

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
FIRST COLUMBIA BANK & TRUST CO

vs.

**Defendant**  
CHARLES R GARBACIK  
LISA SMITH

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

**Sheriff's Sale Date:** Wednesday, October 3, 2012

**Writ of Execution No. :** 2012CV447

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 251 MOUNTAIN ROAD, ORANGEVILLE, PA 17859

## 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,507.38
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	\$16.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$15.00
Surcharge	\$100.00
Other	\$60.00

UNION CO

**Total Sheriff Costs** \$2,269.38

## Municipal Costs

Delinquent Taxes \$9,543.19

**Total Municipal Costs** \$9,543.19

## Distribution Costs

Recording Fees \$55.00

**Total Distribution Costs** \$55.00

**Grand Total:** \$11,867.57

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)

(c) CountySuite Sheriff, Telesoft, Inc.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Banked Trust vs Charles Gasbark - 4139 Smith

NO. 95-12 ED NO. 447-13 JD

DATE/TIME OF SALE: Oct. 3 0900

BID PRICE (INCLUDES COST) \$ 11867.57

POUNDAGE - 2% OF BID \$ 237.35

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 12104.92

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Jeffrey E. Wilson V.P.

TOTAL DUE: \$ 12104.92

LESS DEPOSIT: \$ 1300.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 10754.92



232 EAST STREET  
BLOOMSBURG, PA 17815



77804

PAY  
TO THE  
ORDER OF

\*\*\*10,754\* DOLLARS 92 CENTS\*\*\*

DATE

10/04/2012

AMOUNT

\*\*\*10,754.92\*

Columbia County Sheriff

MEMO

*Taren Battman*  
AUTHORIZED SIGNATURE

⑈077804⑈ ⑆031305936⑆ 018⑈529⑈9⑈



Security features. Details on back.

TIMOTHY L. 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

FACSIMILE TRANSMITTAL SHEET

TO	Kathy	FROM	
COMPANY		DATE	10-2-12
FAX NUMBER	416-0474	TOTAL NO. OF PAGES INCLUDING COVER	2
PHONE NUMBER		SENDER'S REFERENCE NUMBER	
RE	Sale	YOUR REFERENCE NUMBER	

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV447

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

WEDNESDAY, OCTOBER 03, 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 tract of land situate in Fishing Creek Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a found iron pin located on the northern right-of-way line of Township Route No. 567 and in line of other lands now or formerly of Martha L. Welliver, Thence North 28 degrees 00 minutes 27 seconds West, 221.92 feet to a found iron pin in line of lands now or formerly of Philip and Barbara Lamoreaux; Thence along the same, North 72 degrees 11 minutes 51 seconds East, 218.37 feet to a found iron pin; Thence along land now or formerly of Martha L. Welliver, South 27 degrees 55 minutes 49 seconds East, 220.26 feet to a found iron pipe; Thence along the northern right-of-way line of Township Route No. 567, South 71 degrees 46 minutes 49 seconds West, 217.79 feet to a found iron pin, the place of beginning.

CONTAINING 1.09 acres according to a survey prepared by Thomas H. Parr, Surveyor, dated September 23, 1994.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which Martha L. Welliver, n/k/a Martha L. Knuepp and William E. Knuepp, her husband, by deed dated March 3, 1995, and recorded with the Recorder of Deeds of Columbia County on March 6, 1995, in Deed Book 591, at Page 396, granted and conveyed unto Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith.

PROPERTY ADDRESS: 251 Mountain Road, Orangeville, Pennsylvania, 17859

PROPERTY IMPROVED with a 14 x 70 mobile home on a full foundation (980 square feet)

TAX PARCEL NUMBER: 15 13 00806

PROPERTY ADDRESS: 251 MOUNTAIN ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 15-13-00806

Seized and taken into execution to be sold as the property of CHARLES R GARBACIK, LISA SMITH 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

law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was has been published daily, continuously in said he attached notice September 12, 19, 26, 2012 of the officers or publisher or designated agent of which legal advertisement was published; that stated in the subject matter of said notice and the foregoing statement as to time, place, and

24 day of September 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 SALE COST SHEET

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.60</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>2.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>15.00</u>	
TOTAL *****		\$ <u>367.00</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1506.38</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1737.38</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>9543.19</u>	
TOTAL *****		\$ <u>9543.19</u>

## MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>100.60</u>	
MISC. <u>4000.00</u>	\$ <u>60.00</u>	
TOTAL *****		\$ <u>60.00</u>

TOTAL COSTS (OPENING BID)

\$ 11867.57

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO  
vs.  
CHARLES R GARBACIK (et al.)

