

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

FIRST COLUMBIA BANK & TRUST CO

vs.

Defendant

RONALD DIETZ
UNITED STATE OF AMERICA
UNITED STATE OF AMERICA ATTORNEY'S
OFFICE

Attorney for the Plaintiff:

Harding & Hill
38 West Third Street
Bloomsburg, PA 17815

Sheriff's Sale Date: Wednesday, June 20, 2012

Writ of Execution No. : 2011CV1751

Advance Sheriff Costs: 1,350.00

Location of the real estate: 1419 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	8.00
Crying Sale	10.00
Service	225.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	160.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,150.98
Web Posting	100.00
Notary Fee	10.00
Transfer Tax Form	25.00
Mailing Costs	42.00
Copies	7.50
Solicitor Services	75.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 2,010.98

Municipal Costs

Delinquent Taxes	7,907.91
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Total Municipal Costs 7,907.91

Distribution Costs

Recording Fees	55.00
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Total Distribution Costs 55.00

Grand Total: 9,973.89

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

By Clerk of Sale Sheriff, Telecount, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bank + Trust vs Donald Dietz

NO. 410-12 ED NO. 17151-11 JD

DATE/TIME OF SALE: June 22, 2010

BID PRICE (INCLUDES COST) \$ 9973.89

POUNDAGE - 2% OF BID \$ 199.48

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 10173.37

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: FIRST COLUMBIA BANK + TRUST Co.

PURCHASER(S) SIGNATURE(S): Jeffrey E. Nelson

TOTAL DUE: \$ 10173.37

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 8823.37



292 EAST STREET
BLOOMSBURG, PA 17815



76284

PAY
THE
ORDER OF

8,823* DOLLARS 37 CENTS

DATE

06/20/2012

AMOUNT

***8,823.37*

Columbia County Sheriff

MEMO


AUTHORIZED SIGNATURE

⑈076284⑈ ⑆031305936⑆ 018⑈529⑈9⑈

SHERIFF'S SALE COST SHEET

VS.
NO. 40-12 ED NO. 1751-11 JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>725.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>465.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>115.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>340.00</u>	

PROTHIONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>3.00</u>
TOTAL ***** \$ <u>58.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>2406.91</u>
TOTAL ***** \$ <u>2406.91</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>160.00</u>	

TOTAL COSTS (OPENING BID) \$ 9773.81

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1751

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, JUNE 06, 2012

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 tract of land situate in the Township of Scott, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southeast corner of Beach Alley and Juniper Street; Thence by the East line of Juniper Street, South 13 degrees 50 minutes East, 120 feet to an iron pin on the North line of Berwick Road; Thence by the North line of Berwick Road, North 81 degrees 50 minutes East, 120.9 feet to an iron pin and Lot No. 226; Thence by dividing line between Lots 226 and 227, North 13 degrees 50 minutes West, 132 feet to an iron pin on the South side of Beach Alley; Thence by the South line of Beach Alley, South 76 degrees 13 minutes West, 120 feet to the place of BEGINNING; being Lots No. 227, 228 and 229 of East End Park Addition to Bloomsburg and Scott Township on which is erected a two-story frame building.

BEING the same premises which Shangria Development Corporation, Inc., by deed dated November 12, 1999, and recorded with the Register and Recorder of Columbia County, Pennsylvania, to Instrument No. 199910589, granted and conveyed unto Ronald Dietz.

PROPERTY ADDRESS: 1419-1429 Old Berwick Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 31-03A-014

PROPERTY ADDRESS: 1419 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-03A-014

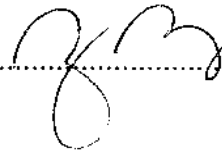
Seized and taken into execution to be sold as the property of RONALD DIETZ, UNITED STATES OF AMERICA, UNITED STATES OF AMERICA ATTORNEY'S OFFICE in suit of FIRST COLUMBIA BANK & TRUST CO.

