

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

PNC BANK, NA

VS. BERNARD SHULTZ ET AL

NO. 4-2021 ED

NO. 214-2020 JD

DATE/TIME OF SALE: APRIL 28, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 6926.88

POUNDAGE - 2% OF BID \$ 138.54

TRANSFER TAX - 2% OF FAIR MKT \$ —


MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7065.42

PURCHASER(S): PNC N.A.

ADDRESS: 1

NAMES(S) ON DEED: PNC BANK, N.A.

PURCHASER(S) SIGNATURE(S): 
Kevin J. Cummings

TOTAL DUE: \$ 7065.42

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 5715.42

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PNC BANK

vs.

Defendant
BRYAN RUCKLE, II
JACKIE WATKINS
ALL UNKNOWN HEIRS OF ROBERT A.
SHULTZ
BERNARD E SHULTZ
MARY JEAN RUCKLE
MARCUS RUCKLE
JAMIE RUCKLE

Attorney for the Plaintiff:
TUCKER & ARENSBERG P.C.
1500 ONE PPG PLACE
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, April 28, 2021

Writ of Execution No. : 2020CV214

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2488 3RD STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,310.45
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$345.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$11.50
Notary Fee	\$10.00
Surcharge	\$368.00

Total Sheriff Costs **\$2,535.45**

Municipal Costs

Delinquent Taxes	\$4,319.68
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Total Municipal Costs **\$4,319.68**

Distribution Costs

Recording Fees	\$71.75
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Location of the real estate: 2488 3RD STREET, BLOOMSBURG, PA 17815

Total Distribution Costs	\$71.75
<hr/>	
Grand Total:	\$6,926.88

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 248822	Invoice Date: 08/16/2021 11:04:32 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202108228	SCOTT TOWNSHIP
	Grantor - RUCKLE, BRYAN -II		08/16/21 11:04:33 AM	
	Grantee - PNC BANK			
	Consideration -	\$7,065.42		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 9027 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

TUCKER ARENSBERG
Attorneys
Via FedEx Priority Overnight
(7736 5421 4194)

Kevin J. Cummings, Esq. (412) 594-3945
kcummings@tuckerlaw.com

May 6, 2021

Sheriff of Columbia County
Attention: Real Estate Department
205 South Erie Street
Mercer, PA 16137

Re: PNC Bank, N.A. v. Bernard E. Shultz, et al.
Writ No. 2020-CV-214
Columbia County Sheriff Sale, April 28, 2021

Dear Sheriff:

Our office represents PNC Bank, National Association, the successful bidder in the above captioned matter. Enclosed is a check in the amount of \$5,715.42, which was quoted to me as the balance due. Please find also two (2) original Realty Transfer Tax Statement of Value Forms for you to use to record the Sheriff's Deed for this property.

Please Deed the property to:

PNC Bank, National Association
c/o Asset Resolution Team; REO Services
One PNC Plaza
249 Fifth Avenue
Mailstop: P1-POPP-09-08
Pittsburgh, PA 15222

I have included a self-addressed stamped envelope for mailing the original deed to my attention once it has been completed.

As always, I thank you for your kind assistance in this matter. Please do not hesitate to contact me at the e-mail address or direct dial number above if you have any questions.

Very truly yours,

TUCKER ARENSBERG, P.C.



Kevin J. Cummings, Esq.

TADMS:5507537-1 000011-188317

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:	
Book:	Page:
Instrument Number:	
Date Recorded:	

SECTION I TRANSFER DATA

START → Date of Acceptance of Document MM/DD/YYYY

Grantor(s)/Lessor(s) Sheriff of Columbia County		Telephone Number (570) 389-5622		Grantee(s)/Lessee(s) PNC Bank, National Association, c/o Asset Resolution Team;		Telephone Number (412) 566-1212	
Mailing Address 35 West Main Street				Mailing Address One PNC Plaza, 249 Fifth Avenue, Mailstop: P1-POPP-09-08			
City Bloomsburg		State PA	ZIP Code 17815	City Pittsburgh		State PA	ZIP Code 15222

SECTION II REAL ESTATE LOCATION

Street Address 2488 3rd Street		City, Township, Borough Bloomsburg (Scott Township)	
County Columbia	School District Central Columbia	Tax Parcel Number 31 3C215300	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES ☐ NO ☒

1. Actual Cash Consideration 7,065.42	2. Other Consideration + 0.00	3. Total Consideration = 7,065.42
4. County Assessed Value 29,083.00	5. Common Level Ratio Factor x 4.76	6. Computed Value = 138,435.08

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 138,435.08	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Tucker Arensberg, P.C. c/o Kevin J. Cummings, Esq.		Telephone Number (412) 594-3945	
Mailing Address 1500 One PPG Place		City Pittsburgh	State PA
		ZIP Code 15222	

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>[Signature]</i>	PLEASE SIGN AFTER PRINTING	Date MM/DD/YYYY 5/6/2021
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

Prepared by:

PNC Bank - Consumer Loan Services
Mortgage Servicing
Mailstop P5-PCLC-01-I
2730 Liberty Ave
Pittsburgh, PA 15222
Telephone 412-762-6728

Return to: PNC Bank - Consumer Loan Services
Mortgage Servicing
Mailstop P5-PCLC-01-I
2730 Liberty Ave
Pittsburgh, PA 15222
Telephone 412-762-6728

UPI #: 31-3C2-153

Mortgage
(Closed-End)

OLNACS #

PNC BANK

THIS MORTGAGE is made on 07/01/2014 .
The Mortgagor is GAIL I SHULTZ, ROBERT A SHULTZ.

If there is more than one, the word "Mortgagor" herein refers to each and all of them.
The Mortgagee is PNC Bank, National Association.

The word "Borrower" means ROBERT A SHULTZ, GAIL I SHULTZ.

If there is more than one, the word "Borrower" herein refers to each and all of them.

Borrower owes Mortgagee the sum of Eighty-five Thousand Dollars And Zero Cents

(U.S. \$ 85,000.00).

This debt is evidenced by Borrower's written obligation (referred to herein as the "Note"), dated 07/01/2014 .

This Mortgage secures to Mortgagee: (a) the repayment of the debt evidenced by the Note, with interest and other charges as provided therein; (b) the payment of all other sums, with interest thereon, advanced hereunder for the payment of taxes, assessments, maintenance charges, insurance premiums and costs incurred to protect the security of this Mortgage; (c) the payment of all of Mortgagee's costs of collection, including costs of suit and, if permitted by law, reasonable attorneys' fees and expenses, if suit is filed or other action is taken to collect the sums owing or to protect the security of this Mortgage; (d) payment of any refinancing, substitution, extension, modification, and/or renewal of any of said indebtedness, interest, charges, costs and expenses; (e) the performance of Mortgagor's and/or Borrower's covenants and agreements under this Mortgage and the Note; and (f) the repayment of the debt evidenced by any note or agreement which was refinanced by the Note, to the extent that such debt is owed to Mortgagee and has not been paid. For this purpose, Mortgagor does hereby mortgage, grant and convey to Mortgagee the following described property, together with all improvements now or hereafter erected, and all easements, rights and appurtenances thereon, located at and known as:

2488 3RD ST

Recording Date

Deed Book Number

Tax Parcel Number

Uniform Parcel Number

Lot and Block Number

BLOOMSBURG

11/12/1991

PA

17815-3119

COLUMBIA

Page Number

438

487

31-3C2-153

TWP: SCOTT

N/A N/A

The word "Property" herein shall mean all of the foregoing mortgaged property.

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To have and to hold the Property unto the Mortgagee, its successors and assigns, forever. Provided, however, that if Mortgagor and/or Borrower shall pay to Mortgagee the said debt, interest, and all other sums and perform all covenants and agreements secured hereby, then this Mortgage and the estate conveyed by it shall terminate and become void.

Warranty of Title. Mortgagor warrants and represents to Mortgagee that: (a) Mortgagor is the sole owner of the Property, and has the right to mortgage and convey the Property; (b) the Property is unencumbered except for encumbrances now recorded; and (c) Mortgagor will defend the title to the Property against all claims and demands except encumbrances now recorded.

Covenants. Mortgagor promises and agrees as follows:

(a) Mortgagor will maintain the Property in good order and repair; (b) Mortgagor will comply with all laws respecting the ownership and/or use of the Property; (c) If the Property is part of a condominium or planned unit development, Mortgagor will comply with all by-laws, regulations and restrictions of record; (d) Mortgagor will pay and/or perform all obligations under any mortgage, lien, or security agreement which has priority over this Mortgage; (e) Mortgagor will pay or cause to be paid all taxes and other charges assessed or levied on the Property when due and, upon Mortgagee's request, will deliver to the Mortgagee receipts showing the payment of such charges; (f) While any part of the debts secured by this Mortgage remain unpaid, Mortgagor promises to obtain and keep in force property insurance and, if required by federal law, flood insurance on the Property. The property insurance must cover loss of or damage to the Property and must be in an amount sufficient to protect Mortgagee's interests; flood insurance must be of the type and in the amount required by federal law. Mortgagor agrees to provide Mortgagee evidence of required insurance. All policies must name Mortgagee as a loss payee/secured party and must provide for at least 10 days written notice to Mortgagee of reduction in coverage or cancellation. Mortgagor gives Mortgagee the right and power to sign Mortgagor's name on any check or draft from an insurance company and to apply the money to any debt secured by this Mortgage. This is limited to checks and drafts in payment of a claim under an insurance policy for loss or damage to the Property or for returned or rebated premiums on policies insuring the Property. Mortgagor does not have the right to, and agrees that Mortgagor will not, revoke the power of Mortgagee to make Mortgagor's endorsement. Mortgagee may exercise the power for Mortgagee's benefit and not for Mortgagor's benefit, except as otherwise provided by law; (g) If Mortgagor fails to keep in force the required insurance and/or fails to provide evidence of such insurance to Mortgagee, Mortgagee may notify Mortgagor that Mortgagor should purchase the required insurance at Mortgagor's expense. If Mortgagor fails to purchase the insurance within the time stated in the notice and/or fails to provide evidence of such insurance to Mortgagee, Mortgagee may purchase insurance to protect Mortgagee's interest, to the extent permitted by applicable law, and charge Mortgagor the cost of the premiums and any other amounts Mortgagee incurs in purchasing the insurance. **THE INSURANCE MORTGAGEE PURCHASES WILL BE SIGNIFICANTLY MORE EXPENSIVE AND MAY PROVIDE LESS COVERAGE THAN INSURANCE MORTGAGOR COULD PURCHASE OTHERWISE.** Mortgagee may receive reasonable compensation for the services which Mortgagee provides in obtaining any required insurance on Mortgagor's behalf. In certain states, the required insurance may be obtained through a licensed insurance agency affiliated with Mortgagee. This agency will receive a fee for providing the required insurance. In addition, an affiliate may be responsible for some or all of the underlying insurance risks and may receive compensation for assuming such risks. If Mortgagor fails to perform any other duty or obligation required by these Covenants, Mortgagee may, at its sole option, advance such sums as it deems necessary to protect the Property and/or its rights in the Property under this Mortgage. Mortgagor agrees to repay Mortgagee any amounts advanced in accordance with this paragraph, with interest thereon, upon demand; (h) Any interest payable to Mortgagee after a judgment is entered or on additional sums advanced shall be at the rate provided for in the Note; (i) Mortgagee may make reasonable entries upon and inspections of the Property after giving Mortgagor prior notice of any such inspection; (j) Mortgagor will not sell, transfer ownership in, or enter into an installment sale contract for the sale of all or any part of the Property; and (k) The promises, agreements and rights in this Mortgage shall be binding upon and benefit anyone to whom the Property or this Mortgage is transferred. If more than one Mortgagor signs this Mortgage, each and all of them are bound individually and together. The covenants made in this section and Mortgagee's remedies set forth below shall not merge with any judgment entered in any legal action and shall apply until all amounts owed are paid in full.

Default. Mortgagor will be in default under this Mortgage: (a) if there is a default under the Note; (b) if Mortgagor breaks any promise made in this Mortgage; (c) if any Mortgagor dies; (d) if any other creditor tries to take the Property by legal process; (e) if any Mortgagor files bankruptcy or if anyone files an involuntary bankruptcy against any Mortgagor; (f) if any tax lien or levy is filed or made against any Mortgagor or the Property; (g) if any Mortgagor has made any false statement in this Mortgage; or (h) if the Property is destroyed, or seized or condemned by federal, state or local government.

Mortgagee's Remedies. Unless prohibited by law, if Mortgagor is in default under this Mortgage, Mortgagee may, at its option, after notice required by law, if any, declare due and payable the entire unpaid balance of the sums which are secured by this Mortgage and owing upon the Note. If Mortgagee so declares such entire balance due and payable, Mortgagee may take possession of the Property, collect any and all rents, apply said rents to the indebtedness secured by this Mortgage, foreclose the Mortgage, or take other action upon the Mortgage as permitted or provided by law to collect the balance owing. If a mortgage foreclosure action or any other action on this Mortgage is filed by Mortgagee, and/or if Mortgagee takes any action to protect or enforce its interest in any court, including Bankruptcy Court, Mortgagor agrees to pay to Mortgagee all expenses and costs of such action, including, if permitted by law, reasonable attorneys' fees to the maximum extent permitted by law.

Remedies Cumulative. If any circumstance exists which would permit Mortgagee to accelerate the balance, Mortgagee may take such action at any time during which such circumstance continues to exist. Mortgagee's remedies under this Mortgage shall be cumulative and not alternative.

Delay in Enforcement. Mortgagee can delay in enforcing any of its rights under this Mortgage or the Note without losing that right. Any waiver by Mortgagee of any provision of this Mortgage or the Note will not be a waiver of the same or any other provision on any other occasion.

Assignment. Mortgagee may sell, transfer or assign this Mortgage without Mortgagor's consent.

Severability. If any provision of this Mortgage is held to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions of this Mortgage.

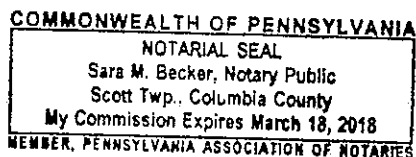
WITNESS the signing of this Mortgage on the date set forth above, intending to be legally bound.

Witness *Paula Sullivan* Mortgagor *Gail I Shultz*
GAIL I SHULTZ

Witness *Paula Sullivan* Mortgagor *Robert A Shultz*
ROBERT A SHULTZ

Acknowledgment taken in the STATE OF PENNSYLVANIA, COUNTY OF Columbia

On this 1st day of July, 2014, before me, Sara M Becker, the undersigned officer, personally appeared Gail I Shultz and Robert A Shultz known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.



In Witness Whereof, I hereunder set my hand and official seal.

Signature *Sara M Becker*
Title Notary

Certificate of Residence

I, *Denise Askins*, do hereby certify that Mortgagee's precise residence is Consumer Loan Services, 2730 Liberty Avenue, Pittsburgh, PA 15222

[Signature]
Agent for Mortgagee

Loan Originator Names and Nationwide Mortgage Licensing System and Registry (NMLSR) IDs:

Organization: PNC Bank, N.A.