Case Number  
2012CV447

## SHERIFF'S RETURN OF SERVICE

08/23/2012 06:30 PM - 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 251 MOUNTAIN ROAD, ORANGEVILLE, PA 17859.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

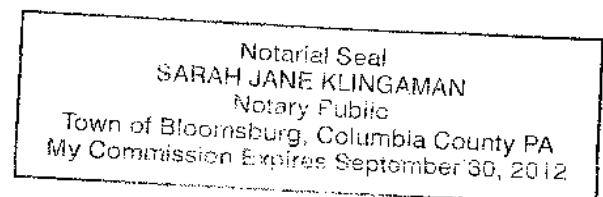
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

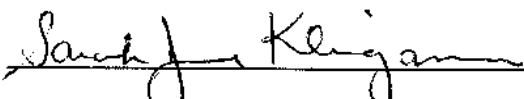
August 24, 2012

NOTARY

Affirmed and subscribed to before me this

24TH day of AUGUST, 2012





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

By County Clerk's Office, Bloomsburg, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

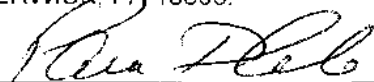


FIRST COLUMBIA BANK & TRUST CO  
vs.  
CHARLES R GARBACIK (et al.)

Case Number  
2012CV447

## SHERIFF'S RETURN OF SERVICE

07/13/2012 03:40 PM - DEPUTY PAUL D'ANGELO, 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: CHARLES R GARBACIK AT 34 YOST HOLLOW ROAD, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

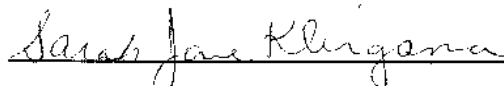
July 16, 2012

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



IN THE COURT OF COMMON PLEAS  
17TH JUDICIAL DISTRICT  
UNION COUNTY, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO

VS

NO: 2012-CV-447  
SERVE: WRIT OF EXECUTION, NOTICE OF  
SHERIFF'S SALE

LISA SMITH

UNION COUNTY SHERIFF'S RETURN

And now this 30<sup>TH</sup> day of JULY 2012 I hereby certify and return that I SHERIFF ERNEST R. RITTER III served a copy of the above described WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE Upon LISA SMITH, named defendant, by personally handing to LISA SMITH at 103 SOUTH 2<sup>ND</sup> ST, LEWISBURG, Union County Pennsylvania, on JULY 25<sup>TH</sup> at 5:06 PM a true and correct copy of the above described WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE, and made known to HER the contents of the same.

SO ANSWERS  
ERNEST R. RITTER III, SHERIFF  
UNION COUNTY, PA.

By: Ernest R. Ritter III  
SHERIFF ERNEST R. RITTER III

PLAINTIFF'S ATTORNEY: HARDING & HILL		DEPOSIT	\$75.00	RECEIPT # 924547
SHERIFF'S FEES.		REFUND	\$15.00	CHECK #
DOCKET	\$ 9.00			
SURCHARGE				
EXTRA SERVICE				
AFFIDAVIT	4.00			
SERVICE	9.00			
CO MILEAGE	38.00			
NOT FOUND				
DEPUTATION				
DEPUTIES OVERTIME				
TOTAL	\$ 60.00			

Commonwealth of Pennsylvania:  
County of Union :

Sworn to and subscribed before me  
this 31 day of July 2012

James J. Duch  
Prothonotary  
My Commission Expires:

JENNIFER INCH  
Deputy Prothonotary & Clerk of Courts  
Lewisburg, Union County, PA  
My Commission Expires 1st Mon Jan 2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
CHARLES R GARBACIK (et al.)

