

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
ANTONIO GEATTI

Case Number
2019CV1355

PROPERTY ADDRESS

20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
08/14/2023	Advance Fee	Advance Fee	971793	\$0.00	\$2,000.00
08/14/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/14/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/14/2023	Crying Sale			\$10.00	\$0.00
08/14/2023	Docketing			\$15.00	\$0.00
08/14/2023	Levy			\$15.00	\$0.00
08/14/2023	Mailing Costs			\$36.00	\$0.00
08/14/2023	Posting Handbill			\$15.00	\$0.00
08/14/2023	Sheriff Automation Fund			\$50.00	\$0.00
08/14/2023	Web Posting			\$100.00	\$0.00
09/14/2023	Service			\$180.00	\$0.00
09/14/2023	Service Mileage			\$10.00	\$0.00
09/14/2023	Copies			\$6.00	\$0.00
09/14/2023	Notary Fee			\$10.00	\$0.00
09/14/2023	Tax Claim Search			\$5.00	\$0.00
09/14/2023	Surcharge			\$40.00	\$0.00
09/14/2023	Refund	(PAID 09/14/2023)	9310	\$1,475.50	\$0.00
				\$2,000.00	\$2,000.00

TOTAL BALANCE:	\$0.00
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Sale No.

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

(215) 627-1322
FAX (215) 825-6456
PSALES@KMLLAWGROUP.COM

September 14, 2023

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: PNC BANK, NATIONAL ASSOCIATION
vs.
ANTONIO GEATTI
No. 2019-CV-1355
KML File#: 197309FC

Property Address: 20 Shawnee Road, Scott Twp a/k/a Bloomsburg, PA 17815
Sheriff's Sale Date: October 18, 2023
Sale No.

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter, and if applicable, cease all advertising, service and posting of the property. Please forward an updated cost sheet, summary of outstanding costs and return any unused costs. Pursuant to Act 32 of 2018 (68 Pa. C.S.A §2310), no sheriff's commission is due and owing and therefore no sheriff's commission has been charged to or collected from the Defendants.

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for October 18, 2023 has been stayed and cancelled.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
PSALES@KMLLAWGROUP.COM

cc:
ANTONIO GEATTI - P.O. Box 4116, Bethlehem, PA 18018

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

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

September 11, 2023

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

Reference Docket # 2019CV-1355
20 Shawnee Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

Scott Township Sewer Authority has an outstanding balance for the home owners Antonio Geatti for the property located at 20 Shawnee Road, Bloomsburg, PA 17815, Columbia County in the amount of \$3601.64. The total amount due - takes it up to the date of the Sheriff Sale on October 18, 2023.

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

Sincerely,



Sharon Keller
Administrative Assistant

cc David James, Esquire
Scott Township Authority Board Members
File

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
ANTONIO GEATTI

Case Number
2019CV1355

SHERIFF'S RETURN OF SERVICE

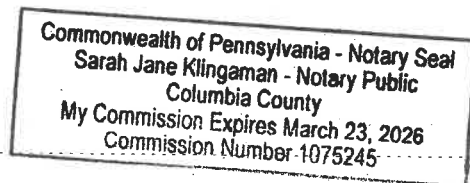
09/08/2023 08:46 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 20 SHAWNEE ROAD, BLOOMSBURG, PA 17815.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 08, 2023



NOTARY

Affirmed and subscribed to before me this

8TH day of SEPTEMBER, 2023

Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/18/2023 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	20 SHAWNEE ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:	Posting		
Date:	9/8/23	Time:	8:46
Deputy:	5	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

/POSTING)

2019CV1355

20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
ANTONIO GEATTI

Case Number
2019CV1355

SHERIFF'S RETURN OF SERVICE

08/30/2023 02:40 PM - I, DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: ANTONIO GEATTI, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE DEPUTY THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT SERVED" AT 20 SHAWNEE ROAD, BLOOMSBURG, PA 17815. NO FORWARD AT POST OFFICE.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

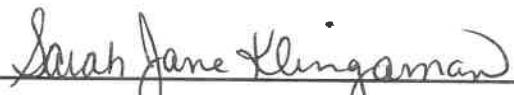

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 06, 2023

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

Affirmed and subscribed to before me this
6TH day of SEPTEMBER, 2023

NOTARY



Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50

Manner: Adult in Charge **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 10/18/2023 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
No forwarding address at post office 8/30 1424 #4

Serve To:

Name: ANTONIO GEATTI

Primary Address: 20 SHAWNEE ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-30-23 **Time:** 14:40

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C. **Phone:** 1-610-662-4798

Service Attempts:

Date:	8/16/23	8-30-23	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	12:37	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	5	3 2	3	4	5	6

Service Attempt Notes:

1. Property vacant.
2. T-net Same - Check P.O.
3. No forwarding @ Post office send back
4.
5.
6.

GEATTI, ANTONIO

2019CV1355

20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

KML Law Group, P.C.