NMLSR ID: [REDACTED]

Individual: DENISE SANDERS-ASKINS

NMLSR ID: [REDACTED]

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**COUNTY OF COLUMBIA
RECORDER OF DEEDS
Brenda S. Lupini, Recorder
35 West Main Street
Bloomsburg, PA 17815**

**Instrument Number - 201405474
Recorded On 7/24/2014 At 10:19:46 AM**

*** Total Pages - 5**

*** Instrument Type - MORTGAGE
Invoice Number - 188275
* Mortgagor - SHULTZ, ROBERT A
* Mortgagee - PNC BANK
User - HAS**

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$33.50
AFFORDABLE HOUSING	\$13.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$65.00

This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

**RETURN DOCUMENT TO:
PNC BANK
2730 LIBERTY AVE
PITTSBURGH, PA 15222-9137
ATTN: CONSUMER LOAN CENTER**

**I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.**



Brenda S. Lupini
**Brenda S. Lupini
Recorder of Deeds**

*** - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.**

Direct Installment Loan Disclosure and Note

Borrower: ROBERT A SHULTZ
GAIL I SHULTZ

Lender: PNC Bank, National Association



Date: 07/01/2014

Items preceded by "☐" are not applicable unless marked "☒" or the equivalent.

Truth-in-Lending Disclosures

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	Amount Financed	Total of Payments
The cost of the Borrower's credit as a yearly rate.	The dollar amount the credit will cost the Borrower.	The amount of credit provided to the Borrower or on the Borrower's behalf.	The amount the Borrower will have paid after Borrower has made all payments as scheduled.
5.461 %	\$ 88,358.00	\$ 85,000.00	\$ 173,358.00

INTEREST RATE AND PAYMENT SUMMARY

	Rate & Monthly Payment
Interest Rate	5.460 %
Principal + Interest Payment	\$ 481.55
Est. Taxes + Insurance (Escrow)	None
Total Est. Monthly Payment	\$ 481.55

Security: Lender is getting a security interest in property and deposits held by Lender, and, if payments are made by preauthorized electronic funds transfer from an account with another financial institution, deposits held by that financial institution, and:

- ☐ None. ☐ Goods or property being purchased.
☒ Real Estate. ☐

In addition, collateral (other than Borrower's principal residence) securing other obligations to Lender may also secure this Note.

Security Interest Charges:

- ☐ None ☒ Filing Fees \$ 101.00

Late Charge: ☐ Not Applicable. ☒ If a payment is not paid in full within 15 days of its due date, Borrower may be charged the greater of \$40.00 or 10% of the total payment.

Prepayment: If Borrower pays off early, Borrower will not have to pay a penalty.

Required Deposit Balance: ☒ Not Applicable. ☐ The Annual Percentage Rate does not take into account any required deposit balance.

Assumption: If this loan is secured by a dwelling, someone purchasing that dwelling cannot assume the remainder of the loan on the original terms.

There is no guarantee that you will be able to refinance to lower your rate and payment.

See your contract documents for any additional information about nonpayment, default, any required repayment in full before the scheduled date and prepayment refunds and penalties.

All numerical disclosures except the late charge disclosure are estimates.

Itemization of Amount Financed

Amount Financed
\$ See Settlement Statement
(1) Amount given directly to Borrower
\$ See Settlement Statement
(2) Amount paid on Borrower's account
\$ See Settlement Statement
(3) Amount retained by Lender for
\$ See Settlement Statement
(4) Amount paid to others on Borrower's behalf:
(a) to public officials
\$ See Settlement Statement
(b) to
\$
(c) to See Settlement Statement
\$
(d) to
\$
(e) to
\$
(f) to
\$
(g) to
\$
(h) to
\$
(i) to
\$
Prepaid Finance Charge
\$ See Settlement Statement
Itemization of Amounts paid by Borrower at the time the loan is made:
(1)
See Settlement Statement
(2)
(3)

Direct Loan Note Index. The index is for convenience and reference. It shall not limit the meaning or scope of any paragraph or section. The numbers refer to the paragraph numbers of the Note.

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Direct Installment Loan Disclosure and Note

Borrower: ROBERT A SHULTZ
GAIL I SHULTZ

Lender: PNC Bank, National Association

Date: 07/01/2014

Direct Installment Loan Note

1. Definitions. In this Note, the word "Borrower" means each and all of those who sign this Note and each and all of those who endorse the check which disburses the "Amount given directly to Borrower."

The word "Lender" means PNC Bank, National Association or any person to whom this Note has been transferred.

The word "mortgage" includes any mortgage, deed of trust or security deed which secures this Note.

2. Borrower's Promise to Pay. To repay this loan, Borrower promises to pay to Lender \$ 85,000.00 , with interest on the unpaid balance from the date funds are advanced until paid in full. Interest shall be paid at the rate per annum of 5.460 %. Borrower promises to make payments in accordance with the Payments Due section of this Note. Borrower promises to pay to Lender all other amounts which may become due under the terms of this Note, including, if applicable, Late Charges and Costs of Collection. Borrower agrees to make payments at the place designated by Lender. Borrower may also be required to pay to Lender certain other charges before Lender will give any money to Borrower. These charges, if any, are stated on page one in "Itemization of Amounts paid by Borrower at the time the loan is made" and/or in the Settlement Statement. ☐ If checked, Borrower also agrees to pay a Prepaid Finance Charge. The amount of the Prepaid Finance Charge is stated on page one in the Itemization of Amount Financed. The Prepaid Finance Charge is fully earned on the date any of the proceeds of this loan are advanced. After that date, no portion of the Prepaid Finance Charge will be refunded to Borrower, even if the loan is prepaid in full or in part.

3. Payments Due. Borrower agrees to pay Lender the amounts due under this Note, including principal and interest:

☒ in uninterrupted monthly payments: 359 payments of \$ 481.55 and a final payment, which will be billed by Lender, of all remaining unpaid amounts. Payments will be due on the same day of each month starting on 08/21/2014 . Payments will continue until all amounts due are paid.

☐ in a single payment of \$ plus accrued interest and all other amounts due on .

The date that the final payment is scheduled in this paragraph to be due is called the "Maturity Date" of this Note.

4. Automatic Payment Plan. ☐ Not Applicable. ☒ Borrower authorizes Lender to deduct the payments on this loan from Borrower's deposit account number on each scheduled payment due date.

5. Automatic Payment Plan. ☐ Not Applicable. ☒ The interest rate for this loan reflects the 0.250 percentage point Automatic Payment Plan Discount.

6. Employee Benefit. ☒ Not Applicable. ☐ The interest rate for this loan reflects the Employee Benefit Discount.

7. Computing Interest. Interest is charged on a daily basis, according to the outstanding balance subject to interest on each day of the loan term. The daily interest rate is equal to the annual interest rate in effect on that day divided by the number of days in that calendar year. Borrower agrees that because interest is calculated on a daily basis, late payments will result in additional interest (and, if applicable, a late charge); early payments will result in less interest being charged. Early and/or late payments will cause the amount of the final payment to change.

8. Application of Payments. Lender will apply payments in the following order of priority: interest, late charges, fees, and then principal, if applicable. All regular payments will be applied to the satisfaction of scheduled payments in the order in which they become due.

9. Late Charge. ☐ Not Applicable. ☒ Borrower agrees that Lender may assess a late charge for any payment not paid in full within 15 days of its due date. The late charge will be the greater of \$40.00 or 10% of the total amount of the payment which was not paid in full. No late charge will be due, however, if the reason that the payment is late is either: (a) attributable to a late charge assessed on a prior payment; or (b) because, after default by Borrower, the entire outstanding balance on this Note is due. No more than one late charge will be imposed for any single scheduled payment.

10. Return Check Fee. If any check, draft, negotiable order of withdrawal, other similar instrument, or an electronic debit entry (e.g., autopay), is returned to Lender unpaid for any reason, Borrower agrees to pay a returned payment charge of \$30.

11. Reimbursement of Closing Costs Including, if Applicable, Taxes. ☐ If checked, the Reimbursement of Closing Costs Amendment to this Note in which Borrower has agreed to reimburse Lender for certain closing costs including, if applicable, taxes, signed by Borrower in connection with this Note, is incorporated herein by reference.

12. Waiver by Lender. If Borrower has made or makes in the future another loan agreement with Lender, Lender might obtain a security interest in the principal dwelling of Borrower or someone else to secure that other loan agreement. That security agreement may provide that the principal dwelling secures not only that other loan agreement but also all other loan agreements of Borrower with Lender. Lender waives (gives up) any right to claim a security interest in any of the following property unless the security interest is given specifically to secure this Note: Borrower's (or anyone else's) principal dwelling; any "margin stock" as that term is defined by Regulation U, 12 CFR Part 221; and "household goods" as that term is defined in Regulation AA, 12 CFR Part 27.

13. Interest After Maturity and Judgment. Unless prohibited by applicable law, interest at the rate provided in this Note shall continue to accrue on the unpaid balance until paid in full, even after (whether by acceleration or otherwise) maturity, and/or if Borrower becomes a debtor in an action filed under the Bankruptcy Code and/or if judgment is entered against Borrower for the amounts due. If at any time interest as provided for in this paragraph is not permitted by law, interest shall, in that event and at that time, accrue at the highest rate allowed by applicable law.

14. Default. (As used in this paragraph, the term "Borrower" includes Borrowers, Guarantors, sureties, and any owner of property which is security for this Note.) Borrower will be in default:

- (a) if Borrower does not make any payment before or on the date it is due; or
- (b) if Borrower fails to keep any promise made in this Note or defaults in any other note, loan or agreement with Lender; or
- (c) if anyone who signs the security agreement or a mortgage securing this Note breaks any promise made in the security agreement or mortgage; including but not limited to the promise not to sell, give away or transfer title to the property which is the subject of the mortgage or security interest; or
- (d) if any property in which Lender has obtained a security interest to secure this Note is lost, stolen (and not recovered within a reasonable time) or destroyed; or
- (e) if Borrower has made any untrue statement or misrepresentation in the credit application or any other certificate or document given or made for this loan; or
- (f) upon the death of Borrower or any one of them, if there is more than one; or
- (g) if Borrower provides Lender with false information or forged signatures at any time; or
- (h) if a court with proper jurisdiction to do so finds that Borrower, or any one of them, is incapacitated or incompetent; or
- (i) unless Borrower resides in or the real estate which secures this Note is located in New Jersey, if Lender in good faith believes that the prospect of Borrower's paying this Note is impaired.

If Borrower is in default, the entire outstanding balance on this Note shall be immediately due, at the option of the Lender. This will happen without any prior notice to Borrower, or right to cure, except as may be required by law.

Borrower will also be in default:

- (j) if Borrower becomes insolvent and/or cannot pay Borrower's debts as they become due; or
- (k) if any other creditor tries by legal process to take any money or property of Borrower in the Lender's possession; or
- (l) if Borrower files a bankruptcy petition or if anyone files an involuntary bankruptcy against Borrower; or
- (m) if Borrower makes an assignment for the benefit of creditors, or any insolvency, reorganization, arrangement, debt adjustment, receivership, trusteeship, liquidation or other legal or equitable proceedings are instituted by or against Borrower; or
- (n) if any judgment, tax lien, municipal charge or tax levy is filed or writ of execution is issued against Borrower.

If any event described in (j), (k), (l), (m) or (n) happens, the entire outstanding balance on this Note shall be immediately due without any prior notice to Borrower, or right to cure, except as may be required by law.

A default by Borrower on this Note is a default on every other note, loan or agreement of Borrower with Lender.

15. General Waiver Provisions. Borrower waives presentment for payment, demand, protest, notice of protest, dishonor and all other notices or demands in connection with the delivery, acceptance, performance, default or enforcement of this Note. Borrower further waives any right to require due diligence in collection by Lender. Any Borrower who is a resident of Virginia further waives the benefit of any exemptions under Virginia law as to the property in which the Lender has obtained a security interest to secure the obligations in this Note. If this Note is secured by real estate located in Indiana, Borrower waives all rights of valuation and rights under the appraisal laws. If Borrower resides in Florida, the Borrower waives any exemption of disposable earnings from attachment or garnishment under section 222.11 of the Florida Statutes.

16. Delay in Enforcement. Lender can delay enforcing any rights under this Note without losing any rights. Lender's failure to enforce any right under this Note shall not act as a waiver of that right or preclude the exercise of that right in the event of a future occurrence of the same event. Lender can also extend the time allowed for making payments, and such extension shall not affect the obligations of any Borrower, whether or not that Borrower is given notice of the extension.

17. Release of Some Borrowers or Some Security. If there is more than one Borrower, each agrees to remain bound by this Note, although Lender may release any other Borrower or release or substitute any property which is security for the repayment of this Note. Borrower waives all defenses based on suretyship and impairment of collateral or security.

18. Security Interest Charges and Taxes. Borrower agrees to pay any recording, filing, satisfaction and encumbrance fees which may be charged. The charges are to repay Lender for the fees paid to public officials to protect, continue, or release any security interest given in the security agreement or mortgage. If any tax is due in connection with the execution, delivery and/or acceptance of this Note, Borrower agrees to pay any and all such taxes.

Direct Installment Loan Disclosure and Note

Borrower: ROBERT A SHULTZ
GAIL I SHULTZ

Lender: PNC Bank, National Association



Date: 07/01/2014

Direct Installment Loan Note – continued

19. Prepayment. Borrower may prepay, in full or in part, the amount owed on this Note at any time. If Borrower prepays the loan in part, Lender, at Lender's option, may notify Borrower that Borrower must, and Borrower agrees that Borrower will, continue to make regularly scheduled payments until all amounts due under this Note are paid; this will cause the Maturity Date to occur sooner than it was originally scheduled to occur. If at any time there is a remaining balance due of \$50.00 or less, Borrower agrees that Borrower will pay the remaining balance due plus, if applicable, any amount due pursuant to a Reimbursement of Closing Costs Amendment to this Note, on the next scheduled payment due date.

