. Wilcox

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

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
215-627-1322

Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION

3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

ANTONIO GEATTI

Mortgagor(s) and Record Owner(s)
20 Shawnee Road
Scott Twp a/k/a Bloomsburg, PA 17815
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1355

AFFIDAVIT PURSUANT TO RULE 3129

PNC BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

20 Shawnee Road
Scott Twp a/k/a Bloomsburg, PA 17815

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

ANTONIO GEATTI
1361 Columbia Blvd
Bloomsburg, PA 17815

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

ANTONIO GEATTI
1361 Columbia Blvd
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

COMMONWEALTH OF PA FOR SCOTT TOWNSHIP
301 Lindsay Rd
Scott Township, PA 15106

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

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS

\ 20 Shawnee Road

Scott Twp a/k/a Bloomsburg, PA 17815

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

Date: 11/26/19

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

X Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

Document Receipt

Trans #	17560	Carrier / service:	USPS Server	First-Class Mail®	1/13/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000171028

Doc Ref #: 2019ED148

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17560	Carrier / service:	USPS Server	First-Class Mail®	1/13/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000171028

Doc Ref #: 2019ED148

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17559	Carrier / service:	USPS Server	First-Class Mail®	1/13/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000171011

Doc Ref #: 2019ED148

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17559	Carrier / service:	USPS Server	First-Class Mail®	1/13/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000171011

Doc Ref #: 2019ED148

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17558	Carrier / service:	USPS Server	First-Class Mail®	1/13/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000171004

Doc Ref #: 2019ED148

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17558	Carrier / service:	USPS Server	First-Class Mail®	1/13/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000171004

Doc Ref #: 2019ED148

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17557	Carrier / service:	USPS Server	First-Class Mail®	1/13/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000170991

Doc Ref #: 2019ED148

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	17556	Carrier / service:	USPS Server	First-Class Mail®	1/13/2020 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000170984

Doc Ref #: 2019ED148

Postage 5.6000

HARRISBURG PA 17105-2675

Geatti

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA , BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET; THENCE ALONG THE NORTHERN SIDE OF SHAWNEE ROAD, SOUTH 51 DEGREES 46 MINUTES WEST, 200 FEET TO A CORNER IN LINE OF LOT NO. 31; THENCE BY THE SAME, NORTH 38 DEGREES 14 MINUTES WEST, 200 FEET TO A CORNER ON THE SOUTHERN SIDE OF HILLTOP AVENUE; THENCE BY THE SAME, NORTH 51 DEGREES 46 MINUTES EAST, 200 FEET TO A CORNER ON THE WESTERN SIDE OF THOMAS STREET; THENCE BY THE SAME, SOUTH 38 DEGREES 14 MINUTES EAST, 200 FEET TO THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET, THE PLACE OF BEGINNING. BEING LOTS NOS. 32 AND 33 IN THE SHAWNEE HEIGHTS ADDITION TO SCOTT TOWNSHIP. THE DESCRIPTION FOR THIS DEED WAS PREPARED FROM DRAFT OF A. CARL WOLFE, R.S., DATED JUNE 1, 1956.

BEING KNOWN AS: 20 SHAWNEE ROAD, SCOTT TWP A/K/A BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-3D2-006

BEING THE SAME PREMISES WHICH KAREN E. LONG, ATTORNEY-IN-FACT FOR AGNES E. MARR BY DEED DATED 12/20/2002 AND RECORDED 12/20/2002 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO 200214758, GRANTED AND CONVEYED UNTO ANTONIO GEATTI.

Complaint	\$ 184.75	pd
Judgment	\$ 25.00	pd
Writ	\$ 25.00	pd
Satisfy	\$ 10.00	
Sheriff		

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1355

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, MARCH 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 THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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BEING KNOWN AS: 20 SHAWNEE ROAD, SCOTT TWP A/K/A BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-3D2-006

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PROPERTY ADDRESS: 20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3D2-006

Seized and taken into execution to be sold as the property of ANTONIO GEATTI 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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: 1-9-2020

Re: Sheriff's Sale Advertising Dates

PNC Bank, National Assoc. vs. Antonio Geatti

No. 148 of 2019 E.D. and No. 1355 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 4th 2020

2nd Week March 11th 2020

3rd Week March 18th 2020

SALE DATE: March 25th 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

KML Law Group, P.C.

Suite 5000
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322
 Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION

3232 Newmark Drive
 Miamisburg, OH 45342

Plaintiff

vs.

ANTONIO GEATTI

Mortgagor(s) and Record Owner(s)
 20 Shawnee Road
 Scott Twp a/k/a Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-CV-1355

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT.
 THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION
 OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GEATTI, ANTONIO
ANTONIO GEATTI
 1361 Columbia Blvd
 Bloomsburg, PA 17815

Your house at 20 Shawnee Road, Scott Twp a/k/a Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on March 25 2020, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$22,393.49 obtained by PNC BANK, NATIONAL ASSOCIATION against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to PNC BANK, NATIONAL ASSOCIATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 197309FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

31-302-004
Scott Trp.

REAL ESTATE OUTLINE

ED # 2019 ED 148

DATE RECEIVED 12-30-19
DOCKET AND INDEX 2019 CV 1355

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>X</u>

CK# 936008

12 copy

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

SALE DATE March 25th TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>3-4-2020</u>
	2 ND WEEK	<u>3-11-2020</u>
	3 RD WEEK	<u>3-18-2020</u>

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

ANTONIO GEATTI
Mortgagor(s) and Record Owner(s)
20 Shawnee Road
Scott Twp a/k/a Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1355

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the
real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

ANTONIO GEATTI
Mortgagor(s) and Record Owner(s)
20 Shawnee Road
Scott Twp a/k/a Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1355

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or 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.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

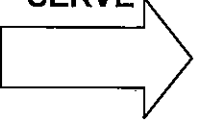
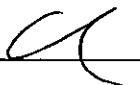
Nora C. Viggiano Pa. ID 320864

☒ Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ PNC BANK, NATIONAL ASSOCIATION		COURT NUMBER 2019-CV-1355	
DEFENDANT/S/ ANTONIO GEATTI		TYPE OF <u>WRIT</u> OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ANTONIO GEATTI		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 20 Shawnee Road, Scott Twp a/k/a Bloomsburg, PA 17815 (SCOTT TOWNSHIP)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. 		TELEPHONE NUMBER (215) 627-1322	DATE December 26, 2019
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com
(215) 627-1322
Fax (215) 627-7734

December 26, 2019

RE: Docket # 2019-CV-1355

ATTENTION: Columbia County Sheriff

We would like to bring to your attention that the following defendant(s):

ANTONIO GEATTI

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you,
Judgment Department
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

PNC BANK, NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

ANTONIO GEATTI
Mortgagor(s) and Record Owner(s)
20 Shawnee Road
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Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1355

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

X Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

936008

KML LAW GROUP, P.C.

SUITE 5080
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

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December 27, 2019

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00/100

Sheriff's Office PO Box 380

Bloomsburg, PA 17815

MEMO

GEATTB 197309FC



AUTHORIZED SIGNATURE

\$

1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



Security features: Details on back

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