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 faults 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:
Harding & Hill
Bloomsburg, PA (570) 389-0663

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com

w deposes and says that Press Enterprise is
l office and place of business at 3185
mbia and State of Pennsylvania, and was
been published daily, continuously in said
ttached notice May 16, 23, 30, 2012 as
officers or publisher or designated agent of
legal advertisement was published; that
in the subject matter of said notice and
oregoing statement as to time, place, and



th day of MAY 2012



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and
for publishing the foregoing notice, and the

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
RONALD DIETZ (et al.)

Case Number
2011CV1751

SHERIFF'S RETURN OF SERVICE

05/01/2012 08:53 AM - DEPUTY JEFFREY PRICE, 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 1419 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,

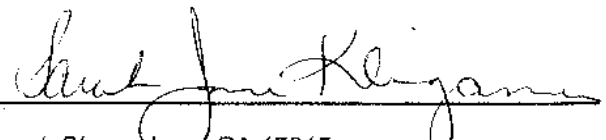

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 01, 2012

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

Affirmed and subscribed to before me this
1ST day of MAY, 2012

NOTARY



Plaintiff Attorney: Harding & Hill, 38 West Third Street, Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
RONALD DIETZ (et al.)

Case Number
2011CV1751

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	04/23/2012	Warrant:
Notes:	SHERIFF'S SALE BILL			

Serve To:

Name:	(POSTING)
Primary Address:	1419 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - Adult In Charge <u>Posted</u> Other	
Adult In Charge:		
Relation:		
Date:	05-01-12	Time: 0853
Deputy:	6	Mileage:

Attorney / Originator:

Name:	Harding & Hill	Phone:	(570) 389-0663
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2011CV1751

1419 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 04/23/2012

Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST CO. :
 PLAINTIFF, :
 :
 VS. : NO. 2011 – CV – 1751
 :
 RONALD DIETZ, : CIVIL ACTION
 :
 AND :
 :
 UNITED STATES OF AMERICA, :
 DEFENDANTS. :

OFFICE
- 314 -
PA

100

(The following text is extremely faint and largely illegible due to low contrast and scan quality. It appears to be a list or index of items.)

I, P. JEFFREY HILL, Esquire, Attorney for Plaintiff in the above-captioned matter, amend the Affidavit filed Pursuant to P.A. R.C.P. 3129.1 to amend the addresses of two parties named in the P.A. R.C.P. 3129.1 Affidavit as follows:

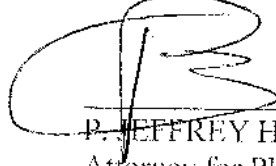
- United States of America
ATTN: United States Attorney's Office
Federal Building and U.S. Courthouse
228 Walnut Street, Suite 220
Harrisburg, PA 17108

- Amend the address of Capital One Bank as follows:

Capital One Bank (USA), N.A.
f/k/a Capital One Bank
Blatt, Hasenmiller, Leibsker & Moore, LLC
1835 Market Street, Ste. 501
Philadelphia, PA 19103-2933

I verify that the statements made in this Amended Affidavit are true and correct to the best of my personal knowledge, 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.

HARDING & HILL LLP

A handwritten signature in black ink, appearing to read 'P. Hill', is written over a horizontal line.

P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #30004

Dated: _____

4/17/12

MAIN STREET OFFICE
16 West Main Street
Bloomsburg, PA 17815-1703
570.389.0663 telephone
570.389.8027 facsimile

Susan M. Hill
Wm. Kim Hill

HARDING & HILL LLP

ATTORNEYS AT LAW

THIRD STREET OFFICE
38 West Third Street
Bloomsburg, PA 17815-1707
570.784.6770 telephone
570.784.6075 facsimile

Elwood R. Harding
P. Jeffrey Hill

April 5, 2012

SENT VIA FACSIMILE ONLY (389-5625)

Tim Chamberlain, Sheriff
Columbia County Sheriff's Department
Columbia County Courthouse
Bloomsburg, PA 17815

**RE: First Columbia Bank & Trust Co. vs. Ronald Dietz, et al
No. 2011-CV-1751; Writ of Execution No. 40 of 2012**

Dear Tim:

This letter will confirm your conversation with my secretary on Wednesday, April 04, 2012, regarding the Sheriff Sale scheduled in the above matter for June 6, 2012, at 9:00 A.M.