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

PNC BANK, NATIONAL ASSOCIATION

3232 Newmark Drive
 Miamisburg, OH 45342

Plaintiff

vs.

ANTONIO GEATTI

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-CV-1355

2023 - ED - 50

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house at 20 Shawnee Road, Scott Twp a/k/a Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Oct. 18th 2023, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$31,801.29 obtained by PNC BANK, NATIONAL ASSOCIATION against you.

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

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

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

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 08/17/23

Account:

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

Ad ID: 1273809
Description: **Geatti, Antonio Sale**
Run Dates: **09/27/23 to 10/11/23**
Class: **2**
Agate Lines: **216**
Blind Box:

Total Ad Cost \$1,536.80
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/27/23	10/11/23	3	\$1,536.80

SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 18, 2023
9:00 O'CLOCK A.M.

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

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

BEGINNING AT THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET; THENCE ALONG THE NORTHERN SIDE OF SHAWNEE ROAD, SOUTH 51 DEGREES 46 MINUTES WEST, 200 FEET TO A CORNER IN LINE OF LOT NO. 31; THENCE BY THE SAME, NORTH 38 DEGREES 14 MINUTES WEST, 200 FEET TO A CORNER ON THE SOUTHERN SIDE OF HILLTOP AVENUE; THENCE BY THE SAME, NORTH 61 DEGREES 46 MINUTES EAST, 200 FEET TO A CORNER ON THE WESTERN SIDE OF THOMAS STREET; THENCE BY THE SAME, SOUTH 38 DEGREES 14 MINUTES EAST, 200 FEET TO THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET, THE PLACE OF BEGINNING, BEING LOTS NOS. 32 AND 33 IN THE SHAWNEE HEIGHTS ADDITION TO SCOTT TOWNSHIP. THE DESCRIPTION FOR THIS DEED WAS PREPARED FROM DRAFT OF A. CARL WOLFE, R.S., DATED JUNE 1, 1956.

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

PROPERTY ID NUMBER: 31-3D2-006

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

PROPERTY ADDRESS: 20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

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

Seized and taken into execution to be sold as the property of ANTONIO GEATTI in suit of PNC BANK NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:
KIML LAW GROUP, P.C.
PHILADELPHIA, PA 1-610-662-4798

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 10/18/2023 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 20 SHAWNEE ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Posted

Date: 8/16/23 **Time:** 12:33

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C. **Phone:** 1-610-662-4798

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT 2019CV1355 20 SHAWNEE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	50
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/18/2023 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:	2626 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Sharon Keller
Relation:	Admin. Assistant
Date:	8/16/23
Time:	14:19
Deputy:	5
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

BOHLING, MELODY

2019CV1355

350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



CONVENTIONAL/FHAVA/RHA
vs.
ALLEN, CHERISE L.

Case Number
2023CV595

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	52
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/18/2023 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:	Alyssa Wido		
Relation:	Conference officer		
Date:	8/16/23	Time:	1452
Deputy:	8	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
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Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV595 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	50
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Lynn Dixon		
Relation:	Clerk		
Date:	8-14-23	Time:	1425
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798
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Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV1355

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
GEATTI, ANTONIO

Case Number
2019CV1355

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	50
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/18/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Jodi Cook		
Relation:	Director		
Date:	8-14-23	Time:	1430
Deputy:	6	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV1355 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

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: August 14, 2023

Re: Sheriffs Sale Advertising Dates
PNC BANK NATIONAL ASSOCIATION
VS.
ANTONIO GEATTI

No. 1355 of 2019 J.D. and No. 50 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week September 27th 2023

2nd Week October 4th 2023

3rd Week October 11th 2023

SALE DATE: **October 18th 2023 @ 9:00 a.m**

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-CV-1355

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2023 - E.D. - 50

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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

AMOUNT DUE \$31,801.29

Interest From 06/02/2023
to the Date of Sheriff's Sale
at per diem rate of \$3.31

(Costs to be added)

Dated:

8/9/2023

Barbara N. DiLoreto

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Atc Atc

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024**

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA , BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET; THENCE ALONG THE NORTHERN SIDE OF SHAWNEE ROAD, SOUTH 51 DEGREES 46 MINUTES WEST, 200 FEET TO A CORNER IN LINE OF LOT NO. 31; THENCE BY THE SAME, NORTH 38 DEGREES 14 MINUTES WEST, 200 FEET TO A CORNER ON THE SOUTHERN SIDE OF HILLTOP AVENUE; THENCE BY THE SAME, NORTH 51 DEGREES 46 MINUTES EAST, 200 FEET TO A CORNER ON THE WESTERN SIDE OF THOMAS STREET; THENCE BY THE SAME, SOUTH 38 DEGREES 14 MINUTES EAST, 200 FEET TO THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET, THE PLACE OF BEGINNING. BEING LOTS NOS. 32 AND 33 IN THE SHAWNEE HEIGHTS ADDITION TO SCOTT TOWNSHIP. THE DESCRIPTION FOR THIS DEED WAS PREPARED FROM DRAFT OF A. CARL WOLFE, R.S., DATED JUNE 1, 1956.

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

PROPERTY ID NUMBER: 31-3D2-006

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

Docket No. 2019-CV-1355

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

PNC BANK, NATIONAL ASSOCIATION

vs.

ANTONIO GEATTI

Mortgagor(s) and Record Owner(s)

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

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$31,801.29
INTEREST from 06/02/2023 to the Date of Sheriff's Sale	\$ _____
COSTS PAID:	
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

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

KML Law Group, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION
Plaintiff

vs.

ANTONIO GEATTI
Defendant(s)

NO. 2019-CV-1355

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://scra.dmdc.osd.mil/>) for the following individual(s):

ANTONIO GEATTI

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:

NONE

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date 8/7/2023

By: _____



KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Kristina G. Murtha ID 61858

____ Brian C. Nicholas Pa. ID 317240

____ Caitlin M. Donnelly Pa. ID 311403

Danielle M. DiLeva Pa. ID 328955

____ J. Eric Kishbaugh Pa. ID 33078

____ Stephanie A. Walczak Pa. ID 320431

____ Geraldine Linn Pa. ID 83351

____ Michael P. Farrington Pa. ID 329636

Attorneys for Plaintiff

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA , BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET; THENCE ALONG THE NORTHERN SIDE OF SHAWNEE ROAD, SOUTH 51 DEGREES 46 MINUTES WEST, 200 FEET TO A CORNER IN LINE OF LOT NO. 31; THENCE BY THE SAME, NORTH 38 DEGREES 14 MINUTES WEST, 200 FEET TO A CORNER ON THE SOUTHERN SIDE OF HILLTOP AVENUE; THENCE BY THE SAME, NORTH 51 DEGREES 46 MINUTES EAST, 200 FEET TO A CORNER ON THE WESTERN SIDE OF THOMAS STREET; THENCE BY THE SAME, SOUTH 38 DEGREES 14 MINUTES EAST, 200 FEET TO THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET, THE PLACE OF BEGINNING. BEING LOTS NOS. 32 AND 33 IN THE SHAWNEE HEIGHTS ADDITION TO SCOTT TOWNSHIP. THE DESCRIPTION FOR THIS DEED WAS PREPARED FROM DRAFT OF A. CARL WOLFE, R.S., DATED JUNE 1, 1956.

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

PROPERTY ID NUMBER: 31-3D2-006

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

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

August 7, 2023

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE:
PNC BANK, NATIONAL ASSOCIATION
vs.
ANTONIO GEATTI
No. 2019-CV-1355
KML File#: 197309FC

Kindly issue the Writ of Execution in the above referenced matter. Once the Writ of Execution has been issued, please forward the same to the Sheriff's Office so this property may be listed for sale accordingly.

Please also return a copy of the enclosed pleadings with your time stamp affixed thereto in the stamped, self-addressed envelope enclosed for this purpose.

Should you need anything else to process this request, please contact us and we will provide the same immediately. Thank you for your cooperation in this matter.