Case Number  
2012CV447

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 08/10/2012

Zone:

Warrant:

### Serve To:

Name: (POSTING)

Primary Address: 251 MOUNTAIN ROAD  
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge (Posted) Other

Adult In Charge:

Relation:

Date: 8/23/12

Time: 1830

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)

2012CV447

251 MOUNTAIN ROAD, ORANGEVILLE, PA 17859

EXP: 08/10/2012

4289

UNION COUNTY SHERIFF

103 S. 2ND ST  
LEWISBURG, PA 17837-1903

DATE 7/31/12 60-7289-2313

PAY  
TO THE  
ORDER OF

Columbia County Sheriff

\$ 15.00

Fifteen Dollars and No Cents

DOLLARS

Sovereign Bank, N.A.  
PART OF THE SANTANDER GROUP

FOR Refund - First Columbia Bank vs Garbacik/Smith

*Barbara M. Kasper*

⑈004289⑈ ⑆231372691⑆ 0251078981⑈

UNION COUNTY  
SHERIFF'S OFFICE

ERNEST R. RITTER, III, SHERIFF

103 South Second Street  
Lewisburg, Pennsylvania 17837 • (570) 524-8716 • Fax (570) 524-8731



JULY 31, 2012

FIRST COLUMBIA BANK & TRUST CO

VS

CHARLES R. GARBACIK AND  
LISA E. GARBACIK, n/k/a LISA E. SMITH

OUT CO 22 PAGE: 112

*COST SHEET FOR SERVICE*

NO: # 2012-CV-447

WRIT OF EXECUTION, NOTICE OF SHERIFF'S  
SALE

Docket	\$	9.00
Service	\$	9.00
Extra Service	\$	
Surcharge	\$	
Affidavit	\$	4.00
Mileage	\$	38.00
Not Found	\$	
Deputation	\$	
Misc.	\$	
Total	\$	60.00

Writ of Poss.	\$
Arrest	\$
Commitment	\$
Removal	\$
Sheriff Time	\$

DEPOSIT: \$ 75.00  
REFUND: \$ 15.00

RECEIPT# 924547  
CHECK # 4289

**PAID**  
7/31/12

UPON YOUR REQUEST A PROOF OF SERVICE WILL BE SENT TO YOU  
ORIGINAL RETURN OF SERVICE IS FILED WITH THE UNION COUNTY PROTHONOTARY

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO  
vs.  
CHARLES R GARBACIK (et al.)

Case Number  
2012CV447

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	Deputize	<b>Expires:</b>	08/10/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	LISA SMITH
<b>Primary Address:</b>	6190 CREEK ROAD MILLMONT, PA 17845
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> Harding & Hill	<b>Phone:</b> (570) 389-0663
-----------------------------	------------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Notes / Special Instructions:

Now, July 11, 2012 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Union 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

SMITH, LISA

2012CV447

6190 CREEK ROAD, MILLMONT, PA 17845

EXP: 08/10/2012

**IN THE COURT OF COMMON PLEAS  
17TH JUDICIAL DISTRICT  
UNION COUNTY, PENNSYLVANIA**

FIRST COLUMBIA BANK & TRUST CO

NO: 2012-CV-447  
SERVE: WRIT OF EXECUTION, NOTICE OF  
SHERIFF'S SALE  
VS

LISA SMITH

**UNION COUNTY SHERIFF'S RETURN**

And now this 30<sup>TH</sup> day of JULY 2012 I hereby certify and return that I SHERIFF ERNEST R. RITTER III served a copy of the above described WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE Upon LISA SMITH, named defendant, by personally handing to LISA SMITH at 103 SOUTH 2<sup>ND</sup> ST, LEWISBURG, Union County Pennsylvania, on JULY 25<sup>TH</sup> at 5:06 PM a true and correct copy of the above described WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE, and made known to HER the contents of the same.

SO ANSWERS  
ERNEST R. RITTER III, SHERIFF  
UNION COUNTY, PA.

