

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
JOHN LAUGHERY, JR

Case Number
2012CV136

REQUEST DETAILS (Real Estate Sale)

Request Details:

Category:

Real Estate Sale

Status: Closed

Date Closed: 09/07/2012

Writ date:

Expiration date:

Notes:

POSTING IS 7/5/12
7/18/12 STAYED TIL SEPT 5 0900
9/5/12 STAYED BY ATTY HILL

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Frost Columbia vs Laurel

NO. 71-12 ED NO. 136-12 JD

DATE/TIME OF SALE: Sept. 5, 2012

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
FIRST COLUMBIA BANK & TRUST CO		JOHN LAUGHERY, JR

Attorney for the Plaintiff:

Harding & Hill
38 West Third Street
Bloomsburg, PA 17815

Sheriff's Sale Date: Wednesday, September 5, 201

Writ of Execution No. : 2012CV136

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 110 BLUE JAY ROAD, MILLVILLE, PA 17846

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$135.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00
Other	\$81.00

Total Sheriff Costs **\$2,149.82**

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs **\$55.00**

Grand Total: **\$2,204.82**

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)

Printed on Recycled Paper - Recycled Ink

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
JOHN LAUGHERY, JR

Case Number
2012CV136

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/17/2012	Advance Fee	Advance Fee	75632	\$0.00	\$1,350.00
05/17/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/17/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/17/2012	Crying Sale			\$10.00	\$0.00
05/17/2012	Docketing			\$15.00	\$0.00
05/17/2012	Levy			\$15.00	\$0.00
05/17/2012	Mailing Costs			\$30.00	\$0.00
05/17/2012	Posting Handbill			\$15.00	\$0.00
05/17/2012	Press Enterprise Inc.			\$1,364.82	\$0.00
05/17/2012	Sheriff Automation Fund			\$50.00	\$0.00
05/17/2012	Web Posting			\$100.00	\$0.00
05/18/2012	Deputize Advance Fee		5698	\$76.00	\$0.00
05/18/2012	Deputize Advance Fee		5697	\$5.00	\$0.00
08/28/2012	Service			\$135.00	\$0.00
08/28/2012	Service Mileage			\$12.00	\$0.00
08/28/2012	Copies			\$4.50	\$0.00
08/28/2012	Notary Fee			\$10.00	\$0.00
08/28/2012	Tax Claim Search			\$5.00	\$0.00
08/28/2012	Surecharge			\$100.00	\$0.00
				\$1,979.82	\$1,350.00

TOTAL BALANCE:	\$(629.82)
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232 EAST STREET
BLOOMSBURG, PA 17815



77384

PAY
TO THE
ORDER OF

629* DOLLARS 82 CENTS

DATE


09/07/2012

AMOUNT

***629.82*

Columbia County Sheriff

MEMO


AUTHORIZED SIGNATURE

⑈077384⑈ ⑆031305936⑆ 018⑈529⑈9⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bank + vs John Laushorg
Trust

NO. 71-12 ED NO. 136-12 JD

DATE/TIME OF SALE: Sept. 5 2:00

BID PRICE (INCLUDES COST) \$ 20000.00

POUNDAGE - 2% OF BID \$ 400.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1362.66

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 22012.66

PURCHASER(S): John W Meek, M. L. Meek

ADDRESS: 17 Blue Jay Rd Millville Pa

NAMES(S) ON DEED: John W Meek ~~428~~-394-0899

PURCHASER(S) SIGNATURE(S): John W Meek

TOTAL DUE: \$ 22012.66

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

VS.

NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00	
✓ SERVICE PER DEF.	\$ <u>135.00</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>12.00</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>4.50</u>	
✓ NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>364.00</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>1364.82</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1589.82</u>

✓ PROTHONOTARY (NOTARY)	\$10.00	
✓ RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</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>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>	
MISC. <u>Luz. Co.</u>	\$ <u>81.00</u>	
TOTAL *****		\$ <u>81.00</u>

TOTAL COSTS (OPENING BID) \$ 2204.82

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

July 18, 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. John R. Laughery a/k/a John R. Laughery, Jr.
No. 2012-CV-136; Writ of Execution No. 71 of 2012**

Dear Tim:

This letter will confirm your conversation with my secretary, Teresa, on Monday, July 16, 2012, regarding the Sheriff Sale scheduled in the above matter for August 8, 2012, at 9:00 A.M.

