Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK vs. GEATTI, A	NATIONAL ASSOCIATION				Number CV1355
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Name:	ANTONIO GEATTI	Served:	Personally · Adu	t In Charge ·	Posted · Other
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

PNC BANK vs. GEATTI, Al	NATIONAL ASSOCIATION NTONIO				Number CV1355
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CENTRAL COLUMBIA SD

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

PNC BANK NATIONAL ASSOCIATION vs. GEATTI, ANTONIO						Case Number 2019CV1355		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

'NC BANK vs. BEATTI, Al	NATIONAL ASSOCIATION NTONIO				Number CV1355	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.

Chief Deputy

PNC BANK vs. GEATTI, AI	NATIONAL ASSOCIATION NTONIO		Case Number 2019CV1355			
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DOMESTIC RELATIONS OF 2019CV1355 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PNC BANK NATIONAL ASSOCIATION vs. GEATTI, ANTONIO						Case Number 2019CV1355		
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SCOTT TOWNSHIP

2019CV1355

SCOTT TOWNSHIP BUILDING, 350 TENNY STREET, BLOC NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

PNC BANK vs. GEATTI, AI	NATIONAL ASSOCIATION NTONIO				Number CV1355	
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Name:	Melody Bohling	Served:	Personally · A	duit In Charge	Posted · Other	•
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

PNC BANK NATIONAL ASSOCIATION vs. GEATTI, ANTONIO					Number SV1355
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Category:	Real Estate Sale - Posting - Sale Bill			Zone:	148
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Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 SHERIFF'S SALE BILL	AM	and a second	ang	
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Attorney /	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:	Committee Commit		#4.5 Abres Vin
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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)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

Defendant(s)

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 https://doi.org/10.2016/journal.com (KML File Number 197309FC). Para informacion en espanol puede communicarse 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.
- 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)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

Defendant(s)

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.

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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

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	TRUOMA	PENDI INTEREST	NG TO	TAL AMOUNT DUE
2018 2019	PRIM PRIM	3,242.51 2,993.71	43.30 44.36	0.00	3,285.81 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	
			_

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

PNC BANK vs. GEATTI, A	NATIONAL ASSOCIATION			Number 9CV1355		
Service De	SERVICE (COVER SHE	EET			OCCUPANT
Category:	Real Estate Sale - Sale Notice	angergangsgagene geranningskamen van een een bij eer verbeikerverk		Zone:	148	NT
Manner:	< Not Specified >	Expires:		Warrant:	A)
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE AN	ND DEBTOR'S R		renewa a sa	- B+11611A G6	# 777
Serve To:	SA SUTT TOUP PTLM GRASSLY	Final Servi	ice: Curs @	Saaces a	upport	20
Name:	OCCUPANT	Served:	and the second s	ult In Charge	Posted Other	190
Primary Address:	20 SHAWNEE ROAD BLOOMSBURG, PA 17815	Adult In Charge:	POSTEI) <i>b</i> v		2019CV1355
Phone:	DOB:	Relation:	Doo	ne, marie anni pagni estre, in con se semine no estano con L	and the second s	
Alternate Address:		Date:	74/2020	Time:	1143 4	20 S
Phone:		Deputy:		Mileage:		SHAWNEE
Attorney /	Originator:	and the second) N H
Name:	KML LAW GROUP, P.C.	Phone:	And the second s			ROAD
Service At	tempts:					
Date:						BLOOMSBU
Time:					***************************************	OM
Mileage:						
Deputy:	2 2					Ğ
Service At	tempt Notes:					RG, PA 17815
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2.						-
3.		···				- 2
4.						О - п
5.		·				NO EXPIRAT
6.						_ \$

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

Ad ID:

1188862

Description:

GEATTI SALE

Run Dates:

03/04/20 to 03/18/20

Class:

Agate Lines:

Blind Box:

234

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

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

\$0.00

Publication Press Enterprise

Start Stop 03/04/2003/18/20

inserts

Cost \$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 Sherilf'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 Sherilf's Office prior thereto.