20. If Lender Obtains a Security Interest to Secure Borrower's Payment of this Note, Borrower Makes the Following Additional Promises to Lender:

(a) if property insurance is required by a mortgage and/or security agreement securing the repayment of this Note and/or if flood insurance is required by federal law, BORROWER MAY OBTAIN THE INSURANCE FROM ANYONE OF BORROWER'S CHOICE subject to Lender's reasonable approval. If flood insurance is required, Borrower has been separately notified. The property insurance must cover loss of or damage to the collateral and must be in an amount sufficient to protect Lender's interests; flood insurance must be of the type and in the amount required by federal law;

(b) Borrower agrees to provide Lender evidence of required insurance. All policies must name Lender as a loss payee/secured party and must provide for at least 10 days written notice to Lender of reduction in coverage or cancellation;

(c) if Borrower fails to keep in force the required insurance and/or fails to provide evidence of such insurance to Lender, Lender may notify Borrower that Borrower should purchase the required insurance at Borrower's expense. If Borrower fails to purchase the insurance within the time stated in the notice and/or fails to provide evidence of such insurance to Lender, Lender may purchase insurance to protect Lender's interest, to the extent permitted by applicable law, and charge Borrower the cost of the premiums and any other amounts Lender incurs in purchasing the insurance. THE INSURANCE LENDER PURCHASES WILL BE SIGNIFICANTLY MORE EXPENSIVE AND MAY PROVIDE LESS COVERAGE THAN INSURANCE BORROWER COULD PURCHASE OTHERWISE. Unless prohibited by applicable law, any amounts Lender advances on Borrower's behalf may be added to the balance on which Lender imposes interest as provided in the Note. Such amounts will be payable by Borrower, as Lender alone may direct, as follows: (a) immediately on demand, (b) by increasing the amount of the monthly payment, (c) by increasing the number of the monthly payments, or (d) at the end of the term of the Note. If permitted by applicable law, Lender may receive reasonable compensation for the services which Lender provides in obtaining any required insurance on Borrower's behalf. In certain states, the required insurance may be obtained through a licensed insurance agency affiliated with Lender. This agency will receive a fee for providing the required insurance. In addition, an affiliate may be responsible for some or all of the underlying insurance risks and may receive compensation for assuming such risks. If additional information is required concerning insurance or our affiliate arrangements, please contact Centralized Customer Assistance, 2730 Liberty Avenue, Pittsburgh, PA 15222;

(d) to pay all taxes due on the collateral. If Borrower does not pay the taxes, Lender has the option to pay the taxes. Upon demand, Borrower promises promptly to repay to Lender any amounts paid by Lender for taxes;

(e) if Lender gets a security interest in stock or securities, the value of the collateral may become insufficient to protect Lender. If that happens, Borrower agrees to deliver to Lender additional collateral which Lender believes will be enough to protect Lender;

(f) to allow Lender the right to inspect the collateral at any reasonable time, and to maintain the collateral in good condition and repair; reasonable wear and tear excepted;

(g) if amounts are advanced by Lender under this Note for taxes and/or insurance, Lender may, at its option, if permitted by applicable law, add the amounts so advanced to the outstanding balance and require repayment with interest by increasing the installment payments so that the outstanding principal balance is repaid in full in substantially equal installments on the due date stated in the payment schedule; and

(h) Borrower's promises made and Lender's rights set forth in this section shall not merge with any judgment in any legal action and shall apply until all amounts owed are paid in full.

21. Lender May Sign Borrower's Name to Insurance Checks. Borrower gives Lender the right and power to sign Borrower's name on any check or draft from an insurance company. This is limited to a check or draft in payment of returned premiums, and claims made under physical damage insurance and flood insurance covering property which is security for this loan. Borrower does not have the right to, and agrees that Borrower will not, revoke the power of Lender to make Borrower's endorsement. Lender may exercise the power for Lender's benefit and not for Borrower's benefit, except as otherwise provided by law.

22. Costs of Collection. If Lender files suit or takes action to collect this loan or protect the collateral or the Lender's security interest in it, Borrower agrees to pay Lender's costs and expenses to do so, if Lender is permitted by applicable law to require Borrower to pay those costs. If such action takes place in Ohio or Wisconsin, this shall not include attorney's fees. If such action takes place in Alabama, Georgia, New York, South Carolina or Virginia, this shall include reasonable attorney's fees of 15% of the debt after referral to an attorney who is not Lender's salaried employee. If such action takes place in another state, this shall include reasonable attorney's fees after referral to an attorney who is not Lender's salaried employee.

23. Security Interests in Deposits. The Lender may set-off any amounts due and unpaid under this loan against any of Borrower's money on deposit with Lender. This includes any money which is now or may in the future be deposited with Lender by Borrower or with any co-depositor, including Borrower's spouse. This also includes any property, credits, securities, or money of the Borrower, which may at any time be delivered to or in the possession of the Lender. This may be done without any prior notice to Borrower. If Borrower gives Lender the right to initiate preauthorized electronic funds transfers from Borrower's account with Lender or with another financial institution to make payments on this loan, that right may be a security interest in deposits under applicable law.

24. Assignment by Borrower. Borrower may not assign or otherwise transfer his rights under this Note to anyone else.

25. Assignment by Lender. Lender may sell, transfer, or assign this Note, and any security agreement and/or mortgage given to secure this Note, and Borrower's rights and obligations under this Note will continue unchanged.

26. Multiple Parties. If there is more than one Borrower, each agrees to be responsible to Lender, individually and together, for payment in full of this loan. Borrowers agree that payment of all or part of the proceeds of this Note to any Borrower or to anyone else at the direction of any Borrower will be the equivalent of payment to each Borrower and for the benefit of all Borrowers.

27. Heirs and Personal Representatives Bound. The provisions of this Note shall be binding upon the Borrower, and the heirs and personal representatives of the Borrower.

28. Governing Law and Construction. This Note has been accepted by Lender in Delaware and all loans shall be extended by Lender to Borrower in Delaware. Regardless of the state of Borrower's residence or the place to which Borrower submitted an application, Borrower agrees that the provisions of this Note relating to interest, charges and fees shall be governed by and construed in accordance with federal law and, as made applicable by federal law, Delaware law. Unless preempted by federal law, other substantive terms and provisions shall be governed by and construed in accordance with the law of Delaware; procedural matters relating to the enforcement of the obligations evidenced by the Note and matters related to the granting, perfection and enforcement of a security interest securing this Note, if any, shall be governed by the laws of the state where the enforcement, granting or perfection takes place.

29. Communication Concerning Disputed Debts. ALL COMMUNICATIONS BY BORROWER TO LENDER CONCERNING DISPUTED DEBTS, INCLUDING AN INSTRUMENT TENDERED AS FULL SATISFACTION OF THE LOAN, SHOULD BE SENT TO CENTRALIZED CUSTOMER ASSISTANCE, 2730 LIBERTY AVENUE, PITTSBURGH, PA 15222.

30. Credit Reports. BORROWER AUTHORIZES LENDER TO OBTAIN CREDIT REPORTS ON BORROWER FROM TIME TO TIME AT LENDER'S DISCRETION WHILE BORROWER HAS A LOAN OUTSTANDING WITH LENDER. NOTICE TO ALL BORROWERS. A negative credit report reflecting on Borrower's credit record may be submitted to a consumer (credit) reporting agency if Borrower fails to fulfill the terms of this Note. If Borrower believes that Lender has information about Borrower that is inaccurate or that Lender has reported or may report to a credit reporting agency information about Borrower that is inaccurate, Borrower should notify Lender of the specific information that Borrower believes is inaccurate by writing to Lender at PNC Bank, Centralized Customer Assistance Team, P.O. Box 3180, Pittsburgh PA 15230-3180.

31. Important Information about Phone Calls. By providing telephone number(s) to Lender, now or at any later time, Borrower authorizes PNC and its affiliates and designees to contact Borrower regarding Borrower's account(s) with PNC and its affiliates at such numbers using any means, including but not limited to placing calls using an automated dialing system to cell, VoIP or other wireless phone number, or by sending prerecorded messages or text messages, even if charges may be incurred for the calls or text messages. Borrower consents that any phone call with Lender may be monitored or recorded by Lender.

32. State Disclosures and Provisions. Notice for New York Loans

[] If this box is checked, the following applies:
THE TERM OF THE LOAN IS 15 YEARS. AS A RESULT, YOU WILL BE REQUIRED TO REPAY THE ENTIRE PRINCIPAL BALANCE AND ANY ACCRUED INTEREST THEN OWING 15 YEARS FROM THE DATE ON WHICH THE LOAN IS MADE.
THE LENDER HAS NO OBLIGATION TO REFINANCE THIS LOAN AT THE END OF ITS TERM. THEREFORE, YOU MAY BE REQUIRED TO REPAY THE LOAN OUT OF ASSETS YOU OWN OR YOU MAY HAVE TO FIND ANOTHER LENDER WILLING TO REFINANCE THE LOAN.

Direct Installment Loan Disclosure and Note

Borrower: ROBERT A SHULTZ
GAIL I SHULTZ

Lender: PNC Bank, National Association



Date: 07/01/2014

Direct Installment Loan Note – continued

ASSUMING THIS LENDER OR ANOTHER LENDER REFINANCES THIS LOAN AT MATURITY, YOU WILL PROBABLY BE CHARGED INTEREST AT MARKET RATES PREVAILING AT THAT TIME AND SUCH RATES MAY BE HIGHER THAN THE INTEREST RATE ON THIS LOAN. YOU MAY ALSO HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW MORTGAGE LOAN.

Wisconsin Residents Only

Spousal Notice. Residents of Wisconsin who are married agree and confirm by signing this Note that the obligation evidenced by this Note and any agreement securing this Note is incurred in the interest of Borrower's marriage or family.

Power of Attorney by Florida Residents. The Borrower (and each of them, if more than one) hereby appoints the Lender as his/her lawful attorney, for and in his/her name, place and stead and on behalf of each of them to endorse the Borrower's name on any check or draft from an insurance company and to apply the money to this Note. This power of attorney is coupled with an interest and is limited to endorsing checks and drafts given in payment of a claim under an insurance policy for loss or damage to any of the property securing this Note or for returned or rebated premiums on policies insuring any such property. This power of attorney shall be irrevocable, but shall terminate automatically when all amounts due under this Note have been paid in full.

Florida Documentary Tax Stamp Notice: If this Note is executed or delivered in Florida, the following legend applies:

If this Note is not secured by Florida real estate, Florida documentary stamp tax required by Florida law in the amount of \$ _____ has been paid directly to the Department of Revenue, Certificate of Registration No. 41-8000151814-3. If this Note is secured by Florida real estate, documentary stamp tax required by Florida law has been paid in conjunction with the recording of the mortgage securing the debt evidenced by this Note.

Notice for Illinois Residents.

Unless Borrower provides Lender with evidence of the insurance coverage required by this Note, Lender may purchase insurance at Borrower's expense to protect Lender's interests in the collateral. This insurance may, but need not, protect Borrower's interests. The coverage that Lender purchases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collateral. Borrower may later cancel any insurance purchased by Lender, but only after providing Lender with evidence that Borrower has obtained insurance as required by this Note. If Lender purchases insurance for the collateral, Borrower will be responsible for the costs of that insurance, including interest and any other charges Lender may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to the total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on Borrower's own.

Notice for Missouri Residents.

In this Notice, "you" means the Borrower, "we" and "us" means the Lender, and "agreement" means this Note. Unless you provide evidence of the insurance coverage required by your agreement with us, we may purchase insurance at your expense to protect our interests in your collateral. This insurance may, but need not, protect your interests. The coverage that we purchase may not pay any claim that you make or any claim that is made against you in connection with the collateral. You may later cancel any insurance purchased by us, but only after providing evidence that you have obtained insurance as required by our agreement. If we purchase insurance for the collateral, you will be responsible for the costs of that insurance, including the insurance premium, interest and any other charges we may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to your total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance you may be able to obtain on your own.

33. BORROWER ACKNOWLEDGES RECEIPT OF A COMPLETELY FILLED-IN COPY OF THIS NOTE AND DISCLOSURE. BY SIGNING BELOW, BORROWER AGREES TO BE LEGALLY BOUND BY ALL THE TERMS AND CONDITIONS OF THIS NOTE. Each of the Borrowers guarantees that the signature of any Borrower is genuine.

Robert A Shultz 07.01.14
Borrower's Signature ROBERT A SHULTZ Date

Gail I. Shultz 07-01-14
Borrower's Signature GAIL I SHULTZ Date 05

Loan Originator Names and Nationwide Mortgage Licensing System and Registry (NMLSR) IDs:

Organization: PNC Bank, N.A.

NMLSR ID: [REDACTED]

Individual: DENISE SANDERS-ASKINS

NMLSR ID: [REDACTED]

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon Eyerly 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. 2020CV214

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, APRIL 28, 2021 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 or tract of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

ON the North by Third Street, on the East by lot now or formerly known as the Bell Ruckle Lot, on the South by an alley, and on the West by lot formerly titled in the names of George Retenburg and Charles Retenburg, it being 82 1/2 feet, more or less, fronting on said Third Street and having a depth of 173.6 feet.

BEING the same property as conveyed from Gail I. Shultz, joined by Robert A. Shultz, her husband, to Gail I. Shultz and Robert A. Shultz, her husband, as detailed in Deed Book 467, Page 438, dated 11/11/1991, recorded 11/12/1991.

AND the said Gail I. Shultz having died on or about August 4, 2018, Whereby operation of Law Title vested in her husband, Robert A. Shultz. The said Robert A. Shultz died on or about JULY 14, 2019, Intestate.

PROPERTY ADDRESS: 2489 Third Street, Bloomsburg, PA 17815
UPI / TAX PARCEL NUMBER: 313C215300

PROPERTY ADDRESS: 2489 3rd Street, Bloomsburg, PA 17815
UPI / TAX PARCEL NUMBER: 313C215300

Seized and taken into execution to be sold as the property of BRYAN RUCKLE, II, JACKIE WATKINS, ALL UNKNOWN HEIRS OF ROBERT A. SHULTZ, BERNARD E. SHULTZ, MARY JEAN RUCKLE, MARCUS RUCKLE, JAMIE RUCKLE, in suit of PNC 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.

Attorney for the Plaintiff
TUCKER & ARENSBERG P.C.
PITTSBURGH, PA 412-666-1212

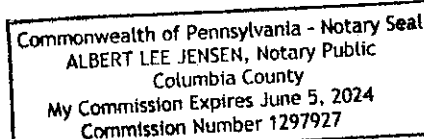
TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

Ad Text: ROBERT SHULTZ SALE

Date(s) Published: 4/7/2021, 4/14/2021, 4/21/2021

Sworn and subscribed to before me
this 21 day of April 2021.

Albert Lee Jensen
(Notary Public)



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.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG PA 17815

**Via Fax and U.S. First-Class Mail
(570) 389-5625**

March 31, 2021

Office of the Sheriff
Columbia County
35 W. Main Street
Bloomsburg, PA 17815

**Re: PNC Bank, National Association vs. Bernard E. Shultz, et al
Case No. 2020-CV-214
TAPC File No. 000011-188317
(1) Amended Affidavit Pursuant to Pa.R.C.P. 3129.1; and (2) Verification of Service**

Dear Sir or Madam:

This office represents Plaintiff, PNC Bank, National Association, in the above-captioned mortgage foreclosure matter.

We have sent the Prothonotary the enclosed Amended Affidavit Pursuant to Pa. R.C.P. 3129.1 and Verification of Service of Notice of Sale to Defendants and Lien Creditors Pursuant to PA. R.C.P. 3129.2 for filing in the above-captioned case.

Thank you for your assistance and cooperation in this matter. If you have any questions or need anything further from our office, please do not hesitate to contact me at (412) 594-3904 or email at czhang@tuckerlaw.com.

Very truly yours,

TUCKER ARENSBERG, P.C.

Chenny Zhang

Chenny Zhang
Paralegal

Enclosures
TADMS:5490051-1 000011-188317

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2020-CV-214

v.

BERNARD E. SHULTZ, JAMIE RUCKLE,
BRYAN RUCKLE II, MARCUS RUCKLE,
JACKIE WATKINS AND MARY JEAN
RUCKLE as known heirs of ROBERT A.
SHULTZ and ALL UNKNOWN HEIRS OF
ROBERT A. SHULTZ,

Defendants.

