

SHERIFF'S SALE COST SHEET

Service 1st vs. McAfee
 NO. 26-11 ED NO. 1193-10 JD DATE/TIME OF SALE Sept

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$ 35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>305.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$
SOLICITOR'S SERVICES	\$ 75.00
TOTAL ***** \$ <u>150.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 570.00

772.00

LONNIE C. HILL
Attorney at Law
47 North Third Street
Lewisburg, PA 17837-1501

Telephone: (570) 524-4055

Fax: (570) 523-0754

April 28, 2011

Sheriff Timothy T. Chamberlin
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

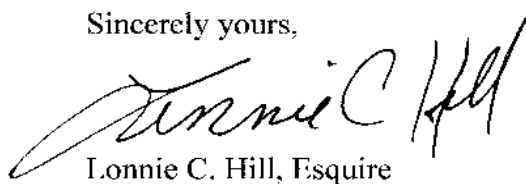
Re: Service 1st Federal Credit Union
Writ of Execution 26 ED 2011
Mortgage Foreclosure

Dear Sheriff Chamberlain:

Reference is made to the above-captioned matter scheduled for Sheriff's Sale on May 25, 2011. Please remove the property from the scheduled sale. The property has been sold.

Should you have any questions or need further information, please do not hesitate to contact my office.

Sincerely yours,



Lonnie C. Hill, Esquire

LCI:ced

cc: Matthew Brown, Collection Specialist
Service 1st Federal Credit Union

Law Offices
DICKSON, GORDNER and HESS
208 EAST SECOND STREET
BERWICK, PA 18603-4804

(570) 759-9814

David C. Dickson, Jr.
John R. Gordner
Brenda R. Hess

Fax - 570-759-9845

April 21, 2011

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: Service 1st Federal Credit Union
Vs. Sandra L. McAfee
Columbia County No. 2010-CV-1193-MF
Writ of Execution filed to No. 2011-ED-26

Dear Sheriff Chamberlain:

The mortgage which is the subject of the above foreclosure action has been paid and will be satisfied in due course by Service 1st Federal Credit Union.

Please remove this property from the sale list. I believe it is presently on the list to be sold May 25, 2011.

If you need confirmation that this property is to be removed from the sale list, please contact Matthew Brown, Collection Specialist with Service 1st at 570-271-7575.

Thank you.

Very truly yours,


Nancy K. Jacobsen
Paralegal/Title Insurance Agent

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SERVICE 1ST FEDERAL CREDIT UNION

Docket # 26ED2011

VS

MORTGAGE FORECLOSURE

SANDRA L. MCAFEE

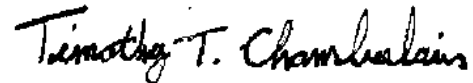
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MARCH 10, 2011, AT 9:45 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SANDRA MCAFEE AT 377 SUMMERHILL RD, BERWICK BY HANDING TO SANDRA MCAFEE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 11, 2011


NOTARY PUBLIC

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
DEPUTY SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

SERVICE 1ST FEDERAL CREDIT UNION

VS.

SANDRA MCAFEE

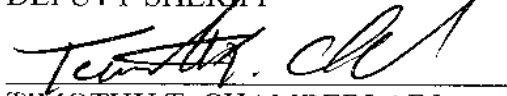
WRIT OF EXECUTION #26 OF 2011 ED

POSTING OF PROPERTY

APRIL 20, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SANDRA MCAFEE AT 717 KNOB MOUNTAIN ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

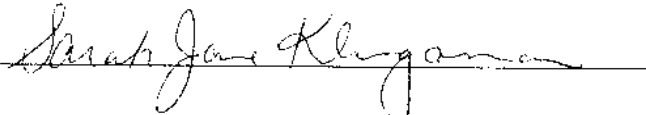
SO ANSWERS:

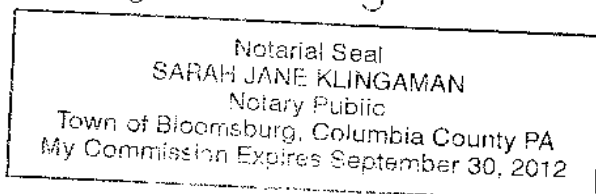

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF APRIL 2011





COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/17/2011

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 26ED2011

PLAINTIFF SERVICE 1ST FEDERAL CREDIT UNION

DEFENDANT SANDRA L. MCAFEE
ATTORNEY FIRM LONNIE C. HILL

PERSON/CORP TO SERVED
SANDRA MCAFEE
717 KNOB MOUNTAIN ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

CHK w/ P.O.
** HUSBAND*
FRED MCAFEE
NO FWPG

SERVED UPON SANDRA MCAFEE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03/10/11 TIME 0945 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F OTHER (SPECIFY) 377 SUMMERHILL RD.
BERWICK