By: *Ernest R. Ritter III*  
SHERIFF ERNEST R. RITTER III

PLAINTIFF'S ATTORNEY: HARDING & HILL			
SHERIFF'S FEES.			
DOCKET	\$	9.00	
SURCHARGE			
EXTRA SERVICE			
AFFIDAVIT		4.00	
SERVICE		9.00	
CO MILEAGE		38.00	
NOT FOUND			
DEPUTATION			
DEPUTIES OVERTIME			
TOTAL	\$	60.00	

Sworn to and subscribed before me  
County of Union  
Commonwealth of Pennsylvania:

DEPOSIT \$75.00 RECEIPT # 924547  
REFUND \$15.00 CHECK #

*[Signature]*  
Prothonotary  
My Commission Expires: *[Signature]*  
JENNIFER INCH  
Deputy Prothonotary & Clerk of Courts  
Lewisburg, Union County, PA  
My Commission Expires 1st Mon Jan 2014

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

DATE: 18-JUL-12

FEE: \$5.00

CERT. NO12518

GARBACIK CHARLES R & LISA  
34 VOST HOLLOW ROAD  
BERWICK PA 18603

DISTRICT: FISHING CREEK TWP  
DEED 0591-0396  
LOCATION: 251 MOUNTAIN RD ORANGEVILLE  
PARCEL: 15 -13 -008-06,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2011	PRIM	1,195.42	33.03		0.00	1,228.45
2007	PRIM	1,771.01	32.06		0.00	1,803.07
2008	PRIM	1,681.84	32.21		0.00	1,714.05
2009	PRIM	1,340.37	26.22		0.00	1,366.59
2010	PRIM	1,390.43	32.53		90.00	1,512.96
2006	PRIM	1,881.32	31.75		0.00	1,913.07
TOTAL DUE :						\$9,538.19

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

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

REQUESTED BY:

*Columbia County Sheriff: Tim Chamberlain*

\* Scheduled for Tax Sale: Sept. 10, 2017

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
CHARLES R GARBACIK (et al.)

Case Number  
2012CV447

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 08/10/2012 **Warrant:**   
**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Shirley Good   
**Primary Address:** 214 Winding Road  
Orangeville, PA 17859   
**Phone:** 570-683-5625 **DOB:**   
**Alternate Address:**   
**Phone:**

### Final Service:

**Served:** Personally - Adult In Charge - Posted - Other   
**Adult In Charge:** Shirley Good   
**Relation:** Tax Collector   
**Date:** 7/16/12 **Time:** 0850   
**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. \_\_\_\_\_

GOOD, SHIRLEY

2012CV447

214 WINDING ROAD, ORANGEVILLE, PA 17859

EXP: 08/10/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
CHARLES R GARBACIK (et al.)

Case Number  
2012CV447

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** < Not Specified > **Expires:** 08/10/2012 **Warrant:**  

**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  
  
MOTHER # 387-3473  
AUTUMN STEIMER SERVED PREV.

### Serve To:

**Name:** CHARLES R GARBACIK

**Primary Address:** 34 YOST HOLLOW ROAD  
BERWICK, PA 18603

**Phone:**   **DOB:**  

**Alternate Address:**  

**Phone:**  

### Final Service:

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

**Adult In Charge:** CHARLES GARBACIK

**Relation:**  

**Date:** 07/13/12 **Time:** 1540

**Deputy:** DONCELO **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.

GARBACIK, CHARLES R

2012CV447

34 YOST HOLLOW ROAD, BERWICK, PA 18603

EXP: 08/10/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
CHARLES R GARBACIK (et al.)

Case Number  
2012CV447

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/10/2012

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

*DOT FRANK*

Relation:

*CLERK*

Date:

*7/12/12*

Time:

*901*

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 OF

2012CV447

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/10/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
CHARLES R GARBACIK (et al.)

Case Number  
2012CV447

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 08/10/2012 **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 · Adult In Charge · Posted · Other  
**Adult In Charge:** SHERREY EVANS  
**Relation:** CLERK  
**Date:** 7/12/12 **Time:** 858  
**Deputy:** 5 **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 C

2012CV447

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/10/2012

Document Receipt

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Trans # 29733 Carrier / service: POST 2PM 7/11/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000015215

Doc Ref #: 95ED2012

Document Receipt

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Trans # 29732 Carrier / service: POST 2PM 7/11/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000015208

DEPARTMENT 281230

Doc Ref #: 95ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 29731 Carrier / service: POST 2PM 7/11/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000015192

Doc Ref #: 95ED2012

Document Receipt

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Trans # 29730 Carrier / service: POST 2PM 7/11/2012

