

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

**Timothy T. Chamberlain**  
Sheriff

**Michael A. Beyer**  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
FAYE E GARRISON

**Case Number**  
2025CV774

**PROPERTY ADDRESS**

165 MOUNTAIN ROAD, CATAWISSA, PA 17820

## REAL ESTATE SALE REQUEST LEDGER

<i><b>DATE</b></i>	<i><b>CATEGORY</b></i>	<i><b>MEMO</b></i>	<i><b>CHK #</b></i>	<i><b>DEBIT</b></i>	<i><b>CREDIT</b></i>
11/17/2025	Advance Fee	Advance Fee	741660	\$0.00	\$2,000.00
11/17/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/17/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/17/2025	Crying Sale			\$10.00	\$0.00
11/17/2025	Docketing			\$15.00	\$0.00
11/17/2025	Levy			\$15.00	\$0.00
11/17/2025	Mailing Costs			\$60.00	\$0.00
11/17/2025	Posting Handbill			\$15.00	\$0.00
11/17/2025	Sheriff Automation Fund			\$50.00	\$0.00
11/17/2025	Web Posting			\$100.00	\$0.00
12/15/2025	Service			\$255.00	\$0.00
12/15/2025	Service Mileage			\$18.00	\$0.00
12/15/2025	Copies			\$8.50	\$0.00
12/15/2025	Notary Fee			\$10.00	\$0.00
12/15/2025	Tax Claim Search			\$15.00	\$0.00
12/15/2025	Surcharge			\$40.00	\$0.00
12/15/2025	Refund	(PAID 12/15/2025)	9729	\$1,356.00	\$0.00
				<b>\$2,000.00</b>	<b>\$2,000.00</b>

<b>TOTAL BALANCE:</b>	<b>\$0.00</b>
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485F Route 1 South, Suite 300  
Iselin, NJ 08830-3072  
T. (445) 207-4041  
[www.mccalla.com](http://www.mccalla.com)

ALABAMA	NEVADA
CALIFORNIA	NEW JERSEY
CONNECTICUT	NEW YORK
FLORIDA	OHIO
GEORGIA	OREGON
ILLINOIS	PENNSYLVANIA
KENTUCKY	TEXAS
MISSISSIPPI	WASHINGTON

December 11, 2025

Columbia County Sheriff's Department  
35 West Main Street  
PO Box 380,  
Bloomsburg, PA 17815  
Via Email: [sklingaman@columbiapa.org](mailto:sklingaman@columbiapa.org)

Re: Request to Stay a Foreclosure Sale  
PNC Bank, National Association v. Faye E. Garrison  
Columbia County Court of Common Pleas  
Case No.: 2025-CV-774  
Property Address: 165 Mountain Road, Catawissa, PA 17820

Dear Sir or Madam:

Our office represents the Plaintiff in the above referenced case. We have just been informed that the borrower is deceased. We are now proceeding with ordering an heir search and filing a motion to amend the complaint once the heirs to the estate are identified. Please stay the sale that is currently scheduled for January 14, 2026 of the above referenced property.

If you have any questions or require additional documentation, please do not hesitate to contact me at 445-207-4041 or via email at [PASales@mccalla.com](mailto:PASales@mccalla.com). Thank you for your assistance.

Sincerely,

By: /s/ Dylan Chess  
Dylan Chess, Esquire  
Attorneys for Plaintiff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy




PNC BANK, NATIONAL ASSOCIATION  
vs.  
FAYE E GARRISON

Case Number  
2025CV774

## SHERIFF'S RETURN OF SERVICE

12/09/2025 04:02 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 165 MOUNTAIN ROAD, CATAWISSA, PA 17820.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 09, 2025

### NOTARY

Affirmed and subscribed to before me this

9TH day of DECEMBER, 2025

Plaintiff Attorney: MCCALLA RAYMER LEIBERT PIERCE, 1544 OLD ALABAMA ROAD, ROSWELL, GA 30076

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
GARRISON, FAYE E

Case Number  
2025CV774

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/03/2026
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 01/14/2026 AT 9:00 AM SHERIFF'S SALE BILL		

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	165 MOUNTAIN ROAD CATAWISSA, PA 17820
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other
<b>Adult In Charge:</b>	<i>Frost D</i>
<b>Relation:</b>	
<b>Date:</b>	12/9/25
<b>Time:</b>	1602
<b>Deputy:</b>	4
<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> MCCALLA RAYMER LEIBERT PIERCE	<b>Phone:</b>
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2025CV774