KML LAW GROUP, P.C.,

Leigh Quinn
Supervisor PA Service/Judgment
lquinn@kmlgroup.com
Direct: (215) 825-6454
Main: (215) 627-1322

REAL ESTATE OUTLINE

ED # 2023 ED 50

DATE RECEIVED 8/9/2023
DOCKET AND INDEX 2019-CV-1355

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ 1,350.00 OR <u>2,000.⁰⁰</u>	<u>X</u>	CK# <u>971793</u>

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

SALE DATE Oct. 18 TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1355

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Brian C. Nicholas Pa. ID 317240

____ Caitlin M. Donnelly Pa. ID 311403

____ J. Eric Kishbaugh Pa. ID 33078

____ Stephanie A. Walczak Pa. ID 320431

____ Geraldine M. Linn Pa. ID 83351

____ Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

____ Kia House Pa. ID 321503

____ Sean M. Duffy Pa. ID 311495

Attorneys for Plaintiff

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1355

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

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Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Sean M. Duffy Pa. ID 311495

Attorneys for Plaintiff



**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]
 Birth Date:
 Last Name: GEATTI
 First Name: ANTONIO
 Middle Name:
 Status As Of: Aug-07-2023
 Certificate ID: TL1GMQVDHYMSXCL

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Sam Yousefzadeh

Sam Yousefzadeh, Acting Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ PNC BANK, NATIONAL ASSOCIATION		COURT NUMBER 2019-CV-1355
DEFENDANT/S/ ANTONIO GEATTI		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL
	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ANTONIO GEATTI	
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 20 Shawnee Road, Scott Twp a/k/a Bloomsburg, PA 17815 (SCOTT TOWNSHIP)	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <h2 style="text-align: center;">PLEASE POST HANDBILL</h2>		
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. <i>Samantha Moors</i>	TELEPHONE NUMBER (215) 627-1322	DATE August 7, 2023
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106		

KML LAW GROUP, P.C.

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

August 7, 2023

RE: Docket # 2019-CV-1355

ATTENTION: Columbia County Sheriff

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

ANTONIO GEATTI

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

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

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY


CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1355

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

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Sean M. Duffy Pa. ID 311495

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2019-CV-1355

ALL THAT CERTAIN lot of land situate in SCOTT TOWNSHIP, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

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

SOLD as the property of ANTONIO GEATTI

TAX PARCEL #31-3D2-006

ATTORNEY: KML Law Group, P.C.

KML LAW GROUP, P.C.

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

PNC BANK, NATIONAL ASSOCIATION

3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

ANTONIO GEATTI

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1355

AFFIDAVIT PURSUANT TO RULE 3129

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

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

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

ANTONIO GEATTI
P.O. Box 4116
Bethlehem, PA 18018

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

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

ANTONIO GEATTI
P.O. Box 4116
Bethlehem, PA 18018

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

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

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

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

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

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

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

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

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


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

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

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

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

Date: 8/7/2023


By: _____
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ Brian C. Nicholas Pa. ID 317240
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
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____ Michael P. Farrington Pa. ID 329636
 Danielle DiLeva Pa. ID 328955
____ Kia House Pa. ID 321503
____ Sean M. Duffy Pa. ID 311495

Attorneys for Plaintiff

SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 18, 2023
AT 9:00 O'CLOCK A.M.

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

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

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

BEING KNOWN AS: 20 SHAWNEE ROAD, SCOTT TWP A/K/A BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 31-3D2-006

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

PROPERTY ADDRESS: 20 SHAWNEE ROAD, BLOOMSBURG, PA 17815

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

Seized and taken into execution to be sold as the property of ANTONIO GEATTI in suit of PNC BANK NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 1-610-662-4798

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000189139

Not for
Allegheny
County

COMMONWEALTH OF PA FOR SCOTT TWP
~~TOWNSHIP~~
~~301 LINDSEY ROAD~~
301 Lindsey Road
SCOTT PA 15106
TOWNSHIP

Document Receipt

Trans #	19500	Carrier / service:	USPS Server	First-Class Mail®	8/14/2023 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA FOR SCOTT
TOWNSHIP

301 LINDSAY ROAD

Tracking #: 71901140006000189139

Doc Ref #: 2023ED50

Postage 5.8600

SCOTT PA 15106
TOWNSHIP

Document Receipt

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197309

KML LAW GROUP, P.C. Attorney Business Account

SUITE 5000

701 MARKET ST. PHILADELPHIA, PA 19106

(215) 627-1322 info@kmlawgroup.com

FIRSTTRUST Bank
3-7380/2360

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

PAY TO THE
ORDER OF

Sheriff of Columbia County

Two Thousand And 00/100

Sheriff of Columbia County

Sheriff's Office PO Box 580

Bloomsburg, PA 17815

Memo GEADTTI: 197309HC

971793

August 07, 2023

\$ 2000.00

Dollars

Mortgage Cash Account Void After 180 Days



⑈971793⑈ ⑆23607380⑆ 8000082795⑈

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