Because of the unavailability of no attorneys in the firm being able to take this hearing, you have agreed to stay the Sheriff's Sale to: **Wednesday, June 20, 2012, at 9:00 A.M.**

This letter will further confirm that no new notices and publications will be sent out by your office indicating the new date of June 20, 2012, and that on June 6, 2012, (original date of the sale) you will announce that the Sheriff's Sale has been postponed to June 20, 2012.

Thank you for your cooperation in changing the date of this Sheriff Sale.

Very truly yours,

Harding & Hill, LLP

P. Jeffrey Hill, Esquire

PJH/ts

cc. Jeffrey Nelson, VP of FCBT

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

DATE:03-APR-12

FEE:\$5.00

CERT. NO11701

DIETZ RONALD
1419 OLD BERWICK RD
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP
DEED 0494-0774
LOCATION: 1419 OLD BERWICK RD BLOOMSBURG
PARCEL: 31 -03A-014-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2009	PRIM	2,813.27	47.03	0.00	2,860.30
2010	PRIM	2,465.32	48.34	115.00	2,628.66
2011	PRIM	2,333.59	50.36	30.00	2,413.95
TOTAL DUE :					\$7,902.91

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2012

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2011

REQUESTED BY: Columbia County Sheriff - Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
RONALD DIETZ (et al.)

Case Number
2011CV1751

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	04/23/2012
Warrant:			
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS ALSO MAY BE AT 2154 PINE SWAMP ROAD, NUMIDIA		

Serve To:

Name:	RONALD DIETZ
Primary Address:	1419 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	2154 PINE SWAMP ROAD NUMIDIA, PA
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	RONALD DIETZ		
Relation:	DEF		
Date:	03-27-12	Time:	1440
Deputy:	6	Mileage:	

Attorney / Originator:

Name: Harding & Hill	Phone: (570) 389-0663
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DIETZ, RONALD

2011CV1751

1419 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 04/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
RONALD DIETZ (et al.)

Case Number
2011CV1751

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	04/23/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	SCOTT TOWNSHIP SEWER AUTHORITY	
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Dolores Hook	
Relation:	receptionist	
Date:		Time:
Deputy:		Mileage:

Attorney / Originator:

Name:	Harding & Hill	Phone:	(570) 389-0663
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

SCOTT TOWNSHIP

2011CV1751

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 04/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
RONALD DIETZ (et al.)

Case Number
2011CV1751

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	04/23/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Central Columbia SD
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-2850
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Heidi Celeste
Relation:	Receptionist
Date:	3-27-12
Time:	1420
Deputy:	7
Mileage:	

Attorney / Originator:

Name: Harding & Hill	Phone: (570) 389-0663
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2011CV1751

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 04/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
RONALD DIETZ (et al.)

Case Number
2011CV1751

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	04/23/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	H. James Hock	
Primary Address:	2626 Old Berwick Road Bloomsburg, PA 17815	
Phone:	570-784-7823	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	DROPPED IN MAIL BOX	
Relation:		
Date:	3-27-12	Time:
Deputy:	7	Mileage:

Attorney / Originator:

Name:	Harding & Hill	Phone:	(570) 389-0663
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

HOCK, H. JAMES

2011CV1751

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 04/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
RONALD DIETZ (et al.)

Case Number
2011CV1751

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/23/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MICA WAGNER

Primary Address: 1419 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jessica Murphy

Relation: Girlfriend

Date: 3-27-12 Time: 1405

Deputy: 7 Mileage:

Attorney / Originator:

Name: Harding & Hill

Phone: (570) 389-0663

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

WAGNER, MICA

2011CV1751

1419 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 04/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
RONALD DIETZ (et al.)