165 MOUNTAIN ROAD, CATAWISSA, PA 17820

EXP: 02/03/2026

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025CV774

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, JANUARY 14, 2026**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN PARCELS OR TRACT OF LAND SITUATE IN CATAWISSA TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1: BEGINNING AT A STONE IN THE CENTER OF THE PUBLIC ROAD LEADING FROM CATAWISSA TO MANVILLE AND IN LINE OF LAND NOW OR FORMERLY OF OSCAR LEIGHOW, THENCE BY LAND NOW OR FORMERLY OF OSCAR LEIGHOW, NORTH 16 3/4 0 WEST, 16.2 PERCHES TO A STONE CORNER OF (AND NOW OWNED BY CHARLES BREECH; THENCE BY THE SAME, NORTH 16 3/40 WEST; 13.6 PERCHES TO A STONE NEAR THE RAILROAD; THENCE ALONG THE SAID RAILROAD, SOUTH 53 3/4 0 WEST, 12.2 PERCHES TO THE MIDDLE OF THE SAID PUBLIC ROAD; THENCE UP ALONG SAID ROAD, SOUTH 63 0 EAST, 37.2 PERCHES TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE AND 4 PERCHES.

TRACT NO. 2: BEGINNING AT A STONE IN LINE OF LAND NOW OR FORMERLY OF W.H.ROBERTS; THENCE BY LANDS FORMERLY OF THE ESTATE OF SOLOMEN HELWIG, SOUTH 69 0 WEST, 16 PERCHES TO A STONE; THENCE BY THE SAME NORTH 21 0 WEST, 13.6 PERCHES TO A STONE; THENCE NORTH 51 1/20 EAST, 16.7 PERCHES TO A STONE IN LINE OF LAND NOW OR FORMERLY OF W. H. ROBERTS; THENCE BY SAID LINE, SOUTH 21 0 EAST, 18.9 PERCHES TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE AND 98 PERCHES.

UPON WHICH ARE ERECTED A FRAME DWELLING HOUSE, BARN AND BUILDINGS.

PARCEL NO: 09-05-007

BEING THE SAME PREMISES CONVEYED TO DONALD A. GARRISON AND FAYE E.

GARRISON, HIS WIFE, BY DEED OF LUTHER D. BREECH AND ERMA BREECH, HIS WIFE, DATED DECEMBER 30, 1955 AND RECORDED JUNE 29, 1956 AT DEED BOOK 180, PAGE 67

PROPERTY ADDRESS: 165 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09-05-007

**Seized and taken into execution to be sold as the property of FAYE E GARRISON in suit of PNC BANK, NATIONAL ASSOCIATION.**

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

Attorney for the Plaintiff:  
MCCALLA RAYMER LEIBERT PIERCE  
ROSWELL, GA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# 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 11/25/2025

Account: **3994**  
Name: **tchamberlain@columbiapa.org**  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone:

Ad ID: **377290**  
Description: **Garrison Sale**  
Run Dates: **12/24/2025 - 01/07/2026**  
Class: **0002**  
Orig User: **sshotwel**  
Words: **705**  
Lines: **82**  
Agate Lines: **219**  
Depth: **9.11**  
Blind Box:

**Total Ad Cost \$1,557.95**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	12/24/2025	01/07/2026	3	1,557.95

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
FAYE E GARRISON

Case Number  
2025CV774

## SHERIFF'S RETURN OF SERVICE

11/18/2025 09:00 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JEANNA - GRAND DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR FAYE E GARRISON AT 165 MOUNTAIN ROAD, CATAWISSA, PA 17820.



KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

November 19, 2025

Commonwealth of Pennsylvania - Notary Seal  
Sarah Jane Klingaman - Notary Public  
Columbia County  
My Commission Expires March 23, 2026  
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

19TH day of NOVEMBER, 2025



Plaintiff Attorney: MCCALLA RAYMER LEIBERT PIERCE, 1544 OLD ALABAMA ROAD, ROSWELL, GA 30076

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
GARRISON, FAYE E

Case Number  
2025CV774

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	101
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	02/03/2026
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	FAYE E GARRISON
<b>Primary Address:</b>	165 MOUNTAIN ROAD CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	JERANNA FAY		
<b>Relation:</b>	GRAND DAUGHTER		
<b>Date:</b>	11/18/25	<b>Time:</b>	0900
<b>Deputy:</b>	4	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MCCALLA RAYMER LEIBERT PIERCE	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GARRISON, FAYE E