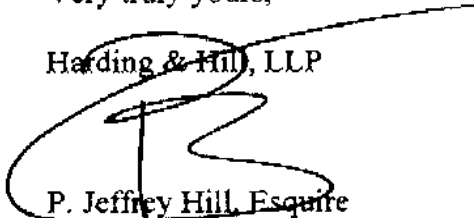
The Defendant, Mr. Laughery, was served with the execution documents on Saturday, July 14, 2012. The Sheriff's Sale is scheduled for August 8, 2012, and as this does not allow for the 30 day requirement for service of these documents prior to a Sheriff's Sale, the August 8, 2012, sale must be postponed. The new date for the Sheriff's Sale to be held in this matter is scheduled for **Wednesday, September 5, 2012, at 9:00 A.M.** in your office at the Columbia County Courthouse.

This letter will further confirm that no new notices and publications will be sent out by your office indicating the new date of September 5, 2012, and that on August 8, 2012, (original date of the sale) you will announce that the Sheriff's Sale has been postponed to September 5, 2012.

Thank you for your efforts in having Mr. Laughery served with his execution documents.

Very truly yours,

Harding & Hill, LLP



P. Jeffrey Hill, Esquire

PJH/ts

cc. Jeffrey Nelson, VP of FCBT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
JOHN LAUGHERY, JR

Case Number
2012CV136

SHERIFF'S RETURN OF SERVICE

07/14/2012 08:20 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOHN LAUGHERY, JR AT RT 487, ORANGEVILLE, PA 17859.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

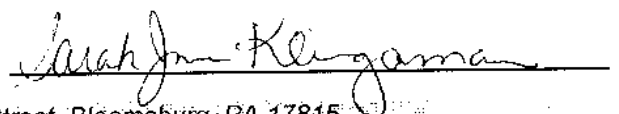
July 16, 2012

NOTARY

Affirmed and subscribed to before me this

16TH day of JULY, 2012

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



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

(c) County of Columbia, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
VS.
JOHN LAUGHERY, JR

Case Number
2012CV136

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

HESS MART RT 487 ORANIGVILLE

Serve To:

Name: JOHN LAUGHERY, JR

Primary Address: 1257 OLD TIOGA TURNPIKE
BENTON, PA 17814

Phone: *PO Box 237* DOB:

Alternate Address: *110 Blue Jay Rd.*

Phone: *Millville, PA*

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: *John Laughery Jr*

Relation: *DEF*

Date: *7/14/12*

Time: *0820*

Deputy: *6*

Mileage:

Attorney / Originator:

Name: Harding & Hill

Phone: (570) 389-0663

Service Attempts:

Date:	<i>7/24/12</i>					
Time:	<i>11:27</i>					
Mileage:						
Deputy:	<i>6</i>					

Notes / Special Instructions:

House IS VACANT

Now, May 18, 2012 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

LAUGHERY JR, JOHN

2012CV136

1257 OLD TIOGA TURNPIKE, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
JOHN LAUGHERY, JR

Case Number
2012CV136

SHERIFF'S RETURN OF SERVICE

07/05/2012 10:05 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 110 BLUE JAY ROAD, MILLVILLE, PA 17846.


JEFFREY PRICE, DEPUTY

SO ANSWERS,

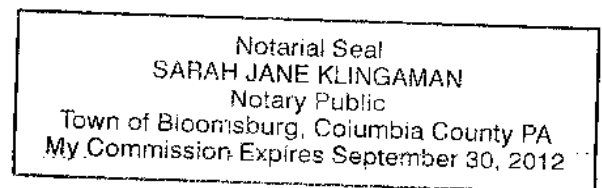

TIMOTHY T. CHAMBERLAIN, SHERIFF

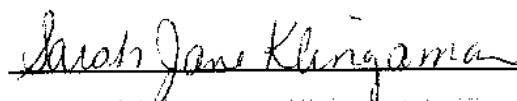
July 05, 2012

NOTARY

Affirmed and subscribed to before me this

5TH day of JULY 2012





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

Columbia County Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
JOHN LAUGHERY, JR