Case Number
2011CV1751

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/23/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Baron Buchanan*

Relation: *Employee*

Date: *03-27-12* Time: *0940*

Deputy: *S* Mileage:

Attorney / Originator:

Name: Harding & Hill

Phone: (570) 389-0663

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV1751

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 04/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
RONALD DIETZ (et al.)

Case Number
2011CV1751

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	04/23/2012
Notes:	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:	Heather Hyatt		
Relation:	Employee		
Date:	03-27-12	Time:	0810
Deputy:	8	Mileage:	

Attorney / Originator:

Name: Harding & Hill	Phone: (570) 389-0663
-----------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2011CV1751

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/23/2012

Document Receipt

Trans # 18753 Carrier / service: POST 2PM 3/26/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000013433

Doc Ref #: 40ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 18752 Carrier / service: POST 2PM 3/26/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000013426

DEPARTMENT 281230

Doc Ref #: 40ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 18751 Carrier / service: POST 2PM 3/26/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000013419

Doc Ref #: 40ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 18750 Carrier / service: POST 2PM 3/26/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000013402

Doc Ref #: 40ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 18749 Carrier / service: POST 2PM 3/26/2012

Ship to: 18749

CAPITAL ONE BANK NA

C/O DANIEL SANTUCCI, ESQ.

5 GREAT VALLEY PARKWAY, STE 100

Tracking #: 9171924291001000013396

Doc Ref #: 40ED2012

MALVERN PA 19355

Document Receipt

Trans # 18740 Carrier / service: POST 2PM 3/26/2012

Ship to: 18740

TAX LIENS

C/O UNITED STATES ATTYS OFFICE
PO BOX 11754

Tracking #: 9171924291001000013389

Doc Ref #: 40ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 18739 Carrier / service: POST 2PM 3/26/2012

Ship to: 18739

DEPT OR TREASURY

C/O UNITED STATES OF AMERICA
235 N WASHINGTON AVE

Tracking #: 9171924291001000013372

Doc Ref #: 40ED2012

SCRANTON PA 18503

Document Receipt

Trans # 18738 Carrier / service: POST 2PM 3/26/2012

Ship to: 18738

UNITED STATES OF AMERICA

235 N. WASHINGTON AVE

Tracking #: 9171924291001000013365

Doc Ref #: 40ED2012

SCRANTON PA 18503

REAL ESTATE OUTLINE

ED # 40-12

DATE RECEIVED 3-25-12
DOCKET AND INDEX 3-25-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>74859 - Bank</u>

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

SALE DATE	<u>June 6, 12</u>	TIME <u>9:00</u>
POSTING DATE	<u>May 2, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 16</u>	
	2 ND WEEK <u>23</u>	
	3 RD WEEK <u>30, 12</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1751

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, JUNE 06, 2012
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 tract of land situate in the Township of Scott, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at an iron pin on the Southeast corner of Beach Alley and Juniper Street; Thence by the East line of Juniper Street, South 13 degrees 50 minutes East, 120 feet to an iron pin on the North line of Berwick Road; Thence by the North line of Berwick Road, North 81 degrees 50 minutes East, 120.9 feet to an iron pin and Lot No. 226; Thence by dividing line between Lots 226 and 227, North 13 degrees 50 minutes West, 132 feet to an iron pin on the South side of Beach Alley; Thence by the South line of Beach Alley, South 76 degrees 13 minutes West, 120 feet to the place of BEGINNING; being Lots No. 227, 228 and 229 of East End Park Addition to Bloomsburg and Scott Township on which is erected a two-story frame building.
BEING the same premises which Shangrila Development Corporation, Inc., by deed dated November 12, 1999, and recorded with the Register and Recorder of Columbia County, Pennsylvania, to Instrument No. 199910589, granted and conveyed unto Ronald Dietz.