**AMENDED AFFIDAVIT PURSUANT TO PA.
R.C.P. 3129.1**

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of record for this party :
Kevin J. Cummings, Esquire
PA I.D 209660
kcummings@tuckerlaw.com

TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

BERNARD E. SHULTZ, JAMIE RUCKLE,
BRYAN RUCKLE II, MARCUS RUCKLE,
JACKIE WATKINS AND MARY JEAN
RUCKLE as known heirs of ROBERT A.
SHULTZ and ALL UNKNOWN HEIRS OF
ROBERT A. SHULTZ,

Defendants.

CIVIL DIVISION

No. 2020-CV-214

AMENDED AFFIDAVIT PURSUANT TO Pa. R.C.P. 3129.1

PNC Bank, National Association, Plaintiff, in the above action, by its attorneys, Tucker Arensberg, P.C., setS forth as of the date of the Praeipe for Writ of Execution was filed the following information concerning the real property located at 2488 3rd Street, Bloomsburg, Scott Township, County of Columbia and Commonwealth of Pennsylvania:

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

BERNARD E. SHULTZ

485 Main Street
Benton, PA 17814

JAMIE RUCKLE

265 Ahsepoo Creek Drive
Myrtle Beach, SC 29579

BRYAN RUCKLE II

222 Main Street
Orangeville, PA 17859

MARCUS RUCKLE

360 Buckhorn Road
Bloomsburg, PA 17815

JACKIE WATKINS

979 Gravel Pike
Palm, PA 18070

MARY JEAN RUCKLE

364 Buckhorn Road
Bloomsburg, PA 17815

ALL UNKNOWN HEIRS OF ROBERT A.
SHULTZ

2488 3rd Street
Bloomsburg, PA 17815

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

BERNARD E. SHULTZ	485 Main Street Benton, PA 17814
JAMIE RUCKLE	265 Ahsepoo Creek Drive Myrtle Beach, SC 29579
BRYAN RUCKLE II	222 Main Street Orangeville, PA 17859
MARCUS RUCKLE	360 Buckhorn Road Bloomsburg, PA 17815
JACKIE WATKINS	979 Gravel Pike Palm, PA 18070
MARY JEAN RUCKLE	364 Buckhorn Road Bloomsburg, PA 17815
ALL UNKNOWN HEIRS OF ROBERT A. SHULTZ	2488 3rd 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	C/O KEVIN J. CUMMINGS, ESQ. TUCKER ARENSBERG, P.C. 1500 ONE PPG PLACE PITTSBURGH, PA 15222
--------------------------------	---

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

PNC BANK, NATIONAL ASSOCIATION	C/O KEVIN J. CUMMINGS, ESQ. TUCKER ARENSBERG, P.C. 1500 ONE PPG PLACE PITTSBURGH, PA 15222
--------------------------------	---

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

COLUMBIA COUNTY - REGISTER OF WILLS	P.O. Box 380 Bloomsburg, PA 17815
COLUMBIA COUNTY - REGISTER OF WILLS	35 West Main Street 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:

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION	SECOND FLOOR 11 West Main Street Bloomsburg, PA 17815
COLUMBIA COUNTY TAX CLAIM BUREAU	11 West Main Street Main Street County Annex Bloomsburg, PA 17815
BERKHEIMER TAX ADMINISTRATOR	50 North Seventh Street Bangor, PA 18013
BERKHEIMER-SENECA VALLEY	HAB-MISC PO Box 25144 Lehigh Valley, PA 18002
SCOTT TOWNSHIP	350 Tenny Street Bloomsburg, PA 17815-3251
SCOTT TOWNSHIP	C/O ANTHONY MCDONALD, ESQ. Marinos, McDonald and Knecht, LLP 106 West Front Street Berwick, PA 18603
SCOTT TOWNSHIP TAX COLLECTOR	C/O MELODY BOHLING 2636 Old Berwick Road Bloomsburg, PA 17815
SCOTT TOWNSHIP SEWER AUTHORITY	C/O JON BENFIELD 350 Tenny Street Bloomsburg, PA 17815
CENTRAL COLUMBIA SCHOOL DISTRICT	4777 Old Berwick Road Bloomsburg, PA 17815

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

PENNSYLVANIA DEPARTMENT OF REVENUE	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17022-1230
---------------------------------------	--

PENNSYLVANIA DEPARTMENT OF
REVENUE

Department 280948
Harrisburg, PA 17128

COMMONWEALTH OF
PENNSYLVANIA

Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128

THE UNITED STATES OF AMERICA
AT TAX LIENS

U.S. Attorney's Office - Middle District of
Pennsylvania
Herman T. Schneebeli Federal Building
240 West Third Street
Williamsport, PA 17701-6465

TENANT/OCCUPANT

2488 3rd Street
Bloomsburg, PA 17815


The information provided in the foregoing Affidavit is provided solely to comply with the Pennsylvania Rules of Civil Procedure 3129.1, and it is not intended to be a comprehensive abstract of the condition of the title of the real estate which is being sold under this execution. No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

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

TUCKER ARENSBERG, P.C.

Dated: March 30, 2021

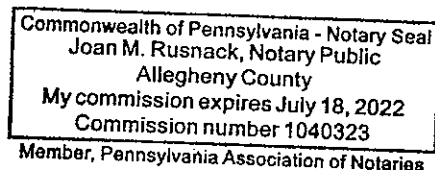
By:


Kevin J. Cummings, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
this 30th day of March 2021

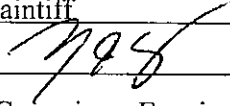

Joan M. Rusnack
Notary Public

My Commission Expires:



CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff
Signature: 
Name: Kevin J. Cummings, Esquire
Attorney No. (if applicable): 

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2020-CV-214

vs.

BERNARD E. SHULTZ, JAMIE RUCKLE, BRYAN
RUCKLE II, MARCUS RUCKLE, JACKIE
WATKINS AND MARY JEAN RUCKLE as known
heirs of ROBERT A. SHULTZ and ALL UNKNOWN
HEIRS OF ROBERT A. SHULTZ,

**VERIFICATION OF SERVICE OF NOTICE
OF SALE TO DEFENDANTS AND LIEN
CREDITORS PURSUANT TO PA. R.C.P.
3129.2**

Defendants.

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of record for this party:

Kevin J. Cummings, Esquire
Pa. I.D. No. 209660
kcummings@tuckerlaw.com
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

SALE DATE: April 28, 2021

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2020-CV-214

vs.

BERNARD E. SHULTZ, JAMIE RUCKLE,
BRYAN RUCKLE II, MARCUS RUCKLE,
JACKIE WATKINS AND MARY JEAN
RUCKLE as known heirs of ROBERT A.
SHULTZ and ALL UNKNOWN HEIRS OF
ROBERT A. SHULTZ,

Defendants.

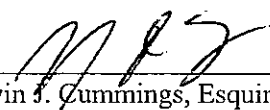
**VERIFICATION OF SERVICE OF NOTICE OF SALE
TO DEFENDANTS AND LIEN CREDITORS**

The undersigned certifies that service of the Notice of Sheriff's Sale in the above captioned matter was completed as follows:

- A) On Defendant, Bernard E. Shultz, by handing a true copy to them personally at 485 Main Street, Benton, PA 17814, on February 24, 2021; attached hereto and marked as **Exhibit "A"**.
- B) On Defendant, Jamie Ruckle, by mailing a true copy to them by Certified Mail, return receipt requested, at 265 Ahsepoo Creek Drive, Myrtle Beach, SC 29579, on March 22, 2021; attached hereto and marked as **Exhibit "B"**.
- C) On Defendant, Bryan Ruckle II, by handing a true copy to Melissa Ruckle, who accepted as "Adult Person in Charge" for Bryan Ruckle II at 222 Main Street, Orangeville, PA 17859, on February 19, 2021; attached hereto and marked as **Exhibit "C"**.
- D) On Defendant, Marcus Ruckle, by handing a true copy to them personally at 360 Buckhorn Road, Bloomsburg, PA 17815, on February 18, 2021; attached hereto and marked as **Exhibit "D"**.
- E) On Defendant, Jackie Watkins, by mailing a true copy to them by Certified Mail, return receipt requested, at 979 Gravel Pike, Palm, PA 18070, on February 26, 2021; attached hereto and marked as **Exhibit "E"**.
- F) On Defendant, Mary Jean Ruckle, by handing a true copy to them personally at Harbor Freight Parking Lot, Buckhorn, PA on February 17, 2021; attached hereto and marked as **Exhibit "F"**.

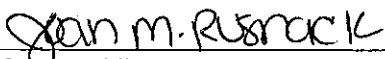
- G) On Defendant, All Unknown Heirs of Robert A. Shultz, by posting the Mortgaged Premises at 2488 3rd Street, Bloomsburg, PA 17815 on March 22, 2021, and by first class and certified mail to the Mortgaged Premises on February 23, 2021, pursuant to the Order of Court entered on March 17, 2020; attached hereto and marked as **Exhibit "G"**.
- H) The undersigned certifies that the undersigned personally mailed a copy of the Notice of Sale in the above captioned matter by Certificate of Mailing (P.S. Form #3817) to all Lien Creditors and Parties of Interest on February 23, 2021, and on March 25, 2021, as evidenced by P.S. Form 3817 attached hereto as **Exhibit "H"**.

TUCKER ARENSBERG, P.C.

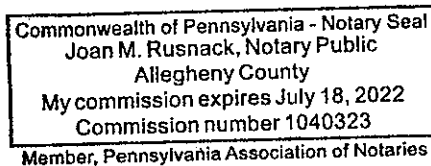


Kevin J. Cummings, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
this 30th day of March 2021



Notary Public
My Commission Expires:

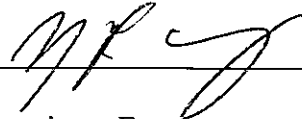


CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: _____



Name: Kevin J. Cummings, Esquire

Attorney No. (if applicable): 209660

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/24/2021 02:34 PM - DEPUTY SCOTT MAYERNICK, 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, TC WIT: BERNARD E SHULTZ AT 485 MAIN STREET, BENTON, PA 17814.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 25, 2021

EXHIBIT A

NOTARY

Affirmed and subscribed to before me this

25TH day of FEBRUARY, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

7014 0510 0001 0574 8009

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Jamie Ruckle
265 Ahsepoo Creek Drive
Myrtle Beach, SC 29579

SCANNED

PS Form 3800, August 2005 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i></p> <p>C. Date of Delivery <i>3/22</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>
1. Article Addressed to: Jamie Ruckle 265 Ahsepoo Creek Drive Myrtle Beach, SC 29579	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express <input checked="" type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 9590 0402 5094 9092 7870 44 7014 0510 0001 0574 8009	

PS Form 3811, July 2016 PSN 7530-02-000-9049

Tracking Number: 70140510000105748009

Remove X

Your item was delivered to an individual at the address at 12:15 pm on March 22, 2021 in MYRTLE BEACH, SC 29579.

✓ **Delivered**

March 22, 2021 at 12:15 pm
Delivered, Left with Individual
MYRTLE BEACH, SC 29579

Get Updates ✓

EXHIBIT B

Feedback

Text & Email Updates

Tracking History

March 22, 2021, 12:15 pm
Delivered, Left with Individual
MYRTLE BEACH, SC 29579

Your item was delivered to an individual at the address at 12:15 pm on March 22, 2021 in MYRTLE BEACH, SC 29579.

March 22, 2021, 12:14 pm
Notice Left (No Authorized Recipient Available)
MYRTLE BEACH, SC 29579

March 22, 2021, 9:42 am
Out for Delivery
MYRTLE BEACH, SC 29579

March 22, 2021, 9:31 am
Arrived at Post Office
MYRTLE BEACH, SC 29579

March 21, 2021
In Transit to Next Facility

March 20, 2021, 10:17 pm
Departed USPS Regional Facility
COLUMBIA SC PROCESSING CENTER

March 20, 2021, 10:06 am
Arrived at USPS Regional Facility
COLUMBIA SC PROCESSING CENTER

March 18, 2021, 8:14 pm
Departed USPS Regional Facility
PITTSBURGH PA DISTRIBUTION CENTER

March 18, 2021, 6:29 pm
Arrived at USPS Regional Facility
PITTSBURGH PA DISTRIBUTION CENTER

Feedback

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/19/2021 09:51 AM - DEPUTY MICHAEL TKACH, 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 MELISSA RUCKLE WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRYAN RUCKLE, II AT ROY B. RUCKL II, 222 MAIN STREET, ORANGEVILLE, PA 17859.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 22, 2021

EXHIBIT C

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/18/2021 12:10 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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: MARCUS RUCKLE AT 360 BUCKHORN ROAD, BLOOMSBURG, PA 17815.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 19, 2021

EXHIBIT D

NOTARY

Affirmed and subscribed to before me this

19TH day of FEBRUARY, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

7018 1830 0001 7446 5707

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

OFFICIAL USE

For a list of restrictions, visit our website at www.usps.com

Complete this form for each item mailed by certified mail.

1. Article Addressed to:

2. Article Number (transfer from service label):

3. Service Type:

4. Is delivery address different from item 1? ☐ Yes ☐ No

5. Signature:

6. Agent:

7. Address:

8. Date of Delivery:

9. Yes ☐ No ☐

10. If YES, enter delivery address below:

11. Priority Mail Express ☐

12. Registered Mail ☐

13. Registered Mail Restricted Delivery ☐

14. Signature Confirmation ☐

15. Signature Confirmation Restricted Delivery ☐

16. Return Receipt for Merchandise ☐

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SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jackie Watkins
 979 Gravel Pike
 Palm, PA 18070

2. Article Number (transfer from service label):

7018 1830 0001 7446 5707

3. Service Type:

4. Is delivery address different from item 1? ☐ Yes ☐ No

5. Signature:

6. Agent:

7. Address:

8. Date of Delivery:

9. Yes ☐ No ☐

10. If YES, enter delivery address below:

11. Priority Mail Express ☐

12. Registered Mail ☐

13. Registered Mail Restricted Delivery ☐

14. Signature Confirmation ☐

15. Signature Confirmation Restricted Delivery ☐

16. Return Receipt for Merchandise ☐

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Tracking Number: 70181830000179465707

Your item was delivered to an individual at the address at 1:29 pm on February 26, 2021 in HEREFORD, PA 18056.

✓ **Delivered, Left with Individual**

February 26, 2021 at 1:29 pm
 HEREFORD, PA 18056

Get Updates ✓

EXHIBIT E

Feedback

Text & Email Updates ✓

Tracking History ^

February 26, 2021, 1:29 pm
 Delivered, Left with Individual
 HEREFORD, PA 18056

Your item was delivered to an individual at the address at 1:29 pm on February 26, 2021 in HEREFORD, PA 18056.