2025CV774

165 MOUNTAIN ROAD, CATAWISSA, PA 17820

EXP: 02/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
GARRISON, FAYE E

Case Number  
2025CV774

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	101
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	02/03/2026
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

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

**Final Service:**

<b>Served:</b>	Personally <u>Adult In Charge</u> Posted · Other		
<b>Adult In Charge:</b>	Jodi Cook		
<b>Relation:</b>	Director		
<b>Date:</b>	11/18/25	<b>Time:</b>	7:53
<b>Deputy:</b>	5	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> MCCALLA RAYMER LEIBERT PIERCE	<b>Phone:</b>
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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DOMESTIC RELATIONS OF 2025CV774 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 02/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
GARRISON, FAYE E

Case Number  
2025CV774

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	101
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	02/03/2026
<b>Notes:</b>	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

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

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Eric Swab		
<b>Relation:</b>	Tax Claim Director		
<b>Date:</b>	11-19-25	<b>Time:</b>	10:15
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> MCCALLA RAYMER LEIBERT PIERCE	<b>Phone:</b>
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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COLUMBIA COUNTY TAX C

2025CV774

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
GARRISON, FAYE E

Case Number  
2025CV774

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 101

**Manner:** Adult in Charge **Expires:** 02/03/2026 **Warrant:**

**Notes:** SALE DATE & TIME: 01/14/2026 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** CATAWISSA BOROUGH

**Primary Address:** 307 MAIN STREET  
OPEN 11:00 TO 2:00 P.M  
CATAWISSA, PA 17820

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:** TRISHA BAUMAN

**Relation:** TREASURER

**Date:** 4/18/25 **Time:** 1112

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** MCCALLA RAYMER LEIBERT PIERCE **Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
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CATAWISSA BOROUGH 2025CV774 07 MAIN STREET, OPEN 11:00 TO 2:00 P.M, CATAWISSA EXP: 02/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
GARRISON, FAYE E

Case Number  
2025CV774

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	101
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	02/03/2026
<b>Notes:</b>	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	165 MOUNTAIN ROAD CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	JEANNA FAY		
<b>Relation:</b>	GRAND DAUGHTER		
<b>Date:</b>	11/19/25	<b>Time:</b>	0900
<b>Deputy:</b>	4	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> MCCALLA RAYMER LEIBERT PIERCE	<b>Phone:</b>
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**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
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6. \_\_\_\_\_

OCCUPANT  
2025CV774  
165 MOUNTAIN ROAD, CATAWISSA, PA 17820  
EXP: 02/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
GARRISON, FAYE E

Case Number  
2025CV774

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	101
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	02/03/2026
<b>Notes:</b>	SALE DATE & TIME: 01/14/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	SOUTHERN COLUMBIA SCHOOL DISTRICT
<b>Primary Address:</b>	800 SOUTHERN DRIVE CATAWISSA, PA 17820
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	CHRIS SNYDER		
<b>Relation:</b>	DIRECTOR OF FINANCE		
<b>Date:</b>	11/18/25	<b>Time:</b>	1140
<b>Deputy:</b>	4	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MCCALLA RAYMER LEIBERT PIERCE	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
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5. \_\_\_\_\_
6. \_\_\_\_\_

SOUTHERN COLUMBIA SC

2025CV774

800 SOUTHERN DRIVE, CATAWISSA, PA 17820

EXP: 02/03/2026

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date: November 17<sup>TH</sup> 2025

Re: Sheriffs Sale Advertising Dates

PNC BANK NATIONAL ASSOCIATION

VS.

FAYE E. GARRISON

No. 854 of 2025 J.D. and No. 98 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	DECEMBER 24 <sup>TH</sup> 2025
2 <sup>nd</sup> Week	DECEMBER 31 <sup>ST</sup> 2025
3 <sup>rd</sup> Week	JANUARY 7 <sup>TH</sup> 2026

SALE DATE: **JANUARY 14<sup>TH</sup> 2026 @ 9:00 a.m**

**I will expose the following described property at public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales)**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

**McCalla Raymer Leibert Pierce, LLP**

By: Dylan Chess, Esquire

PA Attorney ID No. 330479

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: Dylan.Chess@mccalla.com

*Attorneys for Plaintiff*

PNC BANK, NATIONAL ASSOCIATION

Plaintiff,

v.