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>02-24-11</u>	<u>1230</u>	<u>DANGELO</u>	<u>APPEARS VACANT</u>

DEPUTY

[Signature]

DATE 03-10-11

02/25 - MOULD OUT - AWAITING INFO FROM REALTOR. (PD)

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
: NO. 2010-CV-1193

AFFIDAVIT PURSUANT TO RULE 3129.1

Lonnie C. Hill, Attorney for the Plaintiff in the above action, sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at 717 Knob Mountain Road, Berwick, PA 18603: Notice of Sheriff Sale was mailed by first-class mail postage pre-paid to all those listed, the certificates of mailing are hereby attached as Exhibit A.

1. Name and address of owner(s) or reputed owner(s):

Name
Sandra L. McAfee

Address
**717 Knob Mountain Road
Berwick, PA 18603**

2. Name and address of defendant(s) in the judgement:

Name
Sandra L. McAfee

Address
**717 Knob Mountain Road
Berwick, PA 18603**

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

Name

Address

None

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

Name
Sandra L. McAfee

Address
**717 Knob Mountain Road
Berwick, PA 18603**

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

FILED
A 3 11

NOTARIAL
OFFICE

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

Name

Address

None

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

Name

Address

None

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:

Name

Address

Columbia County Tax Claim Bureau

**11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815**

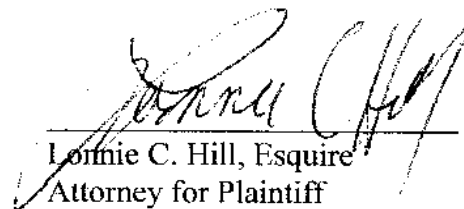
**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

VERIFICATION

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

Date: 3-7-11


Lornie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

One piece of ordinary mail addressed to:

Columbia County Tax Claim
11 West Main Street
Main Street County Annex
Bloomsburg PA 17815

PS Form 3817, January 2001

1000

U.S. POSTAGE
PAID
LEWISBURG, PA
17837
FEB 24, 11
AMOUNT
\$1.15
00024299-03

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

One piece of ordinary mail addressed to:

Mrs. Sandra L. McAfee
717 Knob Mountain Road
Berwick, PA 18603

PS Form 3817, January 2001

1000

U.S. POSTAGE
PAID
LEWISBURG, PA
17837
FEB 24, 11
AMOUNT
\$1.15
00024299-03

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

Lonnie C. Hill, Esquire
47 North Third St
Lewisburg PA 17837

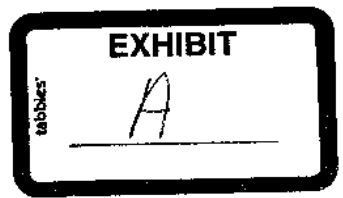
One piece of ordinary mail addressed to:

Commonwealth of Pennsylvania
Department of Welfare
PO Box 2675
Harrisburg PA 17105

PS Form 3817, January 2001

1000

U.S. POSTAGE
PAID
LEWISBURG, PA
17837
FEB 24, 11
AMOUNT
\$1.15
00024299-03



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 308
BLOOMSBURG, PA 17813
(717) 399-5625

PHONE
(570) 565-5625

24 HOUR PHONE
(570) 784-6300

Thursday, February 17, 2011

JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK, PA 18603-

SERVICE 1ST FEDERAL CREDIT UNION
VS
SANDRA L. MCAFFEE

DOCKET # 26ED2011

JD # 1193JD2010

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Tax Notice 2011 County & Municipality

BRIARCREEK TWP
MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR & JULY & AUG
TUES, WED & THURS: 8PM - 8PM
WED: 1-4 PM

PHONE: 570-759-2118

FOR: COLUMBIA County				DATE 03/01/2011	BILL NO. 11289
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	35,035	8.148	211.02	215.33	236.86
SINKING		1.345	46.18	47.12	51.83
FIRE		1	34.34	35.04	38.54
TWP RE		5	171.68	175.18	182.70
The discount & penalty have been calculated for your convenience			463.22	472.67	519.93
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MCAFFEE SANDRA L
717 KNOB MT ROAD
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 07-04-044-01,000		
717 KNOB MOUNTAIN RD		
8.78 Acres	Land	13,205
	Buildings	21,830
Total Assessment		35,035

This tax returned
to courthouse on:
January 1, 2012

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT



February 24, 2011

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

SERVICE 1ST FEDERAL CREDIT UNION

VS.