Case Number
2012CV136

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 110 BLUE JAY ROAD
MILLVILLE, PA 17846

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7/5/12

Time:

1205

Deputy:

6

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. _____

(POSTING)

2012CV136

110 BLUE JAY ROAD, MILLVILLE, PA 17846

NO EXPIRATION

LUZERNE COUNTY SHERIFF'S OFFICE
200 N RIVER STREET
WILKES-BARRE, PA 18701

TR# 2 REG# 45 OP# 45 06/04/2012
06/04/2012 09:13:57

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 341222

TR LINE#: 1 ***VOIDED***

12-136

AMT: 19.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207

FINANCE Receipt#: 341222

TR LINE#: 2

12-136

AMT: 2.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138

FINANCE Receipt#: 341222

TR LINE#: 3

12-136

AMT: 35.00

Writ of Possession

ACCOUNT#: 100.4197.36218

FINANCE Receipt#: 341222

TR LINE#: 4

12-136

AMT: 39.00

Tendered

CHECK: 5698 76.00

CHANGE: .00

PAYOR: COLUMBIA COUNTY

TOTAL: 76.00

-- THANK YOU --

Luzerne County Sheriff's Department
Luzerne County Courthouse

200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

12-CIV-136

FIRST COLUMBIA BANK & TRUST COMPANY

VS

JOHN LAUGHERY, JR.

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE: SS.

MARK SENCZAKOWICZ Deputy Sheriff of Luzerne County, being duly sworn according to law,
deposes and says that after having made diligent search and inquiry for the within named, JOHN LAUGHERY,
JR.

he was unable to find the within named in the said County of Luzerne. Reason: SEE ATTACHED SHEET.

Attempts: _____

Sworn to and subscribed before me

this 29th day of MAY 2012

Gary J. Loughney
Notary

So answers

[Signature]

Sheriff of Luzerne County

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Gary J. Loughney, Notary Public
Jenkins Twp., Luzerne County
My Commission Expires Oct. 21, 2014

Member, Pennsylvania Association of Notaries

by

[Signature]
Deputy Sheriff of Luzerne County

LUZERNE COUNTY SHERIFF'S DEPT.
LUZERNE COUNTY COURTHOUSE



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570)825-1651

NO SERVICE

DEFENDANT(S) _____
John R. Laughery aka
John R. Laughery JR.


DEFENDANT(S) NOT FOUND BECAUSE: Does not live at Address
provided.

ATTEMPTS MADE:

1. DATE: 5/29/2012 TIME: 9:58 AM
ADDRESS: 1257 old Tioga Turnpike, Benton
2. DATE: _____ TIME: _____
ADDRESS: _____
3. DATE: _____ TIME: _____
ADDRESS: _____

REMARKS:

(DEPUTY SHERIFF SIGNATURE)



Sheriff, Luzerne County

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 06/05/2012

Fee: \$5.00

Cert. NO: 12811

LAUCHERY JOHN R JR
110 BLUE JAY ROAD
MILLVILLE PA 17846

District: GREENWOOD TWP
Deed: 20000 -4243
Location: 110 BLUE JAY RD
Parcel Id:17 -03 -016-01,000

Assessment: 17,977
Balances as of 06/05/2012

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Columbia County Sheriff Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
JOHN LAUGHERY, JR

Case Number
2012CV136

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: JOHN LAUGHERY, JR

Primary Address: 1275 OLD TIOGA TURNPIKE
BENTON, PA 17814

Phone: DOB:

Alternate Address: 1257 OLD TIOGA
TURNPIKE

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: Harding & Hill

Phone: (570) 389-0663

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. L42, 76100 Sh
2. S. NOT.
3. POT Carol
- 4.
- 5.
- 6.

LAUGHERY JR, JOHN

2012CV136

1275 OLD TIOGA TURNPIKE, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
JOHN LAUGHERY, JR

Case Number
2012CV136

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Dennette Farr

Primary Address: 858 Chestnut Road
Millville, PA 17846

Phone: 570-458-5775

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Dennette Farr

Relation:

Tax Collector

Date:

9/10/12

Time:

1250

Deputy:

6

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.