Ship to: sba

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000015185

Doc Ref #: 95ED2012

KING OR PA 19406  
PRUSSIA

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV447

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

**WEDNESDAY, OCTOBER 03, 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 tract of land situate in Fishing Creek Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a found iron pin located on the northern right-of-way line of Township Route No. 567 and in line of other lands now or formerly of Martha L. Welliver, Thence North 28 degrees 00 minutes 27 seconds West, 221.92 feet to a found iron pin in line of lands now or formerly of Philip and Barbara Lamoreaux; Thence along the same, North 72 degrees 11 minutes 51 seconds East, 218.37 feet to a found iron pin; Thence along land now or formerly of Martha L. Welliver, South 27 degrees 55 minutes 49 seconds East, 220.26 feet to a found iron pipe; Thence along the northern right-of-way line of Township Route No. 567, South 71 degrees 46 minutes 49 seconds West, 217.79 feet to a found iron pin, the place of beginning.

CONTAINING 1.09 acres according to a survey prepared by Thomas H. Parr, Surveyor, dated September 23, 1994.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which Martha L. Welliver, n/k/a Martha L. Kneupp and William E. Kneupp, her husband, by deed dated March 3, 1995, and recorded with the Recorder of Deeds of Columbia County on March 6, 1995, in Deed Book 591, at Page 396, granted and conveyed unto Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith.

PROPERTY ADDRESS: 251 Mountain Road, Orangeville, Pennsylvania, 17859

PROPERTY IMPROVED with a 14 x 70 mobile home on a full foundation (980 square feet)

TAX PARCEL NUMBER: 15 13 00806

PROPERTY ADDRESS: 251 MOUNTAIN ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 15-13-00806

---

Seized and taken into execution to be sold as the property of CHARLES R GARBACIK, LISA SMITH 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



# REAL ESTATE OUTLINE

ED # 95-12

DATE RECEIVED 7-11-12

DOCKET AND INDEX 7-17-12

## 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# 70483

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

SALE DATE

Oct. 3 12 TIME 0900

POSTING DATE

8-28-12

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

Sept. 12

2<sup>ND</sup> WEEK

19

3<sup>RD</sup> WEEK

26, 12

**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 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA**

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

VS. :

NO. 2012 – CV – 447

CHARLES R. GARBACIK and LISA E. :

CIVIL ACTION

GARBACIK, n/k/a LISA E. SMITH, :

DEFENDANTS. :

2012-ED-95

**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 June 27, 2012, (includes Forced Place Insurance	\$ 35,907.50
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Accrued but unpaid interest from October 1, 2011, through June 26, 2012, (\$5.5924 per diem)	\$ 1,502.61
--	-------------

Late charges to June 27, 2012,	\$ 276.07
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Reasonable attorney's fees through filing Complaint	\$ <u>1,250.00</u>
--	--------------------

<b>TOTAL</b>	<b>\$ 38,936.18</b>
--------------	---------------------

Plus costs.

PROTHONOTARY, Court of Common Pleas  
of Columbia County, Pennsylvania

DATED: 07-11-, 2012

BY: Barbara D. Schwartz  
Prothonotary & Clerk of Sec. Courts  
My Com. Ex. 1st Monday in 2016 Chf. Clk.

### **LEGAL DESCRIPTION**

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Fishing Creek Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit.

**BEGINNING** at a found iron pin located on the northern right-of-way line of Township Route No. 567 and in line of other lands now or formerly of Martha L. Welliver, Thence North 28 degrees 00 minutes 27 seconds West, 221.92 feet to a found iron pin in line of lands now or formerly of Philip and Barbara Lamoceaux; Thence along the same, North 72 degrees 11 minutes 51 seconds East, 218.37 feet to a found iron pin; Thence along land now or formerly of Martha L. Welliver, South 27 degrees 55 minutes 49 seconds East, 220.26 feet to a found iron pipe; Thence along the northern right-of-way line of Township Route No. 567, South 71 degrees 46 minutes 49 seconds West, 217.79 feet to a found iron pin, the place of beginning.

**CONTAINING** 1.09 acres according to a survey prepared by Thomas H. Parr, Surveyor, dated September 23, 1994.

**THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.**

**BEING** the same premises which Martha L. Welliver, n/k/a Martha L. Knuepp and William E. Knuepp, her husband, by deed dated March 3, 1995, and recorded with the Recorder of Deeds of Columbia County on March 6, 1995, in Deed Book 591, at Page 396, granted and conveyed unto Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith.