SANDRA L. MCAFEE

DOCKET # 26ED2011

JD # 1193JD2010

Dear Timothy:

The property located at 717 Knob Mountain Road Berwick Pa is currently not connected to public sewer and therefore no amount is due.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/17/2011

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 26ED2011

PLAINTIFF SERVICE 1ST FEDERAL CREDIT UNION

DEFENDANT SANDRA L. MCAFEE
ATTORNEY FIRM LONNIE C. HILL

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON 115667 625810

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-23-11 TIME 1000 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

P. D'Angelo DATE 02-23-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/17/2011

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 26ED2011

PLAINTIFF SERVICE 1ST FEDERAL CREDIT UNION

DEFENDANT SANDRA L. MCAFEE
ATTORNEY FIRM LONNIE C. HILL

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOAN ROTHIERY-TAX COLLECTOR	MORTGAGE FORECLOSURE
122 TWIN CHURCH ROAD	
BERWICK	

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-23-11 TIME 1105 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Pam D'Amico

DATE 02-23-11

Lonnie C. Hill
Attorney at Law
47 North Third Street
Lewisburg, PA 17837-1501

Telephone: (570) 524-4055

Fax: (570) 523-0754

February 17, 2011

Timothy T. Chamberlain, Sheriff of Columbia County
Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Service 1st Federal Credit Union vs.
Sandra McAfee
CV-2010-1193

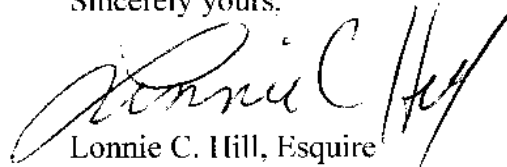
Dear Sheriff Chamberlain:

Reference is made to your office's phone request of additional documents on February 17, 2011 concerning the above-captioned matter. Please find enclosed the documents as follows;

1. One original and three copies of the Waiver of Watchman.
2. One original and three copies of the Verification of Non-Military Service.

Please return my filed copies in the self-addressed stamped envelope previously provided. Should you have any questions or need further information, please do not hesitate to contact my office.

Sincerely yours,



Lonnie C. Hill, Esquire

LCH:ced

Enclosures (8)

cc: Matthew Brown, Collection Specialist
Service 1st Federal Credit Union

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

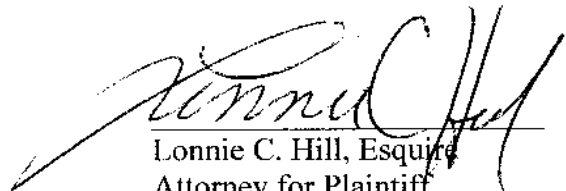
vs.

SANDRA L. MCAFEE,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: NO. 2010-CV-1193

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within may leave same without a watchmen, 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.



Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. # 41636
47 North Third Street
Lewisburg, PA 17837
570-524-4055

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

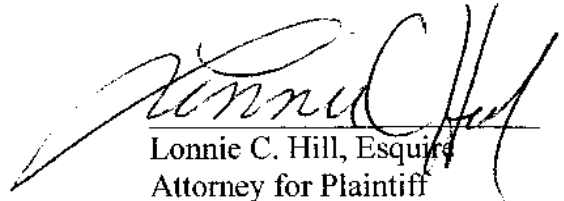
vs.

SANDRA L. MCAFEE,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: NO. 2010-CV-1193

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within may leave same without a watchmen, 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.



Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. # 41636
47 North Third Street
Lewisburg, PA 17837
570-524-4055

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

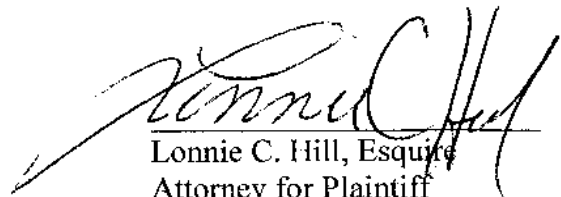
vs.

SANDRA L. MCAFEE,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: NO. 2010-CV-1193

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within may leave same without a watchmen, 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.



Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. # 41636
47 North Third Street
Lewisburg, PA 17837
570-524-4055

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

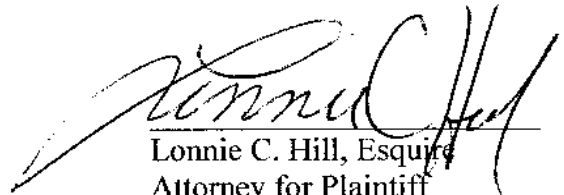
vs.

SANDRA L. MCAFEE,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: NO. 2010-CV-1193

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within may leave same without a watchmen, 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.



Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. # 41636
47 North Third Street
Lewisburg, PA 17837
570-524-4055

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

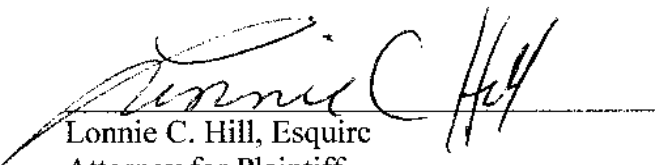
: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: NO. 2010-CV-1193

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit;

(a) that the defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that Defendant, Sandra L. McAfee is over 18 years of age and resides at 717 knob Mountain Road, Berwick, PA 18603


Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. No. 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

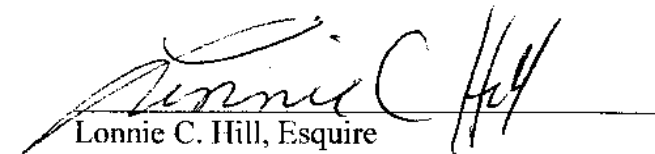
: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: NO. 2010-CV-1193

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit;

(a) that the defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that Defendant, Sandra L. McAfee is over 18 years of age and resides at 717 knob Mountain Road, Berwick, PA 18603


Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. No. 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

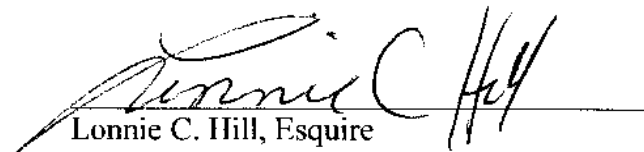
: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: NO. 2010-CV-1193

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit;

(a) that the defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that Defendant, Sandra L. McAfee is over 18 years of age and resides at 717 knob Mountain Road, Berwick, PA 18603


Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. No. 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

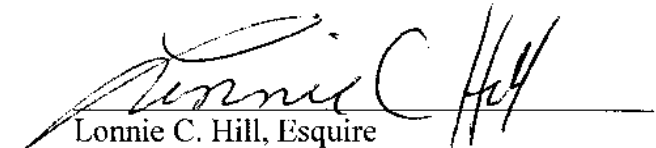
: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
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: NO. 2010-CV-1193

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit;

(a) that the defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that Defendant, Sandra L. McAfee is over 18 years of age and resides at 717 knob Mountain Road, Berwick, PA 18603


Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. No. 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/17/2011

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 26ED2011

PLAINTIFF SERVICE 1ST FEDERAL CREDIT UNION

DEFENDANT SANDRA L. MCAFEE
ATTORNEY FIRM LONNIE C. HILL

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON Maurice Cole

RELATIONSHIP CSTR IDENTIFICATION _____

DATE 02/17/11 TIME 1415 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

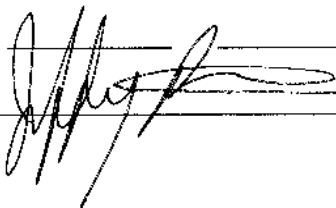
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

02/17/2011

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

DATE:17-FEB-11

FEE:\$5.00

CERT. NO9397

MCAFFEE SANDRA L
717 KNOB MT ROAD
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED 0644-0114
LOCATION: 717 KNOB MOUNTAIN RD BERWICK
PARCEL: 07 -04 -044-01,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2010	PRIM	2,092.82	61.87	30.00	2,184.69
TOTAL DUE :					\$2,184.69

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2010

REQUESTED BY:

Timothy Chamberlain, Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/17/2011

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 26ED2011

PLAINTIFF SERVICE 1ST FEDERAL CREDIT UNION

DEFENDANT SANDRA L. MCAFEE
ATTORNEY FIRM LONNIE C. HILL

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Heather Hyatt

RELATIONSHIP Client IDENTIFICATION _____

DATE 02/17/2011 TIME 1010 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB Y POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