FAYE E. GARRISON

Defendant.

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO. 2025-CV-774

*2025 - ED - 101*

CIVIL ACTION - MORTGAGE  
FORECLOSURE

**WRIT OF EXECUTION - (Mortgage Foreclosure)**

TO THE SHERIFF OF COLUMBIA COUNTY:

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

Premises: 165 Mountain Road, Catawissa, PA 17820.  
(see legal description attached)

Amount Due:	\$11,990.23
Interest from October 4, 2025 through	\$
Date of Sale at \$2.10 per diem	
Costs to be added	\$

*Stephanie Strop*  
Office of the Prothonotary of Columbia County,  
Pennsylvania

Seal of the Court

*David Adams*  
Deputy

Date: 11/5/2025

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

PNC BANK, NATIONAL ASSOCIATION

Plaintiff,

v.

FAYE E. GARRISON

Defendant.


COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO. 2025-CV-774

CIVIL ACTION - MORTGAGE  
FORECLOSURE

**WRIT OF EXECUTION - (Mortgage Foreclosure)**

Amount Due	\$11,990.23
Interest from October 4, 2025	\$
Costs Paid:	\$
Recordation Cost	\$
Sheriff	\$
Statutory	\$

  
\_\_\_\_\_  
**McCalla Raymer Leibert Pierce, LLP**  
Dylan Chess, Esquire (PA ID No. 330479)  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

ALL THOSE CERTAIN PARCELS OR TRACT OF LAND SITUATE IN CATAWISSA TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1: BEGINNING AT A STONE IN THE CENTER OF THE PUBLIC ROAD LEADING FROM CATAWISSA TO MAINVILLE AND IN LINE OF LAND NOW OR FORMERLY OF OSCAR LEIGHOW; THENCE BY LAND NOW OR FORMERLY OF OSCAR LEIGHOW, NORTH  $16\frac{3}{4}^{\circ}$  WEST, 16.2 PERCHES TO A STONE CORNER OF (AND NOW OWNED BY CHARLES BREECH; THENCE BY THE SAME, NORTH  $16\frac{3}{4}^{\circ}$  WEST, 13.6 PERCHES TO A STONE NEAR THE RAILROAD; THENCE ALONG THE SAID RAILROAD, SOUTH  $53\frac{3}{4}^{\circ}$  WEST, 12.2 PERCHES TO THE MIDDLE OF THE SAID PUBLIC ROAD; THENCE UP ALONG SAID ROAD, SOUTH  $63^{\circ}$  EAST, 37.2 PERCHES TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE AND 4 PERCHES.

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UPON WHICH ARE ERECTED A FRAME DWELLING HOUSE, BARN AND BUILDINGS.

PARCEL NO: 09-05-007

BEING THE SAME PREMISES CONVEYED TO DONALD A. GARRISON AND FAYE E. GARRISON, HIS WIFE, BY DEED OF LUTHER D. BREECH AND ERMA BREECH, HIS WIFE, DATED DECEMBER 30, 1955 AND RECORDED JUNE 29, 1956 AT DEED BOOK 180, PAGE 67

**McCalla Raymer Leibert Pierce, LLP**

By: Dylan Chess, Esquire  
PA Attorney ID No. 330479  
485F Route 1 South, Suite 300  
Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: [Dylan.Chess@mccalla.com](mailto:Dylan.Chess@mccalla.com)

FILED PROTH. COLUMBIA CO. P  
NOV 5 2025 PM3:08

*Attorneys for Plaintiff*

PNC BANK, NATIONAL ASSOCIATION

Plaintiff, |

v.

FAYE E. GARRISON

Defendant(s). |

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO. 2025-CV-774

CIVIL ACTION - MORTGAGE  
FORECLOSURE

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

PNC Bank, National Association, Plaintiff in the above captioned action, by the undersigned attorney, sets forth as of the date the Praecept for Writ of Execution was filed, the following information concerning the real property located at 165 Mountain Road, Catawissa, PA 17820.