**PROPERTY ADDRESS:** 251 Mountain Road, Orangeville, Pennsylvania, 17859

**PROPERTY IMPROVED** with a 14 x 70 mobile home on a full foundation (980 square feet)

**TAX PARCEL NUMBER:** 15 13 00806

**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 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

VS. :

NO. 2012 - CV - 447

CHARLES R. GARBACIK and LISA E. :

CIVIL ACTION

GARBACIK, n/k/a LISA E. SMITH, :

DEFENDANTS. :

2012-ED-95

**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 June 27, 2012,	\$ 35,907.50
(includes Forced Place Insurance	

Accrued but unpaid interest from October 1,	
2011, through June 26, 2012,	
(\$5.5924 per diem)	\$ 1,502.61

Late charges to June 27, 2012,	\$ 276.07
--------------------------------	-----------

Reasonable attorney's fees through filing	
Complaint	\$ 1,250.00

<b>TOTAL</b>	<b>\$ 38,936.18</b>
--------------	---------------------

Plus costs.

PROTHONOTARY, Court of Common Pleas  
of Columbia County, Pennsylvania

DATED: 07-11, 2012

BY: Bushara D. Salwette  
Prothonotary & Clerk of the Court

My Com. Ex. 1st Monday in 2018

### **LEGAL DESCRIPTION**

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Fishing Creek Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit.

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**BEING** the same premises which Martha L. Welliver, n/k/a Martha L. Knuepp and William E. Knuepp, her husband, by deed dated March 3, 1995, and recorded with the Recorder of Deeds of Columbia County on March 6, 1995, in Deed Book 591, at Page 396, granted and conveyed unto Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith.

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**PROPERTY IMPROVED** with a 14 x 70 mobile home on a full foundation (980 square feet)

**TAX PARCEL NUMBER:** 15 13 00806

**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 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA**

FIRST COLUMBIA BANK & TRUST CO. :  
PLAINTIFF, :

VS. :

NO. 2012 - CV - 447

CHARLES R. GARBACIK and LISA E. :  
GARBACIK, n/k/a LISA E. SMITH, :  
DEFENDANTS. :

CIVIL ACTION

2012-ED-95

**PRAECIPE FOR WRIT OF EXECUTION**

**TO THE PROTHONOTARY:**

Issue Writ of Execution in the above captioned matter:

Balance of Principal as of June 27, 2012, \$ 35,907.50  
(includes Forced Place Insurance)


Accrued but unpaid interest from October 1,  
2011, through June 26, 2012,  
(\$5.5924 per diem) \$ 1,502.61

Late charges to June 27, 2012, \$ 276.07

Reasonable attorney's fees through filing  
Complaint \$ 1,250.00

**TOTAL** \$ 38,936.18

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

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PENNSYLVANIA

JUL 11 AM 9:54

PROTHONOTARY

### **LEGAL DESCRIPTION**

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Fishing Creek Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit.

**BEGINNING** at a found iron pin located on the northern right-of-way line of Township Route No. 567 and in line of other lands now or formerly of Martha L. Welliver, Thence North 28 degrees 00 minutes 27 seconds West, 221.92 feet to a found iron pin in line of lands now or formerly of Philip and Barbara Lamoreaux; Thence along the same, North 72 degrees 11 minutes 51 seconds East, 218.37 feet to a found iron pin; Thence along land now or formerly of Martha L. Welliver, South 27 degrees 55 minutes 49 seconds East, 220.26 feet to a found iron pipe; Thence along the northern right-of-way line of Township Route No. 567, South 71 degrees 46 minutes 49 seconds West, 217.79 feet to a found iron pin, the place of beginning.

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**BEING** the same premises which Martha L. Welliver, n/k/a Martha L. Knuepp and William E. Knuepp, her husband, by deed dated March 3, 1995, and recorded with the Recorder of Deeds of Columbia County on March 6, 1995, in Deed Book 591, at Page 396, granted and conveyed unto Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith.

**PROPERTY ADDRESS:** 251 Mountain Road, Orangeville, Pennsylvania, 17859

**PROPERTY IMPROVED** with a 14 x 70 mobile home on a full foundation (980 square feet)

**TAX PARCEL NUMBER:** 15 13 00806

**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 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :  
PLAINTIFF, :  
VS. : NO. 2012 – CV – 447  
CHARLES R. GARBACIK and LISA E. : CIVIL ACTION  
GARBACIK, n/k/a LISA E. SMITH, :  
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 COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

\_\_\_\_\_, 2012  
AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M.

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

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Fishing Creek Township,  
Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit.

**BEGINNING** at a found iron pin located on the northern right-of-way line of Township Route  
No. 567 and in line of other lands now or formerly of Martha L. Welliver, Thence North 28  
degrees 00 minutes 27 seconds West, 221.92 feet to a found iron pin in line of lands now or  
formerly of Philip and Barbara Lamoreaux; Thence along the same, North 72 degrees 11 minutes  
51 seconds East, 218.37 feet to a found iron pin; Thence along land now or formerly of Martha  
L. Welliver, South 27 degrees 55 minutes 49 seconds East, 220.26 feet to a found iron pipe;  
Thence along the northern right-of-way line of Township Route No. 567, South 71 degrees 46  
minutes 49 seconds West, 217.79 feet to a found iron pin, the place of beginning.



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**PROPERTY ADDRESS:** 251 Mountain Road, Orangeville, Pennsylvania, 17859

**PROPERTY IMPROVED** with a 14 x 70 mobile home on a full foundation (980 square feet)

**TAX PARCEL NUMBER:** 15 13 00806

SEIZED AND TAKEN in execution as the property of Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith at the suit of First Columbia Bank & Trust Co. vs. Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith.

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](http://www.sheriffofcolumbiacounty.com)

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

**Attorney for Plaintiff**

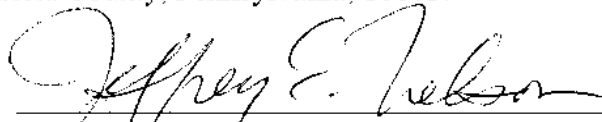
IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :  
PLAINTIFF, :  
VS. : NO. 2012 – CV – 447  
CHARLES R. GARBACIK and LISA E. : CIVIL ACTION  
GARBACIK, n/k/a LISA E. SMITH, :  
DEFENDANTS. :

**AFFIDAVIT OF WHEREABOUTS**

COMMONWEALTH OF PENNSYLVANIA: : SS.  
COUNTY OF COLUMBIA :

I, JEFFREY E. NELSON, Vice President for 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 at the time that judgment was entered, Defendant, Charles R. Garbacik's place of residence was 34 Yost Hollow Road, Berwick, Columbia County, Pennsylvania, 18603.

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

Sworn to and Subscribed to  
before me this 10<sup>TH</sup> day  
of July, 2012.

  
NOTARY PUBLIC  
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Teresa L. Sees, Notary Public  
Town of Bloomsburg, Columbia County  
My commission expires November 04, 2014

**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 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :  
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GARBACIK, n/k/a LISA E. SMITH, :  
DEFENDANTS. :

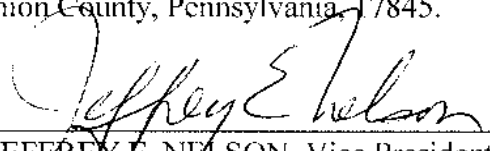
**AFFIDAVIT OF WHEREABOUTS**

COMMONWEALTH OF PENNSYLVANIA:

: SS.

COUNTY OF COLUMBIA :

I, JEFFREY E. NELSON, Vice President for 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 at the time that judgment was entered, Defendant, Lisa E. Garbacik, n/k/a Lisa E. Smith's place of residence was 6190 Creek Road, Millmont, Union County, Pennsylvania, 17845.

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

Sworn to and Subscribed to  
before me this 10<sup>TH</sup> day  
of July, 2012.

  
NOTARY PUBLIC  
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Teresa L. Sees, Notary Public  
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**Attorney ID #30004**

**Attorney for Plaintiff**

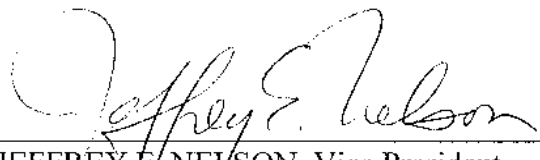
IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :  
PLAINTIFF, :  
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CHARLES R. GARBACIK and LISA E. : CIVIL ACTION  
GARBACIK, n/k/a LISA E. SMITH, :  
DEFENDANTS. :

**AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS**

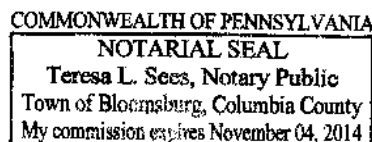
COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF COLUMBIA :

I, JEFFREY E. NELSON, Vice President for First Columbia Bank & Trust Co., being duly sworn according to law, depose and say that I did, investigate the status of Defendants, Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Defendants, Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith, are not now, nor were Defendants, Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith, 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 to  
before me this 10<sup>TH</sup> day of  
June, 2012.

  
NOTARY PUBLIC  
My Commission Expires:



**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 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :  
PLAINTIFF, :  
:   
VS. : NO. 2012 – CV – 447  
:   
CHARLES R. GARBACIK and LISA E. : CIVIL ACTION  
GARBACIK, n/k/a LISA E. SMITH, :  
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

**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 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA**

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

VS. :

NO. 2012 – CV – 447

CHARLES R. GARBACIK and LISA E. :

CIVIL ACTION

GARBACIK, n/k/a LISA E. SMITH, :

DEFENDANTS. :

**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 Praccipe for the Writ of Execution was filed the following information concerning the real property located in Fishing Creek Township, Columbia County, Pennsylvania. (See attached description)

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

Charles R. Garbacik  
34 Yost Hollow Road  
Berwick, PA 18603

Lisa E. Garbacik, n/k/a  
Lisa E. Smith  
6190 Creek Road  
Millmont, PA 17845

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

Charles R. Garbacik  
34 Yost Hollow Road  
Berwick, PA 18603

Lisa E. Garbacik, n/k/a  
Lisa E. Smith  
6190 Creek Road  
Millmont, PA 17845

**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. 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

**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

DATED: July 9, 2012

  
\_\_\_\_\_  
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 tract of land situate in Fishing Creek Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit.

**BEGINNING** at a found iron pin located on the northern right-of-way line of Township Route No. 567 and in line of other lands now or formerly of Martha L. Welliver, Thence North 28 degrees 00 minutes 27 seconds West, 221.92 feet to a found iron pin in line of lands now or formerly of Philip and Barbara Lamoreaux; Thence along the same, North 72 degrees 11 minutes 51 seconds East, 218.37 feet to a found iron pin; Thence along land now or formerly of Martha L. Welliver, South 27 degrees 55 minutes 49 seconds East, 220.26 feet to a found iron pipe; Thence along the northern right-of-way line of Township Route No. 567, South 71 degrees 46 minutes 49 seconds West, 217.79 feet to a found iron pin, the place of beginning.

**CONTAINING** 1.09 acres according to a survey prepared by Thomas H. Parr, Surveyor, dated September 23, 1994.

**THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.**

**BEING** the same premises which Martha L. Welliver, n/k/a Martha L. Knuepp and William E. Knuepp, her husband, by deed dated March 3, 1995, and recorded with the Recorder of Deeds of Columbia County on March 6, 1995, in Deed Book 591, at Page 396, granted and conveyed unto Charles R. Garbacik and Lisa E. Garbacik, n/k/a Lisa E. Smith.

**PROPERTY ADDRESS:** 251 Mountain Road, Orangeville, Pennsylvania, 17859

**PROPERTY IMPROVED** with a 14 x 70 mobile home on a full foundation (980 square feet)

**TAX PARCEL NUMBER:** 15 13 00806

76483



232 EAST STREET  
BLOOMSBURG, PA 17815



PAY  
TO THE  
ORDER OF

\*\*\*1,350\* DOLLARS 00 CENTS\*\*\*

DATE

07/09/2012

AMOUNT

\*\*\*1,350.00\*

Columbia County Sheriff

MEMO

  
AUTHORIZED SIGNATURE

⑈076483⑈ ⑆031305936⑆ 018⑈529⑈9⑈



Security features. Details on back.