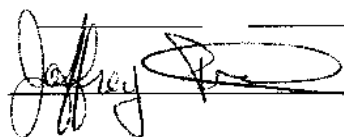
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 02/17/2011

SHERIFF'S SALE

WEDNESDAY MAY 25, 2011 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 26 OF 2011 ED AND CIVIL WRIT NO. 1193 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situated in Briar Creek Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a PK nail set in the centerline of Pennsylvania State Route No. 1012; **THENCE** running along the centerline of Pennsylvania State Route No. 1012, South eighty-three degrees four minutes thirty-three seconds West, (S. 83° 04' 33" W.), a distance of one hundred seventy-five and seven hundredths feet (175.07') to a railroad spike set; **THENCE** running along the easterly line now or late of Carolyn and Susan Rae Grassley and crossing a 300' wide P P & L right-of-way, North eight degrees twenty-five minutes thirty seconds West (N. 08° 25' 30" W.), a distance of two thousand one hundred seventy-nine and forty-seven hundredths feet (2,179.47') to a rebar set in line now or late of Pennsylvania State Games Lands No. 55; **THENCE** running along Pennsylvania State Game Lands No. 55, now or late North eighty-one degrees thirty-seven minutes twelve seconds East (N. 81° 37' 12" E.), a distance of one hundred seventy-five feet (175.00') to a rebar set; **THENCE** running along Lot No. 2 and crossing the aforementioned P P & L right-of-way, South eight degrees twenty-five minutes thirty seconds East (S. 08° 25' 30" E.), a distance of two thousand one hundred eighty-three and ninety-two hundredths feet (2,183.92') to the PLACE OF BEGINNING.

CONTAINING a gross lot area of 8.7650 acres minus 0.0663 acres located within the Pennsylvania State Route No. 1012 right-of-way leaving a net lot area of 8.6987 acres of land and being more fully shown as Lot No. 3 on survey subdivision plat entitled "Proposed Subdivision of Property of Barbara J. Communtzis" as prepared by Ted L. Oman and Associates, Inc. dated December 22, 1993.

IT BEING THE SAME PREMISES which Sandra L. McAfee and Frederick W. McAfee, husband and wife, by their Deed dated November 19, 1998 and recorded August 23, 1999 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania in Record Book 735, page 872, granted and conveyed unto Sandra L. McAfee.

Premises being: 717 Knob Mountain Road, Berwick, PA 18603

Tax Parcel #07-04-044-01.000

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 with 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 either to 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 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.

Plaintiff's Attorney
Lonnie C. Hill
47 North Third Street
Lewisburg, PA 17837

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY MAY 25, 2011 AT 10:00 AM

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If proceed 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.

Plaintiff's Attorney
Lonnie C. Hill
47 North Third Street
Lewisburg, PA 17837

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

Document Receipt

Trans # 15091 Carrier / service: POST 2PM 2/17/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000007616

Doc Ref #: 26ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans # 15090 Carrier / service: POST 2PM 2/17/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000007609

Doc Ref #: 26ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 15089 Carrier / service: POST 2PM 2/17/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000007593

Doc Ref #: 26ED2011

Document Receipt

Trans # 15088 Carrier / service: POST 2PM 2/17/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000007586

DEPARTMENT 281230

Doc Ref #: 26ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 15087 Carrier / service: POST 2PM 2/17/2011

Ship to: 15087

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000007579

Doc Ref #: 26ED2011

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # 26-11

DATE RECEIVED 2-10-11
DOCKET AND INDEX 2-10-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 20000

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

SALE DATE May 25, 11 TIME 1000
POSTING DATE May 20, 11
ADV. DATES FOR NEWSPAPER
1ST WEEK May 22
2ND WEEK 23
3RD WEEK 24

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
: NO. 2010-CV-1193
EX- 201-ED-24

:
:SS
:

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:

717 Knob Mountain Road, Berwick, Pennsylvania, 18603

Principal:	\$95,300.14
Interest	\$2,816.81
Late Fees:	\$75.00
Attorney Fees:	\$2,706.75
Court Costs:	\$115.00
Sheriff Fee:	\$50.00
Filing Fee: Writ	\$25.00
Sheriff Deposit	\$1,350.00
 Writ Total	 \$102,438.70