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

Name

Address (if address cannot be  
reasonably ascertained, please indicate)

Faye E. Garrison

165 Mountain Road  
Catawissa, PA 17820

2. Name and address of defendants in the judgment:

Name

Address (if address cannot be  
reasonably ascertained, please indicate)

Faye E. Garrison

165 Mountain Road, Catawissa, PA 17820

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

Name

Address (if address cannot be  
reasonably ascertained, please indicate)

None

25-01740PA

- |   |  |   |  |
|---|--|---|--|
| X | Commonwealth of Pennsylvania<br>Bureau of Child Support Enforcement                  | X | Health and Human Service Building<br>625 Forster Street<br>4 <sup>th</sup> Floor<br>Harrisburg, PA 17120 |
| X | Commonwealth of Pennsylvania<br>Department of Revenue                                | X | Bureau of Compliance<br>Dept. 280946<br>Harrisburg, PA 17128   |
| X | Commonwealth of Pennsylvania<br>Bureau of Individual Tax<br>Inheritance Tax Division | ✓ | 6 <sup>th</sup> Floor, Strawberry Square<br>Dept. 28061<br>Harrisburg, PA 17128                          |
| X | Commonwealth of Pennsylvania<br>Inheritance Tax Division                             | ✓ | 11 <sup>th</sup> Floor, Strawberry Square<br>Harrisburg, PA 17128  |
| X | Commonwealth of Pennsylvania<br>Department of Human Services                         | X | P.O. Box 2675<br>Harrisburg, PA 17105  |
| X | Department of Public Welfare<br>TPL Casualty Unit<br>Estate Recovery Program         | X | P.O. Box 8486<br>Willow Oak Building<br>Harrisburg, PA 17105-8486  |
| X | Internal Revenue Service Advisory  | X | 1001 Liberty Avenue<br>Room 704<br>Pittsburgh, PA 15222  |

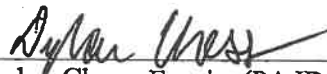
7. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale:

<u>Name</u>	<u>Address (if address cannot be reasonably ascertained, please indicate)</u>
Tenants/Occupants	165 Mountain Road, Catawissa, PA 17820

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

**McCalla Raymer Leibert Pierce, LLP**

Date: 11/3/2025

  
 \_\_\_\_\_  
 Dylan Chess, Esquire (PA ID No. 330479)  
 Attorneys for Plaintiff

**McCalla Raymer Leibert Pierce, LLP**

By: Dylan Chess, Esquire  
PA Attorney ID No. 330479  
485F Route 1 South, Suite 300  
Iselin, NJ 08830-3072  
Telephone: (445) 207-4041  
Fax: (732) 902-5398  
Email: Dylan.Chess@mccalla.com

*Attorneys for Plaintiff*

PNC Bank, National Association

Plaintiff, |

v.

Faye E. Garrison

Defendant(s). |

COURT OF COMMON PLEAS OF COLUMBIA  
COUNTY

NO. 2025-CV-774

2025 - ED - 101

CIVIL ACTION - MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Faye E. Garrison  
165 Mountain Road  
Catawissa, PA 17820

PLEASE TAKE NOTICE that the real estate located at 165 Mountain Road, Catawissa, PA 17820, owned by Faye E. Garrison, is scheduled to be sold at the Columbia County Sheriff's Sale on **January 14, 2026 at 9:00am** located at online <https://www.bid4assets.com/ColumbiaPASheriffSales> to enforce the court judgment of \$11,990.23, plus fees, costs and other charges obtained by PNC Bank, National Association against you.

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

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

1. The sale will be cancelled if you pay to PNC Bank, National Association the reinstatement amount, if applicable, or the amount of the judgment plus interest, late charges, all amounts due under the terms of the loan documents, and all costs and reasonable attorneys' fees due. To find out how much you must pay, please call McCalla Raymer Leibert Pierce, LLP at (445) 207-4041.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

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

Garrison

REAL ESTATE OUTLINE

ED # 2025 ED101

DATE RECEIVED 2025 CV 774  
DOCKET AND INDEX 11-5-25

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>O</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	Jan 14 <sup>th</sup>
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<u>X</u>	CK# <u>741660</u>

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

SALE DATE Jan. 14. 26" TIME 9:00am

POSTING DATE \_\_\_\_\_

ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>Dec. 24-25</u>
2 <sup>ND</sup> WEEK	<u>Dec. 31 - 25.</u>
3 <sup>RD</sup> WEEK	<u>Jan. 7 - 24</u>

## LEGAL DESCRIPTION

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PARCEL NO: 09-05-007

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**McCalla Raymer Leibert Pierce, LLP**

By: Dylan Chess, Esquire  
PA Attorney ID No. 330479  
485F Route 1 South, Suite 300  
Iselin, NJ 08830-3072  
Telephone: (445) 207-4041  
Fax: (732) 902-5398  
Email: Dylan.Chess@mccalla.com

*Attorneys for Plaintiff*

PNC Bank, National Association	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff,	
v.	NO. 2025-CV-774
Faye E. Garrison	2025 - ED - 101
	CIVIL ACTION - MORTGAGE FORECLOSURE
Defendant(s).	