February 26, 2021, 7:55 am
 Out for Delivery
 HEREFORD, PA 18056

February 26, 2021, 7:44 am

Arrived at Post Office
HEREFORD, PA 18056

February 25, 2021, 8:19 pm

Departed USPS Regional Facility
LEHIGH VALLEY PA DISTRIBUTION CENTER

February 25, 2021, 5:19 am

Arrived at USPS Regional Facility
LEHIGH VALLEY PA DISTRIBUTION CENTER

February 24, 2021

In Transit to Next Facility

February 23, 2021, 8:49 pm

Arrived at USPS Regional Facility
PITTSBURGH PA DISTRIBUTION CENTER

Feedback

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

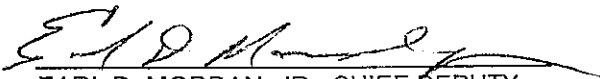


PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/17/2021 04:35 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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: MARY JEAN RUCKLE AT HARBOR FREIGHT PARKING LOT, BUCKHORN, PA.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 19, 2021

EXHIBIT F

NOTARY

Affirmed and subscribed to before me this

19TH day of FEBRUARY, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

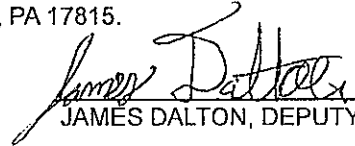


PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

03/22/2021 02:04 PM - DEPUTY JAMES DALTON, 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 2488 3RD STREET, BLOOMSBURG, PA 17815.


JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 22, 2021

EXHIBIT G

NOTARY

Affirmed and subscribed to before me this

22ND day of MARCH, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

(c) County of Columbia, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV214

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, APRIL 28, 2021
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 OR TRACT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY THIRD STREET, ON THE EAST BY LOT NOW OR FORMERLY KNOWN AS THE BELL RUCKLE LOT, ON THE SOUTH BY AN ALLEY, AND ON THE WEST BY LOT FORMERLY TITLED IN THE NAMES OF GEORGE RITTENBURG AND CHARLES RITTENBURG. IT BEING 82 1/2 FEET, MORE OR LESS, FRONTING ON SAID THIRD STREET AND HAVING A DEPTH OF 173.6 FEET.

BEING THE SAME PROPERTY AS CONVEYED FROM GAIL I. SHULTZ, JOINED BY ROBERT A. SHULTZ, HER HUSBAND, TO G. I. SHULTZ AND ROBERT A. SHULTZ, HER HUSBAND, AS DESCRIBED IN DEED BOOK 487, PAGE 438, DATED 11/11/1991, RECORDED 11/12/1991.

AND THE SAID GAIL I. SHULTZ HAVING DIED ON OR ABOUT AUGUST 4, 2018, WHEREBY OPERATION OF LAW TITLE VESTED IN HER HUSBAND, ROBERT A. SHULTZ. THE SAID ROBERT A. SHULTZ DIED ON OR ABOUT JULY 14, 2019, INTTESTATE.

PROPERTY ADDRESS: 2488 THIRD STREET, BLOOMSBURG, PA 17815
UPI/TAX PARCEL NUMBER: 313C215300

PROPERTY ADDRESS: 2488 3RD STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 31 3C 215 3000

Seized and taken into execution to be sold as the property of BRYAN RUCKLE, II, JACKIE WATKINS, ALL UNKNOWN HEIRS OF ROBERT A. SHULTZ, BERNARD E SHULTZ, MARY JEAN RUCKLE, MARCUS RUCKLE, JAMIE RUCKLE in & of PNC 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.

Attorney for the Plaintiff:
TUCKER & ARENSBERG P.C.
PITTSBURGH, PA 412-566-1212

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

TUCKER ARENSBERG
Attorneys

1500 One PPG Place Pittsburgh, PA 15222

CERTIFIED MAIL



7018 1830 0001 7746 5684

NEOPOST

02/23/2021

US POSTAGE \$007



DP
041M1

All Unknown Heirs of Robert A. Shultz

2488 3rd Street

Bloomsburg, P. MEX28

271 EX 2

2283/8

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

SC 15227

5442-86260

4781533119 0001

1. Article Addressed to

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the envelope, or on the front if space permits.

All Unknown Heirs of Robert A. Shultz
2488 3rd Street
Bloomsburg, PA 17815



9590 9402 4846 9032 3496 98

2. Article Number (Transfer from service label)

7018 1830 0001 7746 5684

3. Signature

X

4. Agent

5. Addressee

6. Received by (Printed Name)

7. Date of Delivery

8. Is delivery address different from item 1? 9. Yes
If YES, enter delivery address below: 10. No

11. Service Type

12. Addressee

13. Addressee Restricted Delivery

14. Certified Mail

15. Certified Mail Restricted Delivery

16. Collection Delivery

17. Collection Delivery Restricted Delivery

18. Insured Mail

19. Insured Mail Restricted Delivery

20. Priority Mail Express

21. Registered Mail

22. Registered Mail Restricted Delivery

23. Signature Required for Mailpiece

24. Signature Confirmation

25. Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9003

Domestic Return Receipt

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FILED

PROTHONOTARY

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

2020 MAR 17 P 4: (

Plaintiff,

No. 2020-CV-214

CLERK OF COURTS
COUNTY OF COLUMBIA.

vs.

BERNARD E. SHULTZ, JAMIE RUCKLE,
 BRYAN RUCKLE II, MARCUS RUCKLE,
 JACKIE WATKINS AND MARY JEAN
 RUCKLE, as known heirs of ROBERT A.
 SHULTZ and ALL UNKNOWN HEIRS OF
 ROBERT A. SHULTZ,

Defendants.

ORDER OF COURT

AND NOW, this 17 day of March, 2020, the within Motion of PNC Bank, National Association, is **GRANTED**. It is hereby **ORDERED** that Plaintiff shall serve the Complaint in Mortgage Foreclosure, and all other pleadings/notices in connection with this foreclosure action requiring personal service, including the Notice of Sale, upon the Defendant, All Unknown Heirs of Robert A. Shultz by posting the Mortgaged Premises at 2488 3rd Street, Bloomsburg, PA 17815 and mailing notice by first class and certified mail to the mortgage property, with service complete upon mailing.



, J.

NEOPOST

02/23/2021

US POSTAGE \$002.20⁰⁰ZIP 15222
041M11455975

and of Sender	Tucker: Aronsberg, P.C. 1500 One PPG Place Pittsburgh, PA 15222 SN/Donchez #185618 (Zhang)	Name of Addressee, Street, and Post Office Address	Indicate Type of Mail: Registered Insured COD Certified	Return Receipt for merchandise Int'l Recorded Express Mail	Postage Fee	Handling Charge	Act. Value (if Regis.)	Insur ed Valu e	Due Send er If CO D	R R F e e	SD Fee	Remarks	Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt
1.		THE UNITED STATES OF AMERICA AT TAX LIENS U.S. Attorney's Office - Middle District of Pennsylvania Herman T. Schneebeli Federal Building 240 West Third Street Williamsport, PA 17701-6465			.50								
2.		COMMONWEALTH OF PENNSYLVANIA Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128			.50								
3.		PENNSYLVANIA DEPARTMENT OF REVENUE Department 280948 Harrisburg, PA 17128			.50								
4.		PENNSYLVANIA DEPARTMENT OF REVENUE Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17022-1230			.50								
5.		COLUMBIA COUNTY DOMESTIC RELATIONS SECTION SECOND FLOOR 11 West Main Street Bloomsburg, PA 17815			.50								

EXHIBIT H

NEOPOST

02/23/2021

US POSTAGE \$002.64⁰ZIP 15222
041M11455975

FEB 23 2021

and of Sender	Tucker Arensberg, P.C. 1500 One PPG Place Pittsburgh, PA 15222 SN/Donchez #185618 (Zhang)	Indicate Type of Mail: Registered Insured COD Certified Express Mail	Return Receipt for merchandise Int'l Recorded Express Mail	Postage	Fee	Check Appropriate block for Registered Mail: With Postal Insurance Without Postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt						
Line	Article Number	Name of Addressee, Street, and Post Office Address				Handling Charge	Act. Value (If Regis.)	Insur ed Valu e	Due Send er if CO D	R R F e e	SD Fee	SH Fee	Rest. Del. Fee Remarks
6.		COLUMBIA COUNTY TAX CLAIM BUREAU 11 West Main Street Main Street County Annex Bloomsburg, PA 17815		.50									
7.		BERKHEIMER TAX ADMINISTRATOR 50 North Seventh Street Bangor, PA 18013		.50									
8.		BERKHEIMER-SENECA VALLEY 305 East Grandview Ave Zelienople, PA 16063		.50									
9.		SCOTT TOWNSHIP 350 Tenny Street Bloomsburg, PA 17815-3251		.50									
10.		SCOTT TOWNSHIP c/o ANTHONY MCDONALD, ESQ. Marinos, McDonald and Knecht 120 Rear East 3rd Street Berwick, PA 18603		.50									
11.		HAMBURG MUNICIPAL AUTHORITY Hamburg Municipal Center ATTN: Hamburg Municipal Authority 61 North 3rd Street Hamburg, PA 19526		.50									

NEOPOST

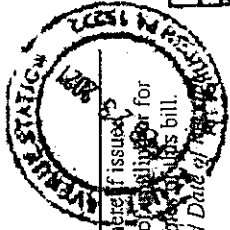
02/23/2021

US POSTAGE \$002.64⁰ZIP 15222
PA 041455975

and of Sender	Name of Addressee, Street, and Post Office Address	Indicate Type of Mail: Registered Insured COD Certified	Return Receipt for merchandise Int'l Recorded Express Mail	Postage	Fee	Check Appropriate block for Registered Mail: With Postal Insurance Without Postal Insurance	Handling Charge	Act. Value (If Regis.)	Insur ed Valu e	Due Send er If CO D	R R F e e	R SD Fee	SH Fee	Rest. Deliv. Postage	Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt
Tucker Arensburg, P.C. 1500 One PPG Place Pittsburgh, PA 15222 SN/Donchez #185618 (Zhang)															
12.	SCOTT TOWNSHIP TAX COLLECTOR C/O MELODY BOHLING 2636 Old Berwick Road Bloomsburg, PA 17815			.50											
13.	SCOTT TOWNSHIP SEWER AUTHORITY c/o JON BENFIELD 350 Tenny Street Bloomsburg, PA 17815			.50											
14.	CENTRAL COLUMBIA SCHOOL DISTRICT 4777 Old Berwick Road Bloomsburg, PA 17815			.50											
15.	PENNSYLVANIA DEPARTMENT OF REVENUE Department 280948 Harrisburg, PA 17128			.50											
16.	COMMONWEALTH OF PENNSYLVANIA Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128			.50											
17.	COLUMBIA COUNTY - REGISTER OF WILLS P.O. Box 380 Bloomsburg, PA 17815			.50											

NEOPOST

02/23/2021

US POSTAGE \$001.55⁰ZIP 15222
041M11455975

and of Sender	Tucker Aronsberg, P.C. 1500 One PPG Place Pittsburgh, PA 15222 SN/Donchez #185618 (Zhang)	Name of Addressee, Street, and Post Office Address	Indicate Type of Mail: Registered Insured COD Certified Express Mail	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insur ed Valu e	Due Send or If CO D	R R F C C D	SD Fee	SH Fee	Rest. Del. Fee Remarks
18.		COLUMBIA COUNTY - REGISTER OF WILLS 35 West Main Street Bloomsburg, PA 17815		.50									
19.		TENANT/OCCUPANT 2488 3rd Street Bloomsburg, PA 17815		.50									
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See <i>Domestic Mail Manual</i> R900, S913 and S921 for limitations of coverage on Insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.									

CZ 188317



**UNITED STATES
POSTAL SERVICE**

**Certificate Of
Mailing**

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:

Tucker Arensberg, P.C.

1500 One PPG Place

Pittsburgh, PA 15222

To:

SCOTT TOWNSHIP

C/O ANTHONY MCDONALD, ESQ.

Marinos, McDonald and Knecht, LLP

106 West Front Street

Berwick, PA 18603

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

03/25/2021
US POSTAGE \$001.55
ZIP 15222
041M11455975

- CZ 188317



**UNITED STATES
POSTAL SERVICE**

**Certificate Of
Mailing**

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:

Tucker Arensberg, P.C.

1500 One PPG Place

Pittsburgh, PA 15222

To:

BERKHEIMER-SENECA VALLEY

HAB-MISC

PO Box 25144

Lehigh Valley, PA 18002

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

NEUPUS1
03/25/2021
US POSTAGE \$001.55
ZIP 15222
041M11455975

TUCKER ARENSBERG
Attorneys

Chenny Zhang (412) 594-3904
czhang@tuckerlaw.com

**Via Fax and U.S. First-Class Mail
(570) 389-5625**

March 31, 2021

Office of the Sheriff
Columbia County
35 W. Main Street
Bloomsburg, PA 17815

**Re: PNC Bank, National Association vs. Bernard E. Shultz, et al
Case No. 2020-CV-214
TAPC File No. 000011-188317
(1) Amended Affidavit Pursuant to Pa.R.C.P. 3129.1; and (2) Verification of Service**

Dear Sir or Madam:

This office represents Plaintiff, PNC Bank, National Association, in the above-captioned mortgage foreclosure matter.

We have sent the Prothonotary the enclosed Amended Affidavit Pursuant to Pa. R.C.P. 3129.1 and Verification of Service of Notice of Sale to Defendants and Lien Creditors Pursuant to PA. R.C.P. 3129.2 for filing in the above-captioned case.

Thank you for your assistance and cooperation in this matter. If you have any questions or need anything further from our office, please do not hesitate to contact me at (412) 594-3904 or email at czhang@tuckerlaw.com.

Very truly yours,

TUCKER ARENSBERG, P.C.

Chenny Zhang

Chenny Zhang
Paralegal

Enclosures
TADMS:5490051-1 000011-188317

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2020-CV-214

v.

BERNARD E. SHULTZ, JAMIE RUCKLE,
BRYAN RUCKLE II, MARCUS RUCKLE,
JACKIE WATKINS AND MARY JEAN
RUCKLE as known heirs of ROBERT A.
SHULTZ and ALL UNKNOWN HEIRS OF
ROBERT A. SHULTZ,

Defendants.

**AMENDED AFFIDAVIT PURSUANT TO PA.
R.C.P. 3129.1**

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of record for this party :
Kevin J. Cummings, Esquire
PA I.D 209660
kcummings@tuckerlaw.com

TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

BERNARD E. SHULTZ, JAMIE RUCKLE,
BRYAN RUCKLE II, MARCUS RUCKLE,
JACKIE WATKINS AND MARY JEAN
RUCKLE as known heirs of ROBERT A.
SHULTZ and ALL UNKNOWN HEIRS OF
ROBERT A. SHULTZ,

Defendants.