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SCOTT TOWN-SHIP, COLUMBIA COUNTY, PENNSYLVANIA , BOUNDED AND DESCRIBED AS FOL-LOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS BEGINNING AT THE NORTH-MEST CORNER OF SHAWNEE ROAD AND THOMAS STREET. THENCE ALONG THE NORTHEN SIDE OF SHAWNEE ROAD, SOUTH 61 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 HELLTOP AVENUE, THENCE BY THE SAME, NORTH 51 DEGREES 46 MINUTES LAST, 200 FEET TO A CORNER ON THE WESTERN SIDE OF THOMAS STREET, THENCE BY THE SAME, SOUTH 38 DEGREES 14 MINUTES SAST, 200 FEET TO THE MORTH-MEST CORNER OF SHAWNEE ROAD AND THOMAS STREET, THENCE BY THE SAME, SOUTH 38 DEGREES 14 MINUTES CAST, 200 FEET TO THE MORTH-MEST 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, RS., 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, ATTORNEYINFACT 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%) ercent of the bid pince 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 (3) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY 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 TAKE DEPORT OF THE BIDDER DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD, if the successful bidder fails to pay the bid nore 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 reself 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. Proceeds are payable to the Planiff, the proceds check will be payable to Planiff, the proceds of the will be payable to the Planiff, the proceds of the payable of the Planiff, the proceds of the payable of the Planiff, the proceds of the payable to the Planiff, the proceds of the payable to the Planiff, the proceds of the payable to the Planiff, the proceds are payable to the Planiff, the proceds of the payable to the Planiff when the Planiff when the payable to the Planiff when the payable to the Planiff when the Planiff when the payable to the Planiff when the Planif by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attomey 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) WITH A STATE OF COMMON PLEAS
WRIT OF I	EXECUTION
THIS LAW FIRM IS A DEBT COLLECTOR AND WE	ARE ATTEMPTING TO COLLECT A DEBT OWED TO ROM YOU WILL BE USED FOR THE PURPOSE OF
COMMONWEALTH OF PENNSYLVANIA: COUNTY OF COLUMBIA:	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLV	/ANIA:
To satisfy the judgment, interest and costs in the abo described property:	ve matter you are directed to levy upon and sell the following
PREMISES: 20 Shawnee Road, Scott Twp a/k/a Bloomsbu	urg, 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: 13/30/3019	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania

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 OF THE PROPERTY OF THE PROPERTY

3232 Newmark Drive

Miamisburg, OH 45342

2819 DEC 30 A 10:59

Plaintiff

CLEVER OF COURTS IN COUNTY OF COLUMBIA

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:

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

Print Your Documents Page 1 of 1

Document Receipt

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

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

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

Ship to:

INTERNAL REVENUË SERVICE TECHNICAL SUPPORT GROUP

71901140006000171028 600 ARCH STREET ROOM 3259 Tracking #:

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

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

Tracking #:

71901140006000171011

SUITE 1001

Doc Ref#:

2019ED148

KING OF PRUSSIA

Postage

5.6000

PA 19406

Document Receipt

Trans#

17559 Carrier / service:

First-Class Mail® USPS Server

1/13/2020 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

Tracking #:

71901140006000171011

SUITE 1001

Doc Ref#:

2019ED148

Postage

5.6000

KING OF PRUSSIA

PA 19406

Document Receipt

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

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.1.R.

71901140006000171004 PO BOX 8016 Tracking #:

2019ED148 Doc Ref #:

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

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

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

71901140006000171004 PO BOX 8016 Tracking #:

2019ED148 Doc Ref #:

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans # 17557

Carrier / service: USPS Server

First-Class Mail®

1/13/2020 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000170991

Doc Ref#:

2019ED148

Postage

5.6000

HARRISBURG PA 17128

Print Your Documents Page 1 of 1

Document Receipt

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

Ship to:

COMMONWEALT 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 # 35.00 Pd

Writ # 10.00

Satisfy # 10.00

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, 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

SHERIFF OF COLUMBIA COUNTY

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

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: 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 IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-CV-1355

Defendant(s)

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 Morch 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 https://doi.org/10.2016/journal.org/ (KML File Number 197309FC). Para informacion en espanol puede communicarse 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.
- 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).

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	X_			
COPY OF DESCRIPTION	X_			
WHEREABOUTS OF LKA	_X_			
NON-MILITARY AFFIDAVIT				
NOTICES OF SHERIFF SALE	<u> </u>			
WAIVER OF WATCHMAN				
AFFIDAVIT OF LIENS LIST	<u> </u>		~ <i>(</i>	
CHECK FOR \$1,350.00 OR	_X_	CK# <u>936008</u>	IX 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	3-11-2020	-	
	3RD WEEK	3-18-2020		

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.

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

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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.

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Attorneys for Plaintiff

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFE SERVIC	E INSTRUCTIONS		-		
OHERIT SERVIC	L MOTROCTIONS				
PLAINTIFF/S/ PNC BANK, NATIONAL ASSOCIATION		COURT NUMBER 2019-CV-1355	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					
' '		TELEPHONE NUMBER (215) 627-1322	DATE December 26, 2019		
ADDRESS OF ATTORNE	1				
KML LAW GF Suite 5000, 7 Philadelphia,	01 Market Street				

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106 www.kmllawgroup.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

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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

<u>CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS</u> <u>PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION</u>

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.

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Attorneys for Plaintiff