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

North Penn Legal Services

168 East Fifth Street  
Bloomsburg, PA 17815  
(570) 784-8760

Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
1-800-692-7375

**McCalla Raymer Leibert Pierce, LLP**

By: Dylan Chess, Esquire

PA Attorney ID No. 330479

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: Dylan.Chess@mccalla.com

*Attorneys for Plaintiff*

PNC BANK, NATIONAL ASSOCIATION	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff,	
v.	NO. 2025-CV-774
FAYE E. GARRISON	2025 - ED - 101
	CIVIL ACTION - MORTGAGE FORECLOSURE
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*Stephanie Stroup*  
Office of the Prothonotary of Columbia County,  
Pennsylvania

Seal of the Court

*David Adams*  
Deputy

Date: 11/5/2025

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

PNC BANK, NATIONAL ASSOCIATION

Plaintiff,

v.

FAYE E. GARRISON

Defendant.

COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY

NO. 2025-CV-774

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FORECLOSURE

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Sheriff	\$
Statutory	\$



**McCalla Raymer Leibert Pierce, LLP**  
Dylan Chess, Esquire (PA ID No. 330479)  
Attorneys for Plaintiff

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PARCEL NO: 09-05-007

BEING THE SAME PREMISES CONVEYED TO DONALD A. GARRISON AND FAYE E. GARRISON, HIS WIFE, BY DEED OF LUTHER D. BREECH AND ERMA BREECH, HIS WIFE, DATED DECEMBER 30, 1955 AND RECORDED JUNE 29, 1956 AT DEED BOOK 180, PAGE 67

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025CV774

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, JANUARY 14, 2026**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN PARCELS OR TRACT OF LAND SITUATE IN CATAWISSA TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1: BEGINNING AT A STONE IN THE CENTER OF THE PUBLIC ROAD LEADING FROM CATAWISSA TO MANVILLE AND IN LINE OF LAND NOW OR FORMERLY OF OSCAR LEIGHOW, THENCE BY LAND NOW OR FORMERLY OF OSCAR LEIGHOW, NORTH 16 3/4 0 WEST, 16.2 PERCHES TO A STONE CORNER OF (AND NOW OWNED BY CHARLES BREECH; THENCE BY THE SAME, NORTH 16 3/40 WEST, 13.6 PERCHES TO A STONE NEAR THE RAILROAD; THENCE ALONG THE SAID RAILROAD, SOUTH 53 3/4 0 WEST, 12.2 PERCHES TO THE MIDDLE OF THE SAID PUBLIC ROAD; THENCE UP ALONG SAID ROAD, SOUTH 63 0 EAST, 37.2 PERCHES TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE AND 4 PERCHES.

TRACT NO. 2: BEGINNING AT A STONE IN LINE OF LAND NOW OR FORMERLY OF W.H.ROBERTS; THENCE BY LANDS FORMERLY OF THE ESTATE OF SOLOMEN HELWIG, SOUTH 69 0 WEST, 16 PERCHES TO A STONE; THENCE BY THE SAME NORTH 21 0 WEST, 13.6 PERCHES TO A STONE; THENCE NORTH 51 1/20 EAST, 16.7 PERCHES TO A STONE IN LINE OF LAND NOW OR FORMERLY OF W. H. ROBERTS; THENCE BY SAID LINE, SOUTH 21 0 EAST, 18.9 PERCHES TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE AND 98 PERCHES.

UPON WHICH ARE ERECTED A FRAME DWELLING HOUSE, BARN AND BUILDINGS.

PARCEL NO: 09-05-007

BEING THE SAME PREMISES CONVEYED TO DONALD A. GARRISON AND FAYE E.

GARRISON, HIS WIFE, BY DEED OF LUTHER D. BREECH AND ERMA BREECH, HIS WIFE, DATED DECEMBER 30, 1955 AND RECORDED JUNE 29, 1956 AT DEED BOOK 180, PAGE 67

PROPERTY ADDRESS: 165 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09-05-007

Seized and taken into execution to be sold as the property of FAYE E GARRISON in suit of PNC BANK, NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:  
MCCALLA RAYMER LEIBERT PIERCE  
ROSWELL, GA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

## Short Form Legal Description

By virtue of a Writ of Execution No. 2025-CV-774

PNC Bank, National Association

v.