CIVIL DIVISION

No. 2020-CV-214

AMENDED AFFIDAVIT PURSUANT TO Pa. R.C.P. 3129.1

PNC Bank, National Association, Plaintiff, in the above action, by its attorneys, Tucker Arensberg, P.C., sets forth as of the date of the Praecipe for Writ of Execution was filed the following information concerning the real property located at 2488 3rd Street, Bloomsburg, Scott Township, County of Columbia and Commonwealth of Pennsylvania:

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

BERNARD E. SHULTZ

485 Main Street
Benton, PA 17814

JAMIE RUCKLE

265 Ahsepoo Creek Drive
Myrtle Beach, SC 29579

BRYAN RUCKLE II

222 Main Street
Orangeville, PA 17859

MARCUS RUCKLE

360 Buckhorn Road
Bloomsburg, PA 17815

JACKIE WATKINS

979 Gravel Pike
Palm, PA 18070

MARY JEAN RUCKLE

364 Buckhorn Road
Bloomsburg, PA 17815

ALL UNKNOWN HEIRS OF ROBERT A.
SHULTZ

2488 3rd Street
Bloomsburg, PA 17815

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

BERNARD E. SHULTZ	485 Main Street Benton, PA 17814
JAMIE RUCKLE	265 Ahsepoo Creek Drive Myrtle Beach, SC 29579
BRYAN RUCKLE II	222 Main Street Orangeville, PA 17859
MARCUS RUCKLE	360 Buckhorn Road Bloomsburg, PA 17815
JACKIE WATKINS	979 Gravel Pike Palm, PA 18070
MARY JEAN RUCKLE	364 Buckhorn Road Bloomsburg, PA 17815
ALL UNKNOWN HEIRS OF ROBERT A. SHULTZ	2488 3rd 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	C/O KEVIN J. CUMMINGS, ESQ. TUCKER ARENSBERG, P.C. 1500 ONE PPG PLACE PITTSBURGH, PA 15222
--------------------------------	---

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

PNC BANK, NATIONAL ASSOCIATION	C/O KEVIN J. CUMMINGS, ESQ. TUCKER ARENSBERG, P.C. 1500 ONE PPG PLACE PITTSBURGH, PA 15222
--------------------------------	---

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

COLUMBIA COUNTY - REGISTER OF WILLS	P.O. Box 380 Bloomsburg, PA 17815
COLUMBIA COUNTY - REGISTER OF WILLS	35 West Main Street 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:

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION	SECOND FLOOR 11 West Main Street Bloomsburg, PA 17815
COLUMBIA COUNTY TAX CLAIM BUREAU	11 West Main Street Main Street County Annex Bloomsburg, PA 17815
BERKHEIMER TAX ADMINISTRATOR	50 North Seventh Street Bangor, PA 18013
BERKHEIMER-SENECA VALLEY	HAB-MISC PO Box 25144 Lehigh Valley, PA 18002
SCOTT TOWNSHIP	350 Tenny Street Bloomsburg, PA 17815-3251
SCOTT TOWNSHIP	C/O ANTHONY MCDONALD, ESQ. Marinos, McDonald and Knecht, LLP 106 West Front Street Berwick, PA 18603
SCOTT TOWNSHIP TAX COLLECTOR	C/O MELODY BOHLING 2636 Old Berwick Road Bloomsburg, PA 17815
SCOTT TOWNSHIP SEWER AUTHORITY	C/O JON BENFIELD 350 Tenny Street Bloomsburg, PA 17815
CENTRAL COLUMBIA SCHOOL DISTRICT	4777 Old Berwick Road Bloomsburg, PA 17815

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

PENNSYLVANIA DEPARTMENT OF REVENUE	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17022-1230
---------------------------------------	--

PENNSYLVANIA DEPARTMENT OF
REVENUE

Department 280948
Harrisburg, PA 17128

COMMONWEALTH OF
PENNSYLVANIA

Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128

THE UNITED STATES OF AMERICA
AT TAX LIENS

U.S. Attorney's Office - Middle District of
Pennsylvania
Herman T. Schneebeli Federal Building
240 West Third Street
Williamsport, PA 17701-6465

TENANT/OCCUPANT

2488 3rd Street
Bloomsburg, PA 17815

The information provided in the foregoing Affidavit is provided solely to comply with the Pennsylvania Rules of Civil Procedure 3129.1, and it is not intended to be a comprehensive abstract of the condition of the title of the real estate which is being sold under this execution. No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

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

TUCKER ARENSBERG, P.C.

Dated: March 30, 2021

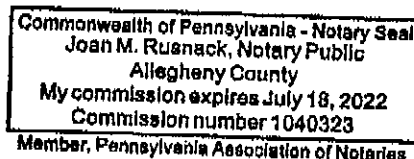
By: _____

[Signature]
Kevin J. Cummings, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
this 30th day of March 2021


Joan M. Rusnack
Notary Public

My Commission Expires:



CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: PlaintiffSignature: Name: Kevin J. Cummings, EsquireAttorney No. (if applicable): 

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2020-CV-214

vs.

BERNARD E. SHULTZ, JAMIE RUCKLE, BRYAN
RUCKLE II, MARCUS RUCKLE, JACKIE
WATKINS AND MARY JEAN RUCKLE as known
heirs of ROBERT A. SHULTZ and ALL UNKNOWN
HEIRS OF ROBERT A. SHULTZ,

**VERIFICATION OF SERVICE OF NOTICE
OF SALE TO DEFENDANTS AND LIEN
CREDITORS PURSUANT TO PA. R.C.P.
3129.2**

Defendants.

Filed on behalf of PNC Bank, National
Association, Plaintiff

Counsel of record for this party:

Kevin J. Cummings, Esquire
Pa. I.D. No. 209660
kcummings@tuckerlaw.com
TUCKER ARENSBERG, P.C.
Firm #287
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 566-1212

SALE DATE: April 28, 2021

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2020-CV-214

vs.

BERNARD E. SHULTZ, JAMIE RUCKLE,
BRYAN RUCKLE II, MARCUS RUCKLE,
JACKIE WATKINS AND MARY JEAN
RUCKLE as known heirs of ROBERT A.
SHULTZ and ALL UNKNOWN HEIRS OF
ROBERT A. SHULTZ,

Defendants.

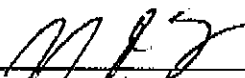
VERIFICATION OF SERVICE OF NOTICE OF SALE
TO DEFENDANTS AND LIEN CREDITORS

The undersigned certifies that service of the Notice of Sheriff's Sale in the above captioned matter was completed as follows:

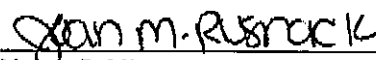
- A) On Defendant, Bernard E. Shultz, by handing a true copy to them personally at 485 Main Street, Benton, PA 17814, on February 24, 2021; attached hereto and marked as **Exhibit "A"**.
- B) On Defendant, Jamie Ruckle, by mailing a true copy to them by Certified Mail, return receipt requested, at 265 Ahsepoo Creek Drive, Myrtle Beach, SC 29579, on March 22, 2021; attached hereto and marked as **Exhibit "B"**.
- C) On Defendant, Bryan Ruckle II, by handing a true copy to Melissa Ruckle, who accepted as "Adult Person in Charge" for Bryan Ruckle II at 222 Main Street, Orangeville, PA 17859, on February 19, 2021; attached hereto and marked as **Exhibit "C"**.
- D) On Defendant, Marcus Ruckle, by handing a true copy to them personally at 360 Buckhorn Road, Bloomsburg, PA 17815, on February 18, 2021; attached hereto and marked as **Exhibit "D"**.
- E) On Defendant, Jackie Watkins, by mailing a true copy to them by Certified Mail, return receipt requested, at 979 Gravel Pike, Palm, PA 18070, on February 26, 2021; attached hereto and marked as **Exhibit "E"**.
- F) On Defendant, Mary Jean Ruckle, by handing a true copy to them personally at Harbor Freight Parking Lot, Buckhorn, PA on February 17, 2021; attached hereto and marked as **Exhibit "F"**.

- G) On Defendant, All Unknown Heirs of Robert A. Shultz, by posting the Mortgaged Premises at 2488 3rd Street, Bloomsburg, PA 17815 on March 22, 2021, and by first class and certified mail to the Mortgaged Premises on February 23, 2021, pursuant to the Order of Court entered on March 17, 2020; attached hereto and marked as Exhibit "G".
- H) The undersigned certifies that the undersigned personally mailed a copy of the Notice of Sale in the above captioned matter by Certificate of Mailing (P.S. Form #3817) to all Lien Creditors and Parties of Interest on February 23, 2021, and on March 25, 2021, as evidenced by P.S. Form 3817 attached hereto as Exhibit "H".

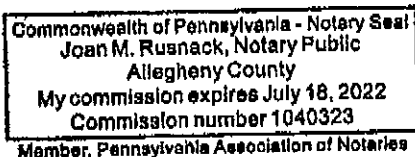
TUCKER ARENSBERG, P.C.


Kevin J. Cummings, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
this 30th day of March 2021


Notary Public

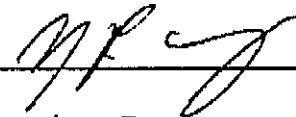
My Commission Expires:



CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: 

Name: Kevin J. Cummings, Esquire

Attorney No. (if applicable): 209660

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyPNC BANK
vs.
BRYAN RUCKLE, II (et al.)Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/24/2021 02:34 PM - DEPUTY SCOTT MAYERNICK, 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, TC WIT: BERNARD E SHULTZ AT 485 MAIN STREET, BENTON, PA 17814.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 25, 2021

EXHIBIT A

NOTARY

Affirmed and subscribed to before me this

25TH day of FEBRUARY, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

7874 0510 0001 0574 4009

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EXHIBIT B

✓

▲

Notice Left (No Authorized Recipient Available)
MYRTLE BEACH, SC 29579

March 22, 2021, 9:42 am
Out for Delivery
MYRTLE BEACH, SC 29579

March 22, 2021, 9:31 am
Arrived at Post Office
MYRTLE BEACH, SC 29579

March 21, 2021
In Transit to Next Facility

March 20, 2021, 10:17 pm
Departed USPS Regional Facility
COLUMBIA SC PROCESSING CENTER

March 20, 2021, 10:06 am
Arrived at USPS Regional Facility
COLUMBIA SC PROCESSING CENTER

March 18, 2021, 8:14 pm
Departed USPS Regional Facility
PITTSBURGH PA DISTRIBUTION CENTER

March 18, 2021, 6:29 pm
Arrived at USPS Regional Facility
PITTSBURGH PA DISTRIBUTION CENTER

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Product Information



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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/19/2021 09:51 AM - DEPUTY MICHAEL TKACH, 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 MELISSA RUCKLE WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRYAN RUCKLE, II AT ROY B. RUCKL II, 222 MAIN STREET, ORANGEVILLE, PA 17859.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 22, 2021

EXHIBIT C

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyPNC BANK
vs.
BRYAN RUCKLE, II (et al.)Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/18/2021 12:10 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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: MARCUS RUCKLE AT 360 BUCKHORN ROAD, BLOOMSBURG, PA 17815.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 19, 2021

EXHIBIT D

NOTARY

Affirmed and subscribed to before me this

19TH day of FEBRUARY, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

COMPLETE THIS SECTION CAREFULLY			
A. Signature * C19 RS	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee		
B. Received by (Print Name) J. Watkins	C. Date of Delivery 2/24/01		
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If Yes, enter delivery address below: <input type="checkbox"/> No			
<table border="1"> <tr> <td> <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Registered Mail Signature Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery </td> <td> <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Registered Mail Signature Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery </td> </tr> </table>		<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Registered Mail Signature Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Registered Mail Signature Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery
<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Registered Mail Signature Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Registered Mail Signature Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery <input type="checkbox"/> Registered Mail Signature Restricted Delivery		
<div style="text-align: right;"> <input type="checkbox"/> Return Receipt </div>			

Remove X

Feedback

February 26, 2021, 7:55 am
Out for Delivery
HEREFORD, PA 18056

February 26, 2021, 7:44 am

Arrived at Post Office
HEREFORD, PA 18056

February 25, 2021, 8:19 pm

Departed USPS Regional Facility
LEHIGH VALLEY PA DISTRIBUTION CENTER

February 25, 2021, 5:19 am

Arrived at USPS Regional Facility
LEHIGH VALLEY PA DISTRIBUTION CENTER

February 24, 2021

In Transit to Next Facility

February 23, 2021, 8:49 pm

Arrived at USPS Regional Facility
PITTSBURGH PA DISTRIBUTION CENTER

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Product Information



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FAQs

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyPNC BANK
vs.
BRYAN RUCKLE, II (et al.)Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/17/2021 04:35 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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: MARY JEAN RUCKLE AT HARBOR FREIGHT PARKING LOT, BUCKHORN, PA.

EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 19, 2021

EXHIBIT F

NOTARY

Affirmed and subscribed to before me this

19TH day of FEBRUARY, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyPNC BANK
vs.
BRYAN RUCKLE, II (et al.)Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

03/22/2021 02:04 PM - DEPUTY JAMES DALTON, 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 2488 3RD STREET, BLOOMSBURG, PA 17815.


JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 22, 2021

EXHIBIT G

NOTARY

Affirmed and subscribed to before me this

22ND day of MARCH, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

(c) County of Columbia, Pennsylvania, Inc.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV214

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, APRIL 28, 2021
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 OR TRACT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY THIRD STREET, ON THE EAST BY LOT NOW OR FORMERLY KNOWN AS THE BELL RUCKLE LOT, ON THE SOUTH BY AN ALLEY, AND ON THE WEST BY LOT FORMERLY TITLED IN THE NAMES OF GEORGE RITTENBURG AND CHARLES RITTENBURG. IT BEING 82 1/2 FEET, MORE OR LESS, FRONTING ON SAID THIRD STREET AND HAVING A DEPTH OF 173.6 FEET.

BEING THE SAME PROPERTY AS CONVEYED FROM GAIL I. SHULTZ, JOINED BY ROBERT A. SHULTZ, HER HUSBAND, TO G. I. SHULTZ AND ROBERT A. SHULTZ, HER HUSBAND, AS DESCRIBED IN DEED BOOK 487, PAGE 438, DATED 11/11/1991, RECORDED 11/12/1991.

AND THE SAID GAIL I. SHULTZ HAVING DIED ON OR ABOUT AUGUST 4, 2018, WHEREBY OPERATION OF LAW TITLE VESTED IN HER HUSBAND, ROBERT A. SHULTZ. THE SAID ROBERT A. SHULTZ DIED ON OR ABOUT JULY 14, 2019, INTESTATE.

PROPERTY ADDRESS: 2488 THIRD STREET, BLOOMSBURG, PA 17815
UPI/TAX PARCEL NUMBER: 313C215300

PROPERTY ADDRESS: 2488 3RD STREET, BLOOMSBURG, PA 17815
UPI/TAX PARCEL NUMBER: 31 3C 215 3000

Seized and taken into execution to be sold as the property of BRYAN RUCKLE, II, JACKIE WATKINS, ALL UNKNOWN HEIRS OF ROBERT A. SHULTZ, BERNARD E SHULTZ, MARY JEAN RUCKLE, MARCUS RUCKLE, JAMIE RUCKLE in s of PNC 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.