PROPERTY ADDRESS: 1419-1429 Old Berwick Road, Bloomsburg, PA 17815
TAX PARCEL NUMBER: 31-03A-014

PROPERTY ADDRESS: 1419 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-03A-014

Seized and taken into execution to be sold as the property of RONALD DIETZ, UNITED STATE OF AMERICA, UNITED STATE OF AMERICA ATTORNEY'S OFFICE in suit of FIRST COLUMBIA BANK & TRUST CO.

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:
Harding & Hill
Bloomsburg, PA (570) 389-0663

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

HARDING & HILL, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF. :
VS. : NO. 2011 - CV - 1751
RONALD DIETZ, : CIVIL ACTION
AND :
UNITED STATES OF AMERICA, :
DEFENDANTS. :

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA: : SS.
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above captioned matter you are directed to levy upon and to sell the following described property: (see attached description)

Balance of Principal as of November 7, 2011	\$ 64,554.29
Accrued but unpaid interest from July 1, 2011, through March 26, 2012 (\$11.76461 per diem)	\$ 2,799.98
Late charges to-date	\$ 1,507.98
Life Insurance premium @ \$12.48 per month	\$ 49.92
Reasonable attorney's fees through filing Execution	\$ 1,500.00
TOTAL	\$ 70,412.17
Plus costs.	

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

BY: Barbara N. Silvestri

DATED: 03-23, 2012

Legal Description

ALL THAT CERTAIN tract of land situate in the Township of Scott, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southeast corner of Beach Alley and Juniper Street; Thence by the East line of Juniper Street, South 13 degrees 50 minutes East, 120 feet to an iron pin on the North line of Berwick Road; Thence by the North line of Berwick Road, North 81 degrees 50 minutes East, 120.9 feet to an iron pin and Lot No. 226; Thence by dividing line between Lots 226 and 227, North 13 degrees 50 minutes West, 132 feet to an iron pin on the South side of Beach Alley; Thence by the South line of Beach Alley, South 76 degrees 13 minutes West, 120 feet to the place of **BEGINNING**; being Lots No. 227, 228 and 229 of East End Park Addition to Bloomsburg and Scott Township on which is erected a two-story frame building.

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PROPERTY ADDRESS: 1419-1429 Old Berwick Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 31-03A-014

HARDING & HILL, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :
VS. : NO. 2011 – CV – 1751
RONALD DIETZ, : CIVIL ACTION
AND :
UNITED STATES OF AMERICA, :
DEFENDANTS. :

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA:
: SS.
COUNTY OF COLUMBIA :

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Life Insurance premium @ \$12.48 per month	\$ 49.92
Reasonable attorney's fees through filing Execution	\$ 1,500.00
TOTAL	\$ 70,412.17
Plus costs.	

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

BY: Barbara R. Schwartz Esq.

DATED: 03-23, 2012

Legal Description

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TAX PARCEL NUMBER: 31-03A-014

HARDING & HILL, LLP

P. Jeffrey Hill, Esquire

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

VS. :

NO. 2011 - CV - 1751

RONALD DIETZ, :

CIVIL ACTION

AND :

UNITED STATES OF AMERICA, :

DEFENDANTS. :

FILED
PROTHONOTARY
2012 MAR 23 PM 2:06
JENNIFER L. HARTMAN, CLERK
COURT OF COMMON PLEAS, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above captioned matter:

Balance of Principal as of November 7, 2011	\$ 64,554.29
Accrued but unpaid interest from July 1, 2011, through March 26, 2012 (\$11.76461 per diem)	\$ 2,799.98
Late charges to-date	\$ 1,507.98
Life Insurance premium @ \$12.48 per month	\$ 49.92
Reasonable attorney's fees through filing Execution	\$ 1,500.00
TOTAL	\$ 70,412.17
Plus costs.	

See attached description.


P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #30004

Legal Description

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TAX PARCEL NUMBER: 31-03A-014

HARDING & HILL, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :	:
PLAINTIFF, :	:
VS. :	NO. 2011 – CV – 1751
RONALD DIETZ, :	CIVIL ACTION
AND :	
UNITED STATES OF AMERICA, :	
DEFENDANTS. :	

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. _____ OF 2012, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED THE FOLLOWING DESCRIBED PROPERTY TO PUBLIC SALE TO THE HIGHEST AND BEST BIDDER, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA, ON

_____ 2012
AT _____ O'CLOCK, __.M.

ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANT'S IN AND TO:

ALL THAT CERTAIN tract of land situate in the Township of Scott, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

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PROPERTY ADDRESS: 1419-1429 Old Berwick Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 31-03A-014

SEIZED AND TAKEN in execution as the property of Ronald Dietz at the suit of First Columbia Bank & Trust Co. vs. Ronald Dietz and the United States of America.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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 defaults 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 representative of the Plaintiff.

Attorney for the Plaintiff:
P. JEFFREY HILL, ESQUIRE
Harding & Hill LLP
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, PA
www.sheriffcolumbiacounty.com

Legal Description

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HARDING & HILL, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :
VS. : NO. 2011 – CV - 1751
RONALD DIETZ, : CIVIL ACTION
AND :
UNITED STATES OF AMERICA, :
DEFENDANTS. :

4/0

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

I, P. JEFFREY HILL, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1419 – 1429 Old Berwick Road, Bloomsburg, Columbia County, Pennsylvania. (See attached description)

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

Ronald Dietz
1419 Old Berwick Road
Bloomsburg, PA 17815

Ronald Dietz
2154 Pine Swamp Road
Numidia, PA 17858

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

Ronald Dietz
1419 Old Berwick Road
Bloomsburg, PA 17815

Ronald Dietz
2154 Pine Swamp Road
Numidia, PA 17858

3
United States of America
Middle District of Pennsylvania
William J. Nealon Federal Bldg.
235 N. Washington Ave.
Scranton, PA 18501

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

First Columbia Bank & Trust Co.
232 East Street
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

4/
Department of the Treasury - IRS
c/o United States of America
Middle District of Pennsylvania
William J. Nealon Federal Bldg.
235 N. Washington Ave.
Scranton, PA 18501

5
Tax Liens
c/o United States Attorney's Office
228 Walnut Street
P. O. Box 11754
Harrisburg, PA 17108

Capital One Bank (USA), N.A.
f/k/a Capital One Bank
c/o Daniel Santucci, Esquire
Blatt, Hasenmiller, Leibsker & Moore, LLC
5 Great Valley Parkway, Suite 100
Malvern, PA 19355

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

First Columbia Bank & Trust Co.
232 East Street
Bloomsburg, PA 17815

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

Columbia County Tax Claim Bureau
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Department of the Treasury - IRS
c/o United States of America
Middle District of Pennsylvania
William J. Nealon Federal Bldg.
235 N. Washington Ave.
Scranton, PA 18501

Tax Liens
c/o United States Attorney's Office
228 Walnut Street
P. O. Box 11754
Harrisburg, PA 17108

Capital One Bank (USA), N.A.
f/k/a Capital One Bank
c/o Daniel Santucci, Esquire
Blatt, Hasenmiller, Leibsker & Moore, LLC
5 Great Valley Parkway, Suite 100
Malvern, PA 19355

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:


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:**

Mica Wagner, Tenant
1419 Old Berwick Road
Bloomsburg, PA 17815

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.

HARDING & HILL LLP



P. JEFFREY HILL, ESQUIRE
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Dated: _____

3/22/12

Legal Description

ALL THAT CERTAIN tract of land situate in the Township of Scott, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southeast corner of Beach Alley and Juniper Street; Thence by the East line of Juniper Street, South 13 degrees 50 minutes East, 120 feet to an iron pin on the North line of Berwick Road; Thence by the North line of Berwick Road, North 81 degrees 50 minutes East, 120.9 feet to an iron pin and Lot No. 226; Thence by dividing line between Lots 226 and 227, North 13 degrees 50 minutes West, 132 feet to an iron pin on the South side of Beach Alley; Thence by the South line of Beach Alley, South 76 degrees 13 minutes West, 120 feet to the place of **BEGINNING**; being Lots No. 227, 228 and 229 of East End Park Addition to Bloomsburg and Scott Township on which is erected a two-story frame building.

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PROPERTY ADDRESS: 1419-1429 Old Berwick Road, Bloomsburg, PA 17815

TAX PARCEL NUMBER: 31-03A-014

HARDING & HILL, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Attorney for Plaintiff

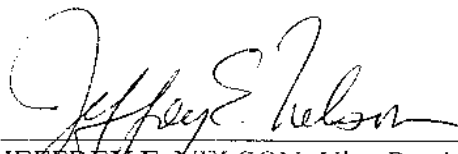
IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :	:
PLAINTIFF, :	:
VS. :	NO. 2011 – CV – 1751
RONALD DIETZ, :	CIVIL ACTION
AND :	:
UNITED STATES OF AMERICA, :	:
DEFENDANTS. :	:

AFFIDAVIT OF WHEREABOUTS


COMMONWEALTH OF PENNSYLVANIA: : SS.
COUNTY OF COLUMBIA :

JEFFREY E. NELSON, Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that Ronald Dietz, Defendant, at the time that judgment was entered, the Defendant's place of residence was 1419 Old Berwick Road, Bloomsburg, Pennsylvania, 17815, Columbia County, Pennsylvania and/or 2154 Pine Swamp Road, Numidia, Pennsylvania, 17858, Columbia County, Pennsylvania.

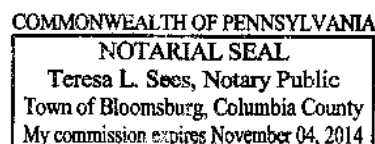


JEFFREY E. NELSON, Vice President
First Columbia Bank & Trust Co.

Sworn to and Subscribed
before me this 23rd day
of MARCH, 2012.



Notary Public



HARDING & HILL, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Attorney for Plaintiff

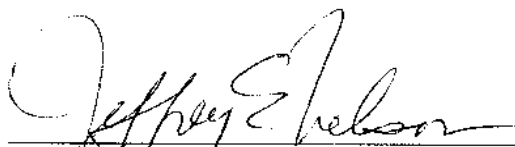
IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :
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UNITED STATES OF AMERICA, :
DEFENDANTS. :

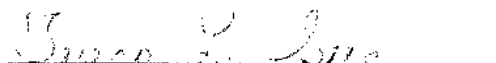
AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

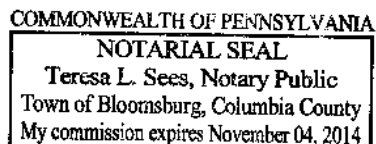
COMMONWEALTH OF PENNSYLVANIA:
: SS.
COUNTY OF COLUMBIA :

I, JEFFREY E. NELSON, Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, depose and say that I did, investigate the status of Ronald Dietz, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Ronald Dietz is not now, nor was Ronald Dietz within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.


JEFFREY E. NELSON, Vice President
First Columbia Bank & Trust Co.

Sworn to and Subscribed before me
this 22nd day of March,
2012.


Notary Public



HARDING & HILL, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :	:
PLAINTIFF, :	:
VS. :	NO. 2011 – CV – 1751
RONALD DIETZ, :	CIVIL ACTION
AND :	
UNITED STATES OF AMERICA, :	
DEFENDANTS. :	

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each 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 such property before the Sheriff's Sale thereof.

HARDING & HILL LLP


P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004



232 EAST STREET
BLOOMSBURG, PA 17815



74859

PAY TO THE ORDER OF ***1,350* DOLLARS 00 CENTS***

DATE 03/22/2012
AMOUNT ***1,350.00*

Columbia County Sheriff

AUTHORIZED SIGNATURE

MEMO

⑈074859⑈ ⑈031305936⑈ 018⑈529⑈9⑈

Security features. Details on back.