Faye E. Garrison

All those certain parcels or tract of land situate in Catawissa Township, Columbia County, Pennsylvania.

Parcel ID: 09-05-007

Property Address: 165 Mountain Road, Catawissa, PA 17820

Improvements thereon: Residential Dwelling

Judgment Amount: \$11,990.23

Attorney for Plaintiff:

McCalla Raymer Leibert Pierce, LLP

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

**McCalla Raymer Leibert Pierce, LLP**

By: Dylan Chess, Esquire

PA Attorney ID No. 330479

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

Telephone: (445) 207-4041

Fax: (732) 902-5398

Email: [Dylan.Chess@mccalla.com](mailto:Dylan.Chess@mccalla.com)

*Attorneys for Plaintiff*

PNC BANK, NATIONAL ASSOCIATION	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff,	
v.	NO. 2025-CV-774
FAYE E. GARRISON	CIVIL ACTION - MORTGAGE FORECLOSURE
Defendant.	

**WAIVER OF WATCHMAN**

Any Deputy Sheriff, with full legal authority, 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.

**McCALLA RAYMER LEIBERT PIERCE, LLP**

Date: 11/3/2025

  
\_\_\_\_\_  
Dylan Chess, Esquire (PA ID No. 330479)  
Attorneys for Plaintiff

**McCalla Raymer Leibert Pierce, LLP**

By: Dylan Chess, Esquire  
PA Attorney ID No. 330479  
485F Route 1 South, Suite 300  
Iselin, NJ 08830-3072  
Telephone: (445) 207-4041  
Fax: (732) 902-5398  
Email: [Dylan.Chess@mccalla.com](mailto:Dylan.Chess@mccalla.com)

*Attorneys for Plaintiff*

PNC BANK, NATIONAL ASSOCIATION	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
Plaintiff,	
v.	NO. 2025-CV-774
FAYE E. GARRISON	2025-ED-101
	CIVIL ACTION - MORTGAGE FORECLOSURE
Defendant.	

**WAIVER OF WATCHMAN**

Any Deputy Sheriff, with full legal authority, 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.

**McCALLA RAYMER LEIBERT PIERCE, LLP**

Date: 11/3/2025

  
\_\_\_\_\_  
Dylan Chess, Esquire (PA ID No. 330479)  
Attorneys for Plaintiff



485F Route 1 South, Suite 300  
Iselin, NJ 08830-3072  
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ALABAMA	NEVADA
CALIFORNIA	NEW JERSEY
CONNECTICUT	NEW YORK
FLORIDA	OHIO
GEORGIA	OREGON
ILLINOIS	PENNSYLVANIA
KENTUCKY	TEXAS
MISSISSIPPI	WASHINGTON

November 3, 2025

Columbia County Sheriff's Department  
35 West Main Street  
PO Box 380,  
Bloomsburg, PA 17815

Re: Request to Schedule a Foreclosure Sale  
PNC Bank, National Association v. Faye E. Garrison  
Columbia County Court of Common Pleas  
Case No.: 2025-CV-774  
Property Address: 165 Mountain Road, Catawissa, PA 17820

Dear Sir or Madam:

Enclosed please find the following documents required to schedule the foreclosure sale for the above referenced property address for the February 4, 2026 Sheriff's Sale and our check in the amount of \$2,000.00 for the required sale deposit:

1. Praecipe for Writ of Execution time-stamped
2. 3129.1 Affidavit
3. Notice of Sheriff's Sale
4. Long Form Legal Description
5. Short Form Legal Description

Can you please effectuate service of the Notice of Sheriff's Sale and the Writ of Execution on the below referenced defendants as follows:

Faye Garrison  
165 Mountain Road  
Catawissa, PA 17820

If you have any questions or require additional documentation, please do not hesitate to contact me at 445-207-4041 or via email at [PA\\_Sales@mccalla.com](mailto:PA_Sales@mccalla.com). Thank you for your assistance.

Sincerely,

By:

Dylan Chess, Esquire  
Attorneys for Plaintiff



**SENDER: COMPLETE THIS SECTION**

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.

Article Addressed to:  
 Inheritance Tax Division  
 GMF Strawberry Square  
 Dept. 2806PI  
 Harrisburg PA 17128

1. Article Addressed to:

2. Article Number (Transfer from service label)  
 9590 9402 9501 5069 5787 24

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery

4. Signature  
 Agent  
 Addressee

5. Received by (Printed Name)  
 TERRY BRAWLEY

6. Date of Delivery  
 NOV 19 2025

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

8. Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

9. Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 With USPS-1710-9  
 Signature on file

B. Received by (Printed Name)  
 TERRY BRAWLEY

C. Date of Delivery  
 NOV 19 2025

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

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery

4. Signature  
 Agent  
 Addressee

5. Received by (Printed Name)  
 TERRY BRAWLEY

6. Date of Delivery  
 NOV 19 2025

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

8. Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

9. Domestic Return Receipt

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Article Addressed to:  
 PENNSYLVANIA DEPT OF PUBLIC WELFARE  
 TPL CASUALTY UNIT, RATE RECOVERY PROGRAM  
 P.O. BOX 8684 WILLOW OAK BUILDING  
 HARRISBURG, PA 17105

1. Article Addressed to:

2. Article Number (Transfer from service label)  
 9590 9402 9501 5069 5787 00

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery

4. Signature  
 Agent  
 Addressee

5. Received by (Printed Name)  
 TERRY BRAWLEY

6. Date of Delivery  
 NOV 19 2025

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 If YES, enter delivery address below:  No

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 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

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 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery

4. Signature  
 Agent  
 Addressee

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 TERRY BRAWLEY

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 NOV 19 2025

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 If YES, enter delivery address below:  No

8. Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

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 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.

Article Addressed to:  
 COMMONWEALTH OF PA  
 DEPARTMENT OF PUBLIC WELFARE  
 P.O. BOX 2675  
 HARRISBURG, PA 17105

1. Article Addressed to:

2. Article Number (Transfer from service label)  
 9590 9402 9501 5069 5786 94

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery

4. Signature  
 Agent  
 Addressee

5. Received by (Printed Name)  
 TERRY BRAWLEY

6. Date of Delivery  
 NOV 19 2025

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

8. Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

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 Signature on file

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 TERRY BRAWLEY

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 NOV 19 2025

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 If YES, enter delivery address below:  No

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 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery

4. Signature  
 Agent  
 Addressee

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 TERRY BRAWLEY

6. Date of Delivery  
 NOV 19 2025

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

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 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

9. Domestic Return Receipt

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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.

Article Addressed to:  
 Office of F.A.I.R.  
 P.O. BOX 8016  
 HARRISBURG, PA 17105

1. Article Addressed to:

2. Article Number (Transfer from service label)  
 9590 9402 9501 5069 5786 70

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery

4. Signature  
 Agent  
 Addressee

5. Received by (Printed Name)  
 TERRY BRAWLEY

6. Date of Delivery  
 NOV 19 2025

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

8. Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

9. Domestic Return Receipt

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A. Signature  
 With USPS-1710-9  
 Signature on file

B. Received by (Printed Name)  
 TERRY BRAWLEY

C. Date of Delivery  
 NOV 19 2025

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 Adult Signature Restricted Delivery  
 Certified Mail®  
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 Collect on Delivery  
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 Print your name and address on the reverse so that we can return the card to you.  
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1. Article Addressed to:  
 Inheritance Tax Division  
 11th Floor Strawberry St.  
 Harrisburg, PA 17128



9590 9402 9501 5069 5793 01

2. Article Number (Transfer from service label)  
 9589 0710 5270 3181 3390 41

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
 WITH USPS 17107

C. Date of Delivery  
 NOV 19 2021

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


3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

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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.

1. Article Addressed to:  
 Bureau of Child Support Enf.  
 Health Human Building  
 625 Forster St. 4th FL  
 Harrisburg PA 17120



9590 9402 9501 5069 5787 48

2. Article Number (Transfer from service label)  
 9589 0710 5270 3181 3390 96

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
 TERRY BRAWLEY

C. Date of Delivery  
 NOV 19 2025

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

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

McCalla Raymer Leibert Pierce  
1544 Old Alabama Rd  
Roswell, GA 30076

OP LLC - Wells 4098

741660

DATE  
November 3, 2025

AMOUNT  
\$2,000.00

\*\*\*\*TWO THOUSAND AND 0/100 US DOLLARS

PAY TO THE ORDER OF

Columbia County Sheriff's Office  
35 W. Main Street  
Bloomington, PA 17815



⑈ 741660 ⑈

⑆061000227⑆ 2000138364098⑈