Attorney for the Plaintiff:
TUCKER & ARENSBERG P.C.
PITTSBURGH, PA 412-566-1212

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

TUCKER ARENSBERG
Attorneys
1000 One PPG Place
Pittsburgh, PA 15222



7016 1830 0001 7946 5684

NEOPOST

03/23/2021

0000000000

\$007



2P
041M11

14

Commence

All Unknown Heirs of Robert A. Shultz
2488 3rd Street
Bloomsburg, P, N.Y. 17815

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

WTF

EC- 13227

*3448-06200

47B1583119 C001

<p>1. Complete Return to Sender</p> <p><input type="checkbox"/> Place your return address on the envelope so that we can return the mail to you.</p> <p><input type="checkbox"/> Attach this card to the back of the envelope, or on the front if space permits.</p>		<p>2. Address</p> <p><input checked="" type="checkbox"/> Agent</p> <p><input type="checkbox"/> Addressee</p> <p>3. Received by (print name) 4. Date of Delivery</p>	
<p>5. Addressed to:</p> <p>All Unknown Heirs of Robert A. Shultz 2488 3rd Street Bloomsburg, PA 17815</p>		<p>6. Is this envelope being opened by: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>7. If Yes, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>8. Addressee (Print name and address)</p> <p>7016 1830 0001 7946 5684</p>		<p>9. Delivery Type</p> <p><input type="checkbox"/> Regular Mail <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Required <input type="checkbox"/> Return Receipt <input type="checkbox"/> Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Required <input type="checkbox"/> Return Receipt <input type="checkbox"/> Restricted Delivery <input type="checkbox"/> Signature Confirmation</p>	
<p>PS Form 3811, July 2005 PSN 7530-01-000-9001</p>		<p>Domestic Return Receipt</p>	

6/10/2020

Powered by PaperWise

03/10/2020 MON 12:12 FAX

0002/002

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

PNC BANK, NATIONAL ASSOCIATION,

CIVIL DIVISION

Plaintiff,

No. 2020-CV-214

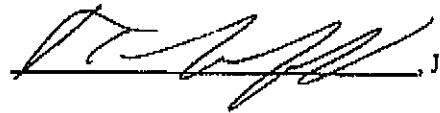
vs.

BERNARD E. SHULTZ, JAMIE RUCKLE,
 BRYAN RUCKLE II, MARCUS RUCKLE,
 JACKIE WATKINS AND MARY JEAN
 RUCKLE, as known heirs of ROBERT A.
 SHULTZ and ALL UNKNOWN HEIRS OF
 ROBERT A. SHULTZ,

Defendants.

ORDER OF COURT

AND NOW, this 17 day of March, 2020, the within Motion of PNC Bank, National Association, is **GRANTED**. It is hereby **ORDERED** that Plaintiff shall serve the Complaint in Mortgage Foreclosure, and all other pleadings/notices in connection with this foreclosure action requiring personal service, including the Notice of Sale, upon the Defendant, All Unknown Heirs of Robert A. Shultz by posting the Mortgaged Premises at 2488 3rd Street, Bloomsburg, PA 17815 and mailing notice by first class and certified mail to the mortgage property, with service complete upon mailing.

 J.

TADMS:5282575-1 000031-188317

NEOPOST

02/23/2021

US POSTAGE \$002.20



ZIP 15222

041M11455975

and of Sender		Tucker Arenberg, P.C. 1500 One PPG Place Pittsburgh, PA 15222 SN/Donchez. #185618 (Zheng)		Indicate Type of Mail: Registered Insured COD Certified Express Mail		Return Receipt for merchandise Intl Recorded		Check Appropriate block for Registered Mail: With Postal Insurance Without Postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt	
Line	Article Number	Name of Addressee, Street, and Post Office Address		Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Dis. Sur. Fee	SD Fee	SM Fee
1.		THE UNITED STATES OF AMERICA AT TAX LIENS U.S. Attorney's Office - Middle District of Pennsylvania Herman T. Schneebeli Federal Building 240 West Third Street Williamsport, PA 17701-6465		.50							
2.		COMMONWEALTH OF PENNSYLVANIA Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128		.50							
3.		PENNSYLVANIA DEPARTMENT OF REVENUE Department 280948 Harrisburg, PA 17128		.50							
4.		PENNSYLVANIA DEPARTMENT OF REVENUE Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17022-1230		.50							
5.		COLUMBIA COUNTY DOMESTIC RELATIONS SECTION SECOND FLOOR 11 West Main Street Bloomsburg, PA 17815		.50							

EXHIBIT H

NEOPOST

02/23/2021

US POSTAGE \$002.64⁰ZIP 15222
041M11455975

Line	Article Number	Name of Addressee, Street, and Post Office Address	Indicate Type of Mail:		Postage	Fee	Check Appropriate block for Registered Mail:		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.					
			Registered Insured COD	Return Receipt for merchandise Int'l Recorded Express Mail			Without Postal Insurance	Postmark and Date of Receipt						
							Handling Charge	Act. Value (If Registered)	Insured Value	Due Sender If COD	R Fee	SD Fee	SH Fee	Rest-Del. Fee Remarks
6.		COLUMBIA COUNTY TAX CLAIM BUREAU 11 West Main Street Main Street County Annex Bloomsburg, PA 17815			.50									
7.		BERKHEIMER TAX ADMINISTRATOR 50 North Seventh Street Bangor, PA 18013			.50									
8.		BERKHEIMER-SENECA VALLEY 305 East Grandview Ave Zelienople, PA 16063			.50									
9.		SCOTT TOWNSHIP 350 Tenny Street Bloomsburg, PA 17815-3251			.50									
10.		SCOTT TOWNSHIP c/o ANTHONY MCDONALD, ESQ. Marinos, McDonald and Knecht 120 Rear East 3rd Street Berwick, PA 18603			.50									
11.		HAMBURG MUNICIPAL AUTHORITY Hamburg Municipal Center ATTN: Hamburg Municipal Authority 61 North 3rd Street Hamburg, PA 19526			.50									

NEQPOST

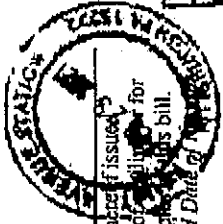
02/23/2021

US POSTAGE \$002.64⁹ZIP 15222
1555975

and of Sender	Tucker Arensburg, P.C. 1500 One PPG Place Pittsburgh, PA 15222 SN/Donchez #185618 (Zhang)	Name of Addressee, Street, and Post Office Address	Indicate Type of Mail: Registered Insured COD Certified Express Mail	Return Receipt for merchandise Int'l Recorded	Check Appropriate block for Registered Mail: With Postal Insurance Without Postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt					
Line	Article Number		Postage	Fee	Handling Charge	Insur ed Valu e	Due Send er If CO D	R F e e	SD Fee	SH Fee	Rest. Deliv. Postage
12.		SCOTT TOWNSHIP TAX COLLECTOR C/O MELODY BOHLING 2636 Old Berwick Road Bloomsburg, PA 17815		.50							
13.		SCOTT TOWNSHIP SEWER AUTHORITY c/o JON BENFIELD 350 Tenny Street Bloomsburg, PA 17815		.50							
14.		CENTRAL COLUMBIA SCHOOL DISTRICT 4777 Old Berwick Road Bloomsburg, PA 17815		.50							
15.		PENNSYLVANIA DEPARTMENT OF REVENUE Department 280948 Harrisburg, PA 17128		.50							
16.		COMMONWEALTH OF PENNSYLVANIA Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128		.50							
17.		COLUMBIA COUNTY - REGISTER OF WILLS P.O. Box 380 Bloomsburg, PA 17815		.50							

NEOPOST

02/23/2021

US POSTAGE \$001.55⁰ZIP 15222
041M11455975

Sender		Tucker Arensberg, P.C. 1500 One PPG Place Pittsburgh, PA 15222 SNDDonchez #185618 (Zheng)		Indicate Type of Mail: Registered Insured COD Certified Express Mail		Check Appropriate block for Registered Mail: With Postal Insurance Without Postal Insurance		Affix stamp here if issued as certificate of additional postage on this bill. Postmark and Date of Issue				
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Send or if CO D	R R F c e	SH Fee	Rest. Del. Fee	Remarks
18.		COLUMBIA COUNTY - REGISTER OF WILLS 35 West Main Street Bloomsburg, PA 17815	.50									
19.		TENANT/OCCUPANT 2488 3rd Street Bloomsburg, PA 17815	.50									
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail documents is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See <i>Domestic Mail Manual</i> R900, S913 and S921 for limitations of coverage on Insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.						

CZ 188317

**UNITED STATES
POSTAL SERVICE****Certificate Of
Mailing**

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:

Tucker Arensberg, P.C.1500 One PPG PlacePittsburgh, PA 15222

To:

SCOTT TOWNSHIPC/O ANTHONY McDONALD, ESQ.Marinos, McDonald and Knecht, LLP106 West Front StreetBerwick, PA 18603

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

03/25/2021
\$001.55
ZIP 15222
041M11455975

- CZ 188317

**UNITED STATES
POSTAL SERVICE****Certificate Of
Mailing**

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:

Tucker Arensberg, P.C.1500 One PPG PlacePittsburgh, PA 15222

To:

BERKHEIMER-SENECA VALLEYHAB-MISCPO Box 25144Lehigh Valley, PA 18002

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

NEOPUS1
03/25/2021
\$001.55
ZIP 15222
041M11455975

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/19/2021 09:51 AM - DEPUTY MICHAEL TKACH, 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 MELISSA RUCKLE WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRYAN RUCKLE, II AT ROY B. RUCKL II, 222 MAIN STREET, ORANGEVILLE, PA 17859.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 22, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/19/2021 09:51 AM - DEPUTY MICHAEL TKACH, 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 MELISSA RUCKLE WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRYAN RUCKLE, II AT ROY B. RUCKL II, 222 MAIN STREET, ORANGEVILLE, PA 17859.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 22, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/18/2021 12:10 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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: MARCUS RUCKLE AT 360 BUCKHORN ROAD, BLOOMSBURG, PA 17815.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 19, 2021

NOTARY

Affirmed and subscribed to before me this

19TH day of FEBRUARY, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

(c) CountyState Sheriff Telecoff, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/17/2021 04:35 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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: MARY JEAN RUCKLE AT HARBOR FREIGHT PARKING LOT, BUCKHORN, PA.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 19, 2021

NOTARY

Affirmed and subscribed to before me this

19TH day of FEBRUARY, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

(c) CountySuite Sheriff Teleosoft, Inc

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

02/24/2021 02:34 PM - DEPUTY SCOTT MAYERNICK, 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, TC WIT: BERNARD E SHULTZ AT 485 MAIN STREET, BENTON, PA 17814.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 25, 2021

NOTARY

Affirmed and subscribed to before me this

25TH day of FEBRUARY, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

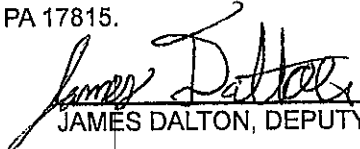


PNC BANK
vs.
BRYAN RUCKLE, II (et al.)

Case Number
2020CV214

SHERIFF'S RETURN OF SERVICE

03/22/2021 02:04 PM - DEPUTY JAMES DALTON, 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 2488 3RD STREET, BLOOMSBURG, PA 17815.


JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 22, 2021

NOTARY

Affirmed and subscribed to before me this

22ND day of MARCH, 2021

Plaintiff Attorney: TUCKER & ARENSBERG P.C., 1500 ONE PPG PLACE, PITTSBURGH, PA 15222

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone: 4

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2488 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge (Posted) Other

Adult In Charge:

Relation:

Date: 3-22-21

Time: 2:04pm

Deputy: 7

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2020CV214

2488 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF BERKS COUNTY

Eric J. Weaknecht
Sheriff



Mandy P. Miller
Chief Deputy

PNC BANK
vs.
JACKIE WATKINS

Case Number
2020-CV-214 (COLUMBIA)

SHERIFF'S RETURN OF SERVICE

02/26/2021 10:00 AM - DEPUTY ED WINTERS, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JACKIE WATKINS AT 979 GRAVEL PIKE, PALM, PA 18070.

PRIOR ATTEMPT:
2/23/21 11:40AM- NO ANSWER.

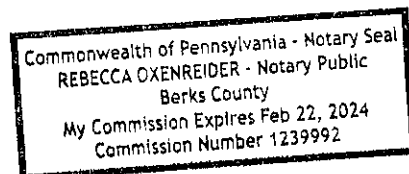

ED WINTERS, DEPUTY

SHERIFF COST: \$100.00

SO ANSWERS,


ERIC J. WEAKNECHT, SHERIFF

March 01, 2021



NOTARY

Affirmed and subscribed to before me this

1ST day of MARCH, 2021



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: Deputize

Expires:

Zone: 4

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JACKIE WATKINS

Primary Address: 979 GRAVEL PIKE
PALM, PA 18070

Phone:

DOB:

Alternate Address: 719 W. LINDEN STREET
APT. 42
ALLENTOWN, PA 18101

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, February 10, 2021 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Berks County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

WATKINS, JACKIE

2020CV214

979 GRAVEL PIKE, PALM, PA 18070

NO EXPIRATION

Berks County Sheriff's Office Order for Service

Sheriff Eric J. Weaknecht

633 COURT STREET, 3rd FLOOR
READING, PA 19601
(610) 478-6240 PHONE
(610) 478-6222 FAX

Please provide (1) copy when Filing
Please complete one form per Defendant

2021 FEB 22 P 10:52

PNC BANK, NATIONAL ASSOCIATION

All information from the Attorney must be filled in before service and be made.

PLAINTIFF

Please prepare a separate order for service form for each defendant to be served by the Sheriff.

VS.

Bernard E. Shultz, et al.

Prothonotary No. 2020-CV-214 (Columbia)

DEFENDANT

Type of Writ or Complaint:

Writ of Execution - Mortgage Foreclosure

TO THE SHERIFF OF BERKS COUNTY, PA: YOU ARE HEREBY REQUESTED TO MAKE SERVICE UPON THE FOLLOWING PARTY BY:

☐ CERTIFIED MAIL

SPECIAL INSTRUCTIONS:

☒ SHERIFF (PERSONAL)

Please serve Defendant personally or upon adult in charge. Deputized by Sheriff of COLUMBIA County.

☐ DEPUTIZED

☐ POST

☒ OTHER (USE SPECIAL INSTRUCTION)

PLEASE SERVE ABOVE DOCUMENT(S) UPON:

FOR SHERIFF USE ONLY

Jackie Watkins

DEFENDANT NAME

979 Gravel Pike

Palm, PA 18070

LOCATION (MUST HAVE A VALID ADDRESS OR DIRECTIONS).

ATTORNEY OR PLAINTIFF NAME AND ADDRESS:

Kevin J. Cummings, Esq.

1500 One PPG Place

Pittsburgh, PA 15222

TELEPHONE: (412) 594-3945

SIGNATURE:

NOW, _____

I, SHERIFF OF BERKS COUNTY, PA DO
HEREBY DEPUTIZE THE SHERIFF OF

TO EXECUTE THE WITHIN AND MAKE
RETURN THEREOF ACCORDING TO LAW.

SHERIFF of BERKS COUNTY, PA

EMAIL: kcummings@tuckerlaw.com

Date Submitted: _____

PLEASE PROVIDE SELF-ADDRESSED STAMPED ENVELOPE FOR RETURN OF SERVICE

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying person of 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.