Tami B. Kline
Prothonotary

Kelly P. Brewer
Deputy

Date: 2-16-11

Prothonotary
My Comm. Expires 12/31/11

LEGAL DESCRIPTION

PROPERTY ADDRESS: 717 Knob Mountain Road
Berwick, PA 18603

TAX ID NUMBER: 07-04-044-01.000

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THENCE running along Pennsylvania State Game Lands No. 55, now or late North eighty-one degrees thirty-seven minutes twelve seconds East (N. $81^{\circ} 37' 12''$ E.), a distance of one hundred seventy-five feet (175.00') to a rebar set;

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SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

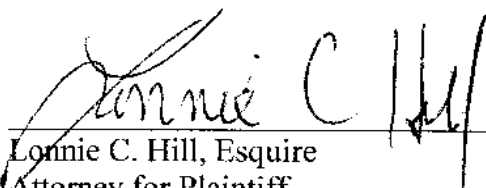
: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
: NO. 2010-CV-1193
: 2011 ED. 200

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

To the Prothonotary:

Please issue writ of execution in the above matter:

Principal:	\$95,300.14
Interest	\$2,816.81
Late Fees:	\$75.00
Attorney Fees:	\$2,706.75
Court Costs:	\$115.00
Sheriff Fee:	\$50.00
Writ of Execution	\$25.00
<u>Sheriff Deposit</u>	<u>\$1,350.00</u>
 Total	 \$102,438.70


Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

RECORDED & INDEXED
2011 JUN 15 PM 4:05
CLERK OF COURT
COLUMBIA COUNTY, PA

FILED
2011 JUN 15 PM 4:05
CLERK OF COURT
COLUMBIA COUNTY, PA

FILED
2011 JUN 15 PM 4:05
CLERK OF COURT
COLUMBIA COUNTY, PA

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
: NO. 2010-CV-1193
EX- 2011 ED-24

:
:SS
:

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Tami B Kline
Prothonotary

Kelly P Brewer
Deputy

Prothonotary My Commission Expires 12/31/13
My Commission Expires 12/31/13

Date: 2-16-11

LEGAL DESCRIPTION

**PROPERTY ADDRESS: 717 Knob Mountain Road
Berwick, PA 18603**

TAX ID NUMBER: 07-04-044-01.000

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SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
: NO. 2010-CV-1193

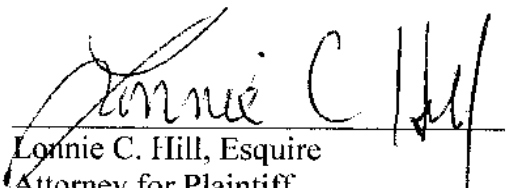
: 2011-ED-20

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

To the Prothonotary:

Please issue writ of execution in the above matter:

Principal:	\$95,300.14
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Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

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Plaintiff

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: IN THE COURT OF COMMON PLEAS
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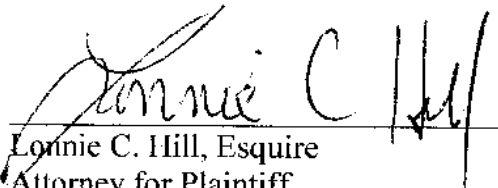
: *Said EO 24*

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Sheriff Fee:	\$50.00
Writ of Execution	\$25.00
<u>Sheriff Deposit</u>	<u>\$1,350.00</u>
 Total	 \$102,438.70



Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

RECORDED
2010 SEP 13 10:03 AM
CLERK OF COURT
COLUMBIA COUNTY, PA

FILED
2010 SEP 13 10:03 AM
CLERK OF COURT
COLUMBIA COUNTY, PA

NOTED
2010 SEP 13 10:03 AM
CLERK OF COURT
COLUMBIA COUNTY, PA

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
: NO. 2010-CV-1193

26-11

AFFIDAVIT PURSUANT TO RULE 3129.1

Lonnie C. Hill, Attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 717 Knob Mountain Road, Berwick, PA 18603:

1. Name and address of owner(s) or reputed owner(s):

Name	Address
Sandra L. McAfee	717 Knob Mountain Road Berwick, PA 18603

2. Name and address of defendant(s) in the judgement:

Name	Address
Sandra L. McAfee	717 Knob Mountain Road Berwick, PA 18603

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

Name	Address
------	---------

None

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

Name	Address
Sandra L. McAfee	717 Knob Mountain Road Berwick, PA 18603

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

Name

Address

None

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

Name

Address

None

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:

Name

Address

Columbia County Tax Claim Bureau

**11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

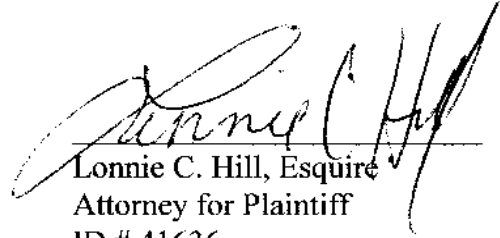
**P.O. Box 2675
Harrisburg, PA 17105**

VERIFICATION

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

Date: _____

2-15-11



Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

SERVICE 1ST FEDERAL CREDIT UNION,
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
: NO. 2010-CV-1193

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Name	Address
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Name	Address
Sandra L. McAfee	717 Knob Mountain Road Berwick, PA 18603

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

Name

Address

None

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

Name

Address

None

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:

Name

Address

Columbia County Tax Claim Bureau

**11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

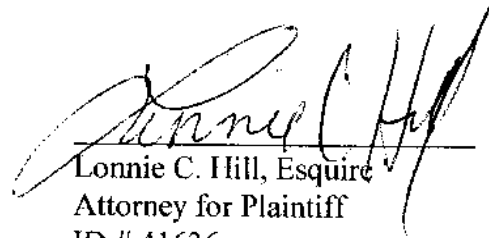
**P.O. Box 2675
Harrisburg, PA 17105**

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Date: _____

2-15-11



Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
: NO. 2010-CV-1193

AFFIDAVIT PURSUANT TO RULE 3129.1

Lonnie C. Hill, Attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 717 Knob Mountain Road, Berwick, PA 18603:

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Name	Address
None	

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Name	Address
Sandra L. McAfee	717 Knob Mountain Road Berwick, PA 18603

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

Name

Address

None

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

Name

Address

None

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:

Name

Address

Columbia County Tax Claim Bureau

**11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

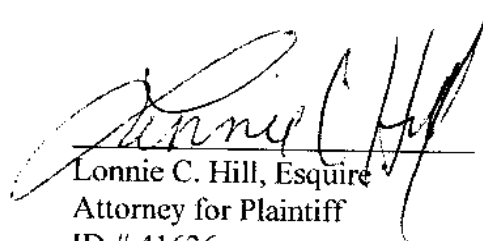
**P.O. Box 2675
Harrisburg, PA 17105**

VERIFICATION

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

Date:

2-15-11

A handwritten signature in black ink, appearing to read "Lonnie C. Hill", is written over a horizontal line.

Lonnie C. Hill, Esquire

Attorney for Plaintiff

ID # 41636

47 North Third Street

Lewisburg, PA 17837

(570) 524-4055

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

SANDRA L. MCAFEE,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
: NO. 2010-CV-1193

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: SANDRA MCAFEE
717 KNOB MOUNTAIN ROAD
BERWICK, PA 18603**

Your house (real estate) at **717 Knob Mountain Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the **Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, 18603** to enforce the court judgment of \$101,063.70 obtained by **Service 1st Federal Credit Union**, (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3

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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (570) 271-6060.
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.

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 on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 bid by calling (570) 524-4055.
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 (570) 524-4055.
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 house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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 SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
329 Market Street
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

North Penn Legal Services
168 E. 5th Street

Bloomsburg, PA 17815
(570) 784-8760

LEGAL DESCRIPTION

PROPERTY ADDRESS: 717 Knob Mountain Road
Berwick, PA 18603

TAX ID NUMBER: 07-04-044-01.000

ALL THAT CERTAIN piece, parcel or tract of land situated in Briar Creek Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a PK nail set in the centerline of Pennsylvania State Route No. 1012;

THENCE running along the centerline of Pennsylvania State Route No. 1012, South eighty-three degrees four minutes thirty-three seconds West, (S. $83^{\circ} 04' 33''$ W.), a distance of one hundred seventy-five and seven hundredths feet (175.07') to a railroad spike set;

THENCE running along the easterly line now or late of Carolyn and Susan Rae Grassley and crossing a 300' wide P P & L right-of-way, North eight degrees twenty-five minutes thirty seconds West (N. $08^{\circ} 25' 30''$ W.), a distance of two thousand one hundred seventy-nine and forty-seven hundredths feet (2,179.47') to a rebar set in line now or late of Pennsylvania State Games Lands No. 55;

THENCE running along Pennsylvania State Game Lands No. 55, now or late North eighty-one degrees thirty-seven minutes twelve seconds East (N. $81^{\circ} 37' 12''$ E.), a distance of one hundred seventy-five feet (175.00') to a rebar set;

THENCE running along Lot No. 2 and crossing the aforementioned P P & L right-of-way, South eight degrees twenty-five minutes thirty seconds East (S. $08^{\circ} 25' 30''$ E.), a distance of two thousand one hundred eighty-three and ninety-two hundredths feet (2,183.92') to the PLACE OF BEGINNING.

CONTAINING a gross lot area of 8.7650 acres minus 0.0663 acres located within the Pennsylvania State Route No. 1012 right-of-way leaving a net lot area of 8.6987 acres of land and being more fully shown as Lot No. 3 on survey subdivision plat entitled "Proposed Subdivision of Property of Barbara J. Communtzis" as prepared by Ted L. Oman and Associates, Inc. dated December 22, 1993.

IT BEING THE SAME PREMISES which Sandra L. McAfee and Frederick W. McAfee, husband and wife, by their Deed dated November 19, 1998 and recorded August 23, 1999 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania in Record Book 735, page 872, granted and conveyed unto Sandra L. McAfee.

SHERIFF SALE

AT _____ EST
In the Office of the Columbia County Sheriff

REAL ESTATE

BY VIRTUE OF WRIT OF EXECUTION NO. _____ OF 2011 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE TO BE ANNOUNCED AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNS., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANT IN AND TO :

ALL THAT CERTAIN piece, parcel or tract of land situated in Briar Creek Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a PK nail set in the centerline of Pennsylvania State Route No. 1012;

THENCE running along the centerline of Pennsylvania State Route No. 1012, South eighty-three degrees four minutes thirty-three seconds West, (S. 83° 04' 33" W.), a distance of one hundred seventy-five and seven hundredths feet (175.07') to a railroad spike set;

THENCE running along the easterly line now or late of Carolyn and Susan Rae Grassley and crossing a 300' wide P P & L right-of-way, North eight degrees twenty-five minutes thirty seconds West (N. 08° 25' 30" W.), a distance of two thousand one hundred seventy-nine and forty-seven hundredths feet (2,179.47') to a rebar set in line now or late of Pennsylvania State Game Lands No. 55;

THENCE running along Pennsylvania State Game Lands No. 55, now or late North eighty-one degrees thirty-seven minutes twelve seconds East (N. 81° 37' 12" E.), a distance of one hundred seventy-five feet (175.00') to a rebar set;

THENCE running along Lot No. 2 and crossing the aforementioned P P & L right-of-way, South eight degrees twenty-five minutes thirty seconds East (S. 08° 25' 30" E.), a distance of two thousand one hundred eighty-three and ninety-two hundredths feet (2,183.92') to the PLACE OF BEGINNING.

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Premises being: 717 Knob Mountain Road, Berwick, PA 18603

Tax Parcel #07-04-044-01.000

CONDITIONS OF SALE

The real property will be sold subject to the following conditions of sale; ten percent (10%) of the higher sum bid struck off shall be deposited in each case with the Sheriff by the highest bidder when his bid is registered, provided that in no case shall less than One Hundred Dollars (\$100.00) be deposited and that in each case the deposit shall be sufficient to cover the Sheriff's costs; otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefits of his bid and the property may be immediately put up again and sold unless a deposit of the required bid made by a second bidder willing to take the property at the highest bid price. The balance shall be paid on or before _____. The sale is also subject to Pennsylvania Transfer Tax, plus County Poundage.

Notice is hereby given all claimants and parties in interest that the Sheriff will for all sales where filing of schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within twenty (20) days thereafter.

LONNIE C. HILL, ESQUIRE
ATTORNEY FOR THE PLAINTIFF

TIMOTHY T. CHAMBERLAIN,
SHERIFF OF COLUMBIA
COUNTY



Friends you can bank on.

1207 Bloom Street • Danville, PA 17821-1303

2313



CU SERVICE CENTERS
The Member Friendly Dividend Payers

No. 0000094699

60-8760/2313

*** ONE THOUSAND THREE HUNDRED FIFTY DOLLARS AND 00 ***
*** CENTS ***

02/14/11

\$1,350.00

PAY

EXACTLY **1,350** Dollars **00** cents

VOID AFTER 60 DAYS

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
RE: MCAFEE

AUTHORIZED SIGNATURE

Caroline M. Mattie

⑈0000094699⑈ ⑆231387602⑆90010000⑈78