FARR, DENNETTE

2012CV136

858 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
JOHN LAUGHERY, JR

Case Number
2012CV136

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:		Warrant:
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 · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	HEATHER HYATT		
Relation:	Receptions		
Date:	5/18/12	Time:	0805
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. _____

COLUMBIA COUNTY TAX

2012CV136

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
JOHN LAUGHERY, JR

Case Number
2012CV136

SERVICE COVER SHEET

Service Details:

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

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Whitney Cole	
Relation:	CS12	
Date:	5/18/12	Time:
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. _____

DOMESTIC RELATIONS

2012CV136

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, NO EXPIRATION

Document Receipt

Trans # 24073 Carrier / service: POST 2PM 5/17/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000014096

Doc Ref #: 71ED2012

Document Receipt

Trans # 24072 Carrier / service: POST 2PM 5/17/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000014089

DEPARTMENT 281230

Doc Ref #: 71ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 24071 Carrier / service: POST 2PM 5/17/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000014072

Doc Ref #: 71ED2012

Document Receipt

Trans # 24070 Carrier / service: POST 2PM 5/17/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000014065

Doc Ref #: 71ED2012

KING OR PA 19406
PRUSSIA

REAL ESTATE OUTLINE

ED # 71-12

DATE RECEIVED 5-16-12
DOCKET AND INDEX 5-27-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>78632</u>

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

SALE DATE	<u>Aug. 8, 12</u>	TIME <u>2900</u>
POSTING DATE	<u>July 5, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 16</u>	
	2 ND WEEK <u>25</u>	
	3 RD WEEK <u>Aug. 1, 12</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV136

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, AUGUST 08, 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 piece, parcel and lot of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Township Road #T-581 known as Blue Jay Road; Thence along other lands now or formerly of Elizabeth Almroth, North 00 degrees 24 minutes 40 seconds West, passing through an iron pin set on the property line 20.0 feet from the place of beginning, 174.87 feet to an iron pin; Thence by the same, North 89 degrees 35 minutes 20 seconds East, 348.54 feet to an iron pin; Thence by the same, South 00 degrees 24 minutes 40 seconds East, 189.48 feet to a point in the centerline of said Blue Jay Road. The last mentioned line passing through an iron pin set on the property line, 30 feet previous to the last mentioned point in the centerline of said Blue Jay Road; Thence along the centerline of the said Blue Jay Road, the following four (4) courses and distances: South 89 degrees 15 minutes 30 seconds West, 69.83 feet to a point; North 84 degrees 59 minutes 20 seconds West, 115.39 feet to a point; North 88 degrees 38 minutes 00 seconds West, 125.20 feet to a point, South 89 degrees 54 minutes 50 seconds West, 38.70 feet to a point, the place of BEGINNING.

SUBJECT to the restrictions that mobile homes are prohibited on the premises.

SUBJECT to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

BEING the same premises which John R. Laughery, Jr. and Ann M. Laughery, his wife, by deed dated February 15, 2000, and recorded with the Register and Recorder of Columbia County on May 10, 2000, to Instrument No. 200004243, granted and conveyed unto John R. Laughery, Jr.

PROPERTY ADDRESS: 110 Blue Jay Road, Millville, Pennsylvania, 17846.

PROPERTY IMPROVED with a 2-Story, single family dwelling.

TAX PARCEL NUMBER: 17-03-01601

PROPERTY ADDRESS: 110 BLUE JAY ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-03-01601

Seized and taken into execution to be sold as the property of JOHN LAUGHERY, JR 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. 2012 - CV - 136

JOHN R. LAUGHERY a/k/a :

CIVIL ACTION

JOHN R. LAUGHERY, JR. :

DEFENDANT. :

2012-EN-71

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above captioned matter:

Balance of Principal as of January 23, 2012,	\$ 41,183.70
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Accrued but unpaid interest from March 26, 2011 through May 14, 2012, (\$7.8654 per diem)	\$ 3,254.43
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Late charges to May 14, 2012	\$ 251.16
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Appraisal Fee	\$ 325.00
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Reasonable attorneys' fees through filing Writ of Execution	\$ 1,500.00
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TOTAL	\$ 46,514.29
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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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Township Road #T-581 known as Blue Jay Road; Thence along other lands now or formerly of Elizabeth Almroth, North 00 degrees 24 minutes 40 seconds West, passing through an iron pin set on the property line 20.0 feet from the place of beginning, 174.87 feet to an iron pin; Thence by the same, North 89 degrees 35 minutes 20 seconds East, 348.54 feet to an iron pin; Thence by the same, South 00 degrees 24 minutes 40 seconds East, 189.48 feet to a point in the centerline of said Blue Jay Road. The last mentioned line passing through an iron pin set on the property line, 30 feet previous to the last mentioned point in the centerline of said Blue Jay Road; Thence along the centerline of the said Blue Jay Road, the following four (4) courses and distances: South 89 degrees 15 minutes 30 seconds West, 69.83 feet to a point; North 84 degrees 59 minutes 20 seconds West, 115.39 feet to a point; North 88 degrees 38 minutes 00 seconds West, 125.20 feet to a point, South 89 degrees 54 minutes 50 seconds West, 38.70 feet to a point, the place of **BEGINNING**.

SUBJECT to the restrictions that mobile homes are prohibited on the premises.

SUBJECT to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

BEING the same premises which John R. Laughery, Jr. and Ann M. Laughery, his wife, by deed dated February 15, 2000, and recorded with the Register and Recorder of Columbia County on May 10, 2000, to Instrument No. 200004243, granted and conveyed unto John R. Laughery, Jr.

PROPERTY ADDRESS: 110 Blue Jay Road, Millville, Pennsylvania, 17846.

PROPERTY IMPROVED with a 2-Story, single family dwelling.

TAX PARCEL NUMBER: 17-03-01601

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. 2012 – CV – 136

JOHN R. LAUGHERY a/k/a : CIVIL ACTION
JOHN R. LAUGHERY, JR. :
DEFENDANT. : 2012-ED-71

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 January 23, 2012,	\$ 41,183.70
Accrued but unpaid interest from March 26, 2011 through May 14, 2012, (\$7.8654 per diem)	\$ 3,254.43
Late charges to May 14, 2012	\$ 251.16
Appraisal Fee	\$ 325.00
Reasonable attorneys' fees through filing Writ of Execution	\$ 1,500.00
TOTAL	\$ 46,514.29

Plus costs.

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: 5-15, 2012

BY: Tami B Kline /KPB/

LEGAL DESCRIPTION

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PROPERTY IMPROVED with a 2-Story, single family dwelling.

TAX PARCEL NUMBER: 17-03-01601

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. 2012 – CV – 136
JOHN R. LAUGHERY a/k/a : CIVIL ACTION
JOHN R. LAUGHERY, JR. :
DEFENDANT. :

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 COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

_____, 2012
AT _____ O'CLOCK, __M.

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Greenwood,
County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and
described as follows:

BEGINNING at a point in the centerline of Township Road #T-581 known as Blue Jay Road;
Thence along other lands now or formerly of Elizabeth Almroth, North 00 degrees 24 minutes 40
seconds West, passing through an iron pin set on the property line 20.0 feet from the place of
beginning, 174.87 feet to an iron pin; Thence by the same, North 89 degrees 35 minutes 20
seconds East, 348.54 feet to an iron pin; Thence by the same, South 00 degrees 24 minutes 40
seconds East, 189.48 feet to a point in the centerline of said Blue Jay Road. The last mentioned
line passing through an iron pin set on the property line, 30 feet previous to the last mentioned
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PROPERTY ADDRESS: 110 Blue Jay Road, Millville, Pennsylvania, 17846

PROPERTY IMPROVED with a 2-Story, single family dwelling

TAX PARCEL NUMBER: 17-03-01601

SEIZED AND TAKEN in execution as the property of John R. Laughery a/k/a John R. Laughery, Jr. at the suit of First Columbia Bank & Trust Co. vs. John R. Laughery a/k/a John R. Laughery, Jr.

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.sheriffofcolumbiacounty.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

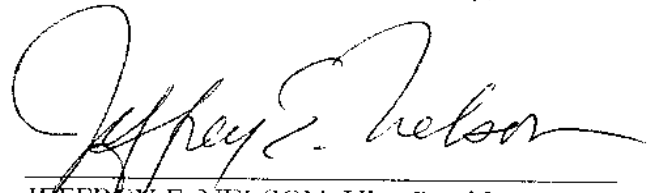
IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :
VS. : NO. 2012 – CV – 136
JOHN R. LAUGHERY a/k/a : CIVIL ACTION
JOHN R. LAUGHERY, JR. :
DEFENDANT. :

AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

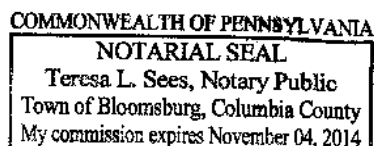
JEFFREY E. NELSON, Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that John R. Laughery a/k/a John R. Laughery, Jr., Defendant, at the time that judgment was entered, the Defendant's place of residence was P. O. Box 237, Benton, Columbia County, Pennsylvania, 17814.



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

Sworn to and Subscribed
before me this 19th day
of May, 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

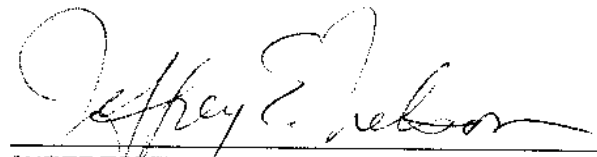
IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :
VS. : NO. 2012 – CV – 136
JOHN R. LAUGHERY a/k/a : CIVIL ACTION
JOHN R. LAUGHERY, JR. :
DEFENDANT. :

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

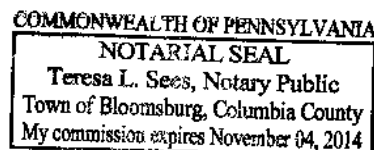
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS.
:

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 John R. Laughery a/k/a John R. Laughery, Jr., with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that John R. Laughery a/k/a John R. Laughery, Jr. is not now, nor was John R. Laughery a/k/a John R. Laughery, Jr. 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 and Subscribed to before me
this 14th day of
August, 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. 2012 – CV – 136

JOHN R. LAUGHERY a/k/a :
JOHN R. LAUGHERY, JR. :

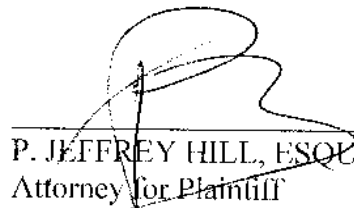
CIVIL ACTION

DEFENDANT. :

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

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. 2012 – CV – 136
JOHN R. LAUGHERY a/k/a : CIVIL ACTION
JOHN R. LAUGHERY, JR. :
DEFENDANT. :

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 in the Township of Greenwood. (See attached description)

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

John R. Laughery
a/k/a John R. Laughery, Jr.
P. O. Box 237
Benton, PA 17814

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

John R. Laughery
a/k/a John R. Laughery, Jr.
P. O. Box 237
Benton, PA 17814

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

Homeside Lending, Inc.
7301 Bay Meadows Way
Jacksonville, Florida 32256

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

Homeside Lending, Inc.
7301 Bay Meadows Way
Jacksonville, Florida 32256

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

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:

None.

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: 5/14/12

LEGAL DESCRIPTION

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SUBJECT to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

BEING the same premises which John R. Laughery, Jr. and Ann M. Laughery, his wife, by deed dated February 15, 2000, and recorded with the Register and Recorder of Columbia County on May 10, 2000, to Instrument No. 200004243, granted and conveyed unto John R. Laughery, Jr.

PROPERTY ADDRESS: 110 Blue Jay Road, Millville, Pennsylvania, 17846.

PROPERTY IMPROVED with a 2-Story, single family dwelling.

TAX PARCEL NUMBER: 17-03-01601



232 EAST STREET
BLOOMSBURG, PA 17815



75632

PAY

1,350* DOLLARS 00 CENTS

DATE

AMOUNT

TO THE
ORDER OF

05/11/2012

***1,350.00*

Columbia County Sheriff

MEMO

[Signature]
AUTHORIZED SIGNATURE

⑈075632⑈ ⑆031305936⑆ 018⑈529⑈9⑈