INSTRUCTIONS TO THE
COLUMBIA COUNTY SHERIFF'S OFFICE

Date: February 4, 2021

Case No.: 2020-CV-214

Plaintiff: PNC Bank, National Association

Defendants: Bernard E. Shultz, Jamie Ruckle, Bryan Ruckle, II, Marcus Ruckle
Jackie Watkins and Mary Jean Ruckle as known heirs of Robert A.
Shultz and All Unknown Heirs of Robert A. Shultz

SERVE: JACKIE WATKINS
979 GRAVEL PIKE
PALM, PA 18070

Service of : Writ/Notice of Sale

Type of Service: Please deputize Berks County Sheriff to serve Defendant
personally or upon adult in charge. Berks County Sheriff Service
Instructions enclosed.

Plaintiff's Attorney: Kevin J. Cummings, Esquire

Attorney's Address: Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, Pennsylvania 15222

Attorney's Phone: (412) 566-1212

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: Adult in Charge

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MARY JEAN RUCKLE

Primary Address: 364 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 18 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: Harbor Freight Parking
104 Buckhorn Road

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Mary Jean Ruckle

Relation: def

Date: 02/17/2021 Time: 16:35

Deputy: #2 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:	2-17-21					
Time:	14:29					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. LLC NO ANSWER 2 cars in driveway

2.

3. Marcus - 12:00

4. Bryan - any time

5.

6.

RUCKLE, MARY JEAN

2020CV214

364 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: Adult in Charge

Expires:

Zone: 4

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MARCUS RUCKLE
Primary Address: 360 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Marcus Ruckle

Relation: Def

Date: 02/18/2021 Time: 12:10

Deputy: #12 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:	2-17-21					
Time:	14:29					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. L/C NO ANSWER 2 cars in driveway

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

RUCKLE, MARCUS

2020CV214

360 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

4

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERNARD E SHULTZ

Primary Address: 485 MAIN STREET
BENTON, PA 17814

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-24-21

Time:

14:34

Deputy:

3

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

SHULTZ, BERNARD E

2020CV214

485 MAIN STREET, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 4

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SCOTT TOWNSHIP SEWER AUTHORITY

Primary Address: 350 TENNY STREET
C/O JON BENEFIELD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Susan LaRouche

Relation: Admin Assistant

Date: 2-17-21 Time: 13:03

Deputy: 3 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

SCOTT TOWNSHIP SEWER

2020CV214

50 TENNY STREET, C/O JON BENEFIELD, BLOOMSBURG, NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 4

Manner: Adult in Charge

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BRYAN RUCKLE, II
Primary Address: ROY B. RUCKLE II
222 MAIN STREET
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Melissa Ruckle

Relation: Wife

Date: 2/19/21 Time: 9:51

Deputy: 6 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

RUCKLE II, BRYAN

2020CV214

ROY B. RUCKLE II, 222 MAIN STREET, ORANGEVILLE, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 4

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

@ 106 W. Front St.
Berwick Pa. 18603

Serve To:

Name: *(Anthony)* MARINOS, MCDONALD & KNECHT LLP

Primary Address: 120 REAR EAST 3RD STREET
BERWICK, PA 18603 *Bad*

Phone: 1-570-520-4019

DOB:

Alternate Address: 106 W. Front St. New
Berwick Pa. 18603 address

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Jennifer Hess

Relation: Office Admin.

Date: 2/17/21

Time: 13:22

Deputy: 6

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

MARINOS, MCDONALD & K

2020CV214

120 REAR EAST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 4

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SCOTT TOWNSHIP
Primary Address: 350 TENNY STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Lorraine Loreman

Relation: Clerk

Date: 2-17-21 Time: 13:03

Deputy: 3 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

SCOTT TOWNSHIP

2020CV214

350 TENNY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 4

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 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:

Relation:

Date: 2-17-21

Time: 13:07

Deputy: 3

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BOHLING, MELODY

2020CV214

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
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 4

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 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:

Heidi Ritter

Relation:

Secretary

Date:

2-17-21

Time:

12:49
~~12:49~~

Deputy:

3

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2020CV214

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
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 4

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 2488 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-17-21

Time: 13:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. Vacant
2. Winterized by Bank
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2020CV214

2488 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 4

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ALL UNKNOWN HEIRS OF ROBERT A. SHL

Primary Address: 2488 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-17-21

Time: 13:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

Vacant

ALL UNKNOWN HEIRS OF
2020CV214
2488 3RD STREET, BLOOMSBURG, PA 17815
NO EXPIRATION

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

DATE: 16-FEB-21

FEE: \$5.00

CERT. NO39145

SHULTZ GAIL I & ROBERT A
2488 3RD STREET
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP
DEED 0487-0438
LOCATION: THIRD STREET ESPY
PARCEL: 31 -3C2-153-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING-- COSTS	TOTAL AMOUNT DUE
2019	PRIM	2,113.17	41.78	55.00	2,209.95
2020	PRIM	2,029.74	44.99	30.00	2,104.73
TOTAL DUE :					\$4,314.68

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2021

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2020

REQUESTED BY:

Columbia County Sheriff dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 4

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 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 · Adult In Charge · Posted · Other

Adult In Charge: Katie Anderson

Relation: Clerk

Date: 2-16-21

Time: 09:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2020CV214 1 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
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 4

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: REGISTER OF WILLS

Primary Address: 35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Denise Gessel

Relation: Assistant Deputy

Date: 2-16-21 Time: 09:15

Deputy: 3 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

REGISTER OF WILLS

2020CV214

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
RUCKLE II, BRYAN (et al.)

Case Number
2020CV214

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 04/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

4

Warrant:

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: Deb Howe

Relation:

Date: 2-16-21 Time: 09:34

Deputy: 3 Mileage:

Attorney / Originator:

Name: TUCKER & ARENSBERG P.C.

Phone: 412-566-1212

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2020CV214

PO BOX 380, 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 02/11/21

Account:

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

Ad ID: 1214183
Description: **ROBERT SHULTZ SALE**
Run Dates: **04/07/21 to 04/21/21**
Class: **2**
Agate Lines: **201**
Blind Box:

Total Ad Cost \$1,310.45
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/07/21	04/21/21	3	\$1,310.45

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV214

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, APRIL 28, 2021 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 or tract of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

ON the North by Third Street, on the East by lot now or formerly known as the Bell Ruckle Lot, on the South by an alley, and on the West by lot formerly titled in the names of George Rittenburg and Charles Rittenburg. It being 82 1/2 feet, more or less, fronting on said Third Street and having a depth of 173.6 feet.

BEING the same property as conveyed from Gail I. Shultz, joined by Robert A. Shultz, her husband, to Gail I. Shultz and Robert A. Shultz, her husband, as described in Deed Book 487, Page 438, dated 11/11/1991, recorded 11/12/1991.

AND the said Gail I. Shultz having died on or about August 4, 2018, Whereby operation of Law Title vested in her husband, Robert A. Shultz. The said Robert A. Shultz died on or about JULY 14, 2019, Intestate.

PROPERTY ADDRESS: 2488 Third Street, Bloomsburg, PA 17815.
UPI/TAX PARCEL NUMBER: 313C215300

PROPERTY ADDRESS: 2488 3rd Street, Bloomsburg, PA 17815
UPI / TAX PARCEL NUMBER: 31 3C 215 3000

Seized and taken into execution to be sold as the property of BRYAN RUCKLE, II, JACKIE WATKINS, ALL UNKNOWN HEIRS OF ROBERT A. SHULTZ, BERNARD E. SHULTZ, MARY JEAN RUCKLE, MARCUS RUCKLE, JAMIE RUCKLE in suit of PNC 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.

Attorney for the Plaintiff:
TUCKER & ARENSBERG P.C.
PITTSBURGH, PA 412-666-1212

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

**WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)
PA.R.C.P. 3180 TO 3183 AND RULE 3257**

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

BERNARD E. SHULTZ, JAMIE RUCKLE, BRYAN
RUCKLE II, MARCUS RUCKLE, JACKIE
WATKINS AND MARY JEAN RUCKLE as known
heirs of ROBERT A. SHULTZ and ALL
UNKNOWN HEIRS OF ROBERT A. SHULTZ,

Defendants.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

No. 2020-CV-214

2021-ED-4

COMMONWEALTH OF PENNSYLVANIA

:

SS.

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:

Property Address:	2488 3rd Street, Bloomsburg, PA 17815 (See Legal Description Attached)
Parcel Number:	31 3C215300
Amount Due	\$ 86,011.03
Interest from 12/11/20 to Date of Sale (Post-Judgment Interest Rate at 6.000%)	\$
TOTAL	\$ (plus costs as endorsed)

Dated: 2/5/2021
(SEAL)

Barbara N. Shuck
Prothonotary, Columbia County, Pennsylvania
My Com. Ex. 1st Monday in 2024
By: [Signature] Deputy

NO. 2020-CV-214

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

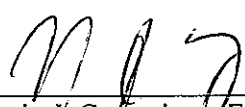
PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,

v.

BERNARD E. SHULTZ, JAMIE RUCKLE, BRYAN RUCKLE II, MARCUS RUCKLE, JACKIE
WATKINS AND MARY JEAN RUCKLE as known heirs of ROBERT A. SHULTZ and ALL UNKNOWN
HEIRS OF ROBERT A. SHULTZ,
Defendants.

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Costs:
Judgment Fee:
Cr:
Sat:



Kevin J. Cummings, Esq.
Pa. ID/#209660
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
kcummings@tuckerlaw.com
(412) 566-1212

 \$134.75 pr
 \$25.00 pr
 \$25.00 pr
 \$10.00
 \$10.00
 \$20.00 pr

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

BERNARD E. SHULTZ, JAMIE RUCKLE,
BRYAN RUCKLE II, MARCUS RUCKLE,
JACKIE WATKINS AND MARY JEAN
RUCKLE as known heirs of ROBERT A.
SHULTZ and ALL UNKNOWN HEIRS OF
ROBERT A. SHULTZ,

Defendants.

CIVIL DIVISION

No. 2020-CV-214

2021-ED-4

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: All Unknown Heirs of Robert A. Shultz
2488 3rd Street
Bloomsburg, PA 17815

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, IT IS REQUIRED THAT WE STATE THE FOLLOWING TO YOU: "THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE."

TAKE NOTICE: Your Real Estate at 2488 3rd Street, Bloomsburg (Scott Township), Columbia County, Pennsylvania (Tax ID No. 31 3C215300), by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, Pennsylvania, directed, there will be exposed to Public Sale in the **COLUMBIA COUNTY COURTHOUSE, 35 WEST MAIN STREET, BLOOMSBURG, PA 17815**, on April 28, 2021 at 9:00 AM, the following described real estate, of which Robert A. Shultz (Deceased) is the owner(s) or reputed owner(s).

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF BERNARD E. SHULTZ, JAMIE RUCKLE, BRYAN RUCKLE II, MARCUS RUCKLE, JACKIE WATKINS AND MARY JEAN RUCKLE AS KNOWN HEIRS OF ROBERT A. SHULTZ AND ALL UNKNOWN HEIRS OF ROBERT A. SHULTZ OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 2488 3RD

INSTRUCTIONS TO THE
COLUMBIA COUNTY SHERIFF'S OFFICE

Date: February 4, 2021

Case No.: 2020-CV-214

Plaintiff: PNC Bank, National Association

Defendants: Bernard E. Shultz, Jamie Ruckle, Bryan Ruckle, II, Marcus Ruckle
Jackie Watkins and Mary Jean Ruckle as known heirs of Robert A.
Shultz and All Unknown Heirs of Robert A. Shultz

SERVE:

Bernard E. Shultz, 485 Main Street, Benton, PA 17814
Bryan Ruckle II, 222 Main Street, Orangeville, PA 17859
Marcus Ruckle, 360 Buckhorn Road, Bloomsburg, PA 17815
Mary Jean Ruckle, 364 Buckhorn Road, Bloomsburg, PA 17815

Service of : Writ/Notice of Sale

Type of Service: Please serve upon defendant personally or upon adult in charge

Plaintiff's Attorney: Kevin J. Cummings, Esquire

Attorney's Address: Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, Pennsylvania 15222

Attorney's Phone: (412) 566-1212

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

BERNARD E. SHULTZ, JAMIE RUCKLE,
BRYAN RUCKLE II, MARCUS RUCKLE,
JACKIE WATKINS AND MARY JEAN
RUCKLE as known heirs of ROBERT A.
SHULTZ and ALL UNKNOWN HEIRS OF
ROBERT A. SHULTZ,

Defendants.

CIVIL DIVISION

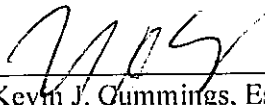
No. 2020-CV-214

2021-ED-4

WAIVER OF WATCHMAN

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

TUCKER ARENSBERG, P.C.



Kevin J. Cummings, Esquire
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

Date: 02/11/2021

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Re: Sheriffs Sale Advertising Dates

PNC BANK

VS.

UNKNOWN HEIRS TO ROBERT A. SHULTZ

No .4 of 2021 E.D. and No. 214 of 2020 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week APRIL 7TH 2021

2nd Week APRIL 14TH 2021

3rd Week APRIL 21ST 2021

SALE DATE: APRIL 28TH 2021 @ 9:00 A.M

Feel free to contact me if you have any questions.

Respectfully,

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV214

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, APRIL 28, 2021
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 OR TRACT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY THIRD STREET, ON THE EAST BY LOT NOW OR FORMERLY KNOWN AS THE BELL RUCKLE LOT, ON THE SOUTH BY AN ALLEY, AND ON THE WEST BY LOT FORMERLY TITLED IN THE NAMES OF GEORGE RITTENBURG AND CHARLES RITTENBURG. IT BEING 82 1/2 FEET, MORE OR LESS, FRONTING ON SAID THIRD STREET AND HAVING A DEPTH OF 173.6 FEET.

BEING THE SAME PROPERTY AS CONVEYED FROM GAIL I. SHULTZ, JOINED BY ROBERT A. SHULTZ, HER HUSBAND, TO GAIL I. SHULTZ AND ROBERT A. SHULTZ, HER HUSBAND, AS DESCRIBED IN DEED BOOK 487, PAGE 438, DATED 11/11/1991, RECORDED 11/12/1991.

AND THE SAID GAIL I. SHULTZ HAVING DIED ON OR ABOUT AUGUST 4, 2018, WHEREBY OPERATION OF LAW TITLE VESTED IN HER HUSBAND, ROBERT A. SHULTZ. THE SAID ROBERT A. SHULTZ DIED ON OR ABOUT JULY 14, 2019, INTESTATE.

PROPERTY ADDRESS: 2488 THIRD STREET, BLOOMSBURG, PA 17815
UPI/TAX PARCEL NUMBER: 313C215300

PROPERTY ADDRESS: 2488 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 3C 215 3000

Seized and taken into execution to be sold as the property of BRYAN RUCKLE, II, JACKIE WATKINS, ALL UNKNOWN HEIRS OF ROBERT A. SHULTZ, BERNARD E SHULTZ, MARY JEAN RUCKLE, MARCUS RUCKLE, JAMIE RUCKLE in and against the estate of PNC 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.

Attorney for the Plaintiff:
TUCKER & ARENSBERG P.C.
PITTSBURGH, PA 412-566-1212

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania