

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
S & T BANK

vs.

Defendant
DESIGN HOMES, LLC

Attorney for the Plaintiff:
GRENN & BIRSIC P.C.
1 GATEWAY CENTER
9TH FLOOR
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, June 5, 2013
Writ of Execution No. : 2012CV1507
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 11 EDWARDS DRIVE, BLOOMSBURG, PA 17815

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	\$90.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$3,527.94
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	\$300.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$10.00
Surcharge	\$210.00
Tax Claim Search	\$15.00

Total Sheriff Costs **\$4,582.44**

Distribution Costs

Recording Fees	\$57.00
---------------------------	--------------------

Total Distribution Costs **\$57.00**

Grand Total: **\$4,639.44**

4412.44

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)

Columbia County Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

S & T BANK

Defendant

DESIGN HOMES, LLC

vs.

Attorney for the Plaintiff:

GRENN & BIRSIC P.C.
1 GATEWAY CENTER
9TH FLOOR
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2012CV1507

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 11 EDWARDS DRIVE, BLOOMSBURG, PA 17815

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	\$90.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$3,527.94
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	\$300.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$10.00
Surcharge	\$210.00
Tax Claim Search	\$15.00

Total Sheriff Costs \$4,582.44

Distribution Costs

Recording Fees	\$57.00
----------------	---------

Total Distribution Costs \$57.00

Grand Total: \$4,639.44

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)

100 County Route 300, Bloomsburg, PA 17815

**GRENN & BIRSIC, P.C.**

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

FAX COVER SHEET

FAX # TO :	(570) 389-5625	Total Pages : (Including Cover)	2
TO :	Timothy T. Chamberlain, Sheriff		
OF :	Columbia County		
FROM :	Grenen & Birsic, P.C.		
DATE :	June 4, 2013		
RE :	S&T Bank v. Design Homes, LLC; Case No. 2012-CV-1507		

COMMENTS:

--

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE US IMMEDIATELY AT (412) 281-7650

The information contained in this facsimile message is intended only for the personal and confidential use of the designated recipient(s) identified above. This message may be an attorney-client communication and, as such, is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering this message to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us by telephone immediately, and return the original message to us by U.S. Mail.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/31/2013	Advance Fee	Advance Fee	143435	\$0.00	\$1,350.00
01/31/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/31/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/31/2013	Crying Sale			\$10.00	\$0.00
01/31/2013	Docketing			\$15.00	\$0.00
01/31/2013	Levy			\$15.00	\$0.00
01/31/2013	Mailing Costs			\$90.00	\$0.00
01/31/2013	Posting Handbill			\$15.00	\$0.00
01/31/2013	Press Enterprise Inc.			\$3,527.94	\$0.00
01/31/2013	Sheriff Automation Fund			\$50.00	\$0.00
01/31/2013	Web Posting			\$100.00	\$0.00
05/02/2013	Service			\$300.00	\$0.00
05/02/2013	Service Mileage			\$12.00	\$0.00
05/02/2013	Copies			\$10.00	\$0.00
05/02/2013	Notary Fee			\$10.00	\$0.00
05/02/2013	Surcharge			\$210.00	\$0.00
05/30/2013	Tax Claim Search			\$15.00	\$0.00
				\$4,412.44	\$1,350.00
				TOTAL BALANCE: \$(3,062.44)	

Sent email 6-5-13

35 WEST MAIN STREET
BLOOMSBURG, PA 17815
SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
01/31/2013	Advance Fee	Advance Fee	143435	\$0.00	\$1,350.00
01/31/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/31/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/31/2013	Crying Sale			\$10.00	\$0.00
01/31/2013	Docking			\$15.00	\$0.00
01/31/2013	Levy			\$15.00	\$0.00
01/31/2013	Mailing Costs			\$90.00	\$0.00
01/31/2013	Posting Handbill			\$15.00	\$0.00
01/31/2013	Press Enterprise Inc.			\$3,527.94	\$0.00
01/31/2013	Sheriff Automation Fund			\$50.00	\$0.00
01/31/2013	Web Posting			\$100.00	\$0.00
05/02/2013	Service			\$300.00	\$0.00
05/02/2013	Service Mileage			\$12.00	\$0.00
05/02/2013	Copies			\$10.00	\$0.00
05/02/2013	Notary Fee			\$10.00	\$0.00
05/02/2013	Surcharge			\$210.00	\$0.00
05/30/2013	Tax Claim Search			\$15.00	\$0.00
				\$4,412.44	\$1,350.00

TOTAL BALANCE: \$(3,062.44)

Sent email 6-5-13

Stamped May 6, 2013

JUN 02 2014

Date	8/21/13
Approved	EB # 2228
Account	102-79290
Check No.	
Date Paid	
Voucher No.	
Amount Paid	\$3,062.44
Voucher No.	14531 - New



S&T BANK
Autumn Kellar
840 Philadelphia Street
Indiana, PA 15701
Tel: 724-465-1433

210046

DATE
6/3/2014

AMOUNT
\$3,062.44**

TO THE ORDER OF SHERIFF'S OFFICE OF COLUMBUS COUNTY
PAY Three Thousand Sixty-Two and 44/100 DOLLARS

SHERIFF'S OFFICE OF COLUMBUS COUNTY
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

⑈ 210046 ⑆ ⑆ 043306855 ⑆ 900050 ⑈

	ADVANCE FEE	Advance Fee	143435	\$0.00	\$1,350.00
01/31/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/31/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/31/2013	Crying Sale			\$10.00	\$0.00
01/31/2013	Docketing			\$15.00	\$0.00
01/31/2013	Levy			\$15.00	\$0.00
01/31/2013	Mailing Costs			\$90.00	\$0.00
01/31/2013	Posting Handbill			\$15.00	\$0.00
01/31/2013	Press Enterprise Inc.			\$3,527.94	\$0.00
01/31/2013	Sheriff Automation Fund			\$50.00	\$0.00
01/31/2013	Web Posting			\$100.00	\$0.00
05/02/2013	Service			\$300.00	\$0.00
05/02/2013	Service Mileage			\$12.00	\$0.00
05/02/2013	Copies			\$10.00	\$0.00
05/02/2013	Notary Fee			\$10.00	\$0.00
05/02/2013	Surcharge			\$210.00	\$0.00
05/30/2013	Tax Claim Search			\$15.00	\$0.00
				\$4,412.44	\$1,350.00

TOTAL BALANCE: \$(3,062.44)

Sent email 6-5-13

Stayed May 6, 2013

JUN 02 2014

Date	8/21/13
Approved	VLS # 2228
Account	102-79390
Check No.	
Date Paid	
Voucher No.	
Amount Paid	\$3,062.44
Vendor No.	14531 - New

Printed: 6/5/2013 10:20:29AM

Page 1 of 1



GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

May 6, 2013

Brian M. Kile
bkile@grennbirsic.com

VIA FAX (570) 389-5625

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
36 West Main Street
P.O. Box 380
Bloomsburg, PA 17515

RE: S&T Bank v. Design Homes, LLC; Case No. 2012-CV-1507; April 3, 2013
Sheriff's Sale, continued to May 8, 2013

Dear Sheriff Chamberlain:

As you know, our firm represents S&T Bank with regard to the above-referenced matter. This letter shall serve to request and as authorization for the Sheriff of Columbia County to STAY the Sheriff's sale (originally scheduled for April 3, 2013, continued to May 8, 2013 and continued to the June 5, 2013 Sheriff's Sale). Defendant filed a Chapter 7 Bankruptcy on November 22, 2011 at case number 5:11-bk-07829. Please make the appropriate announcement at the June 5 Sheriff's Sale.

If you have any questions or need anything further, please do not hesitate to contact me. Thank you very much for your assistance in this regard.

Very Truly Yours,

Brian M. Kile

BMK/jw

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

S&T Bank vs Design Homes

NO. 15-13 ED NO. 1507-2012 JD

DATE/TIME OF SALE: May 8, 0900

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 \$ _____

Deb Miller

From: Timothy Chamberlain
Sent: Wednesday, May 29, 2013 11:15 AM
To: Deb Miller
Subject: Sales

Deb,
Can you check these, they are scheduled for next Wednesday the 5th?
Thanks
Tim

DAVID EVANS—1327 MILLVILLE RD & **289 ARBUTUS PARK ROAD** BLOOMSBURG—18-03-022-04 & 05E-08-019 *none none*

EDWIN & NANCY LUGO & EDWIN LUGO JR.—142 W FRONT ST BERWICK—04B-06-037 *2012 taxes due*

DESIGN HOMES, LLC—11 EDWARDS DRIVE BLOOMSBURG—12-05-2-10; *none none none* 12-05-2-10; 12-03-9-10
12-05-002-09 (Back taxes paid 5/22/13)

**GRENN & BIRSIC, P.C.**

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

May 6, 2013

Brian M. Kile
bkile@grenenbirsic.com

VIA FAX (570) 389-5625

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
36 West Main Street
P.O. Box 380
Bloomsburg, PA 17515RE: S&T Bank v. Design Homes, LLC; Case No. 2012-CV-1507; April 3, 2013
Sheriff's Sale, continued to May 8, 2013

Dear Sheriff Chamberlain:

As you know, our firm represents S&T Bank with regard to the above-referenced matter. This letter shall serve to request and as authorization for the Sheriff of Columbia County to CONTINUE the Sheriff's sale originally scheduled for April 3, 2013 and continued to May 8, 2013 in Columbia County to the June 5, 2013 Sheriff's Sale. Please make the appropriate announcement at the May 8, 2013 Sheriff's Sale.

If you have any questions or need anything further, please do not hesitate to contact me. Thank you very much for your assistance in this regard.

Very Truly Yours,

Brian M. Kile

BMK/jw
Enclosures

SHERIFF'S SALE COST SHEET

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

- DOCKET/RETURN	\$15.00
- SERVICE PER DEF.	\$ <u>300.00</u>
- LEVY (PER PARCEL	\$15.00
- MAILING COSTS	\$ <u>90.00</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>10.00</u>
- NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>594.50</u>	

- WEB POSTING	\$150.00
- PRESS ENTERPRISE INC.	\$ <u>3527.94</u>
- SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>3752.94</u>	

- PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>57.00</u>
TOTAL ***** \$ <u>67.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>58878.69 + 1,064.16 + 3255.43</u>
TOTAL ***** \$ <u>63198.28</u>	

MUNICIPAL FEES DUE:

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

- SURCHARGE FEE (DSTE)	\$ <u>210.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 67822.72

**GRENN & BIRSIC, P.C.**

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

March 25, 2013

Brian M. Kile
bkile@grenenbirsic.com

VIA FAX (570) 389-5625

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
36 West Main Street
P.O. Box 380
Bloomsburg, PA 17515RE: S&T Bank v. Design Homes, LLC; Case No. 2012-CV-1507; April 3, 2013
Sheriff's Sale

Dear Sheriff Chamberlain:

As you know, our firm represents S&T Bank with regard to the above-referenced matter. This letter shall serve to request and as authorization for the Sheriff of Columbia County to CONTINUE the Sheriff's sale originally scheduled for April 3, 2013 in Columbia County to the May 8, 2013 Sheriff's Sale. Please make the appropriate announcement at the April 3, 2013 Sheriff's Sale.

If you have any questions or need anything further, please do not hesitate to contact me. Thank you very much for your assistance in this regard.

Very Truly Yours,

Brian M. Kile

BMK/jw
Enclosures

4-4



GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

March 5, 2013

Brian M. Kile
bkile@grenenbirsic.com

Tami Kline, Prothonotary
Columbia County Courthouse
36 West Main Street
P.O. Box 380
Bloomsburg, PA 17515

RE: S&T Bank v. Design Homes, LLC; Case Nos. 2012-CV-1507

Dear Ms. Kline:

Enclosed please find the original Pa. R.C.P. Rule 3129.2(c) Affidavit of Service Defendants/Owners, one extra copy of the cover page, the original Pa. R.C.P. Rule 3129.2(c)(2) Lienholder Affidavit of Service and one extra copy of the cover page with respect to the above-referenced matter. Kindly file the original Affidavits, stamp the extra copies of the cover pages with the filing dates and return them to us in the self-addressed, stamped envelope which we have provided.

Thank you for your assistance in this matter. If you have any questions or need anything further, please call me.

Very Truly Yours,

Brian M. Kile

BMK/jw

Enclosures

cc: Sheriff's Office (w/encl.)

SALE DATE: - APRIL 3, 2013

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

S&T BANK,	)	CIVIL DIVISION
)	
Plaintiff,	)	NO.: 2012-CV-1507
)	
vs.	)	ISSUE NUMBER
)	
DESIGN HOMES, LLC,	)	TYPE OF PLEADING:
)	
Defendant.	)	Pa. R.C.P. RULE 3129.2(c)
	)	AFFIDAVIT OF SERVICE
	)	DEFENDANTS/OWNERS
)	
)	
	)	CODE –
)	
)	
	)	FILED ON BEHALF OF:
)	
	)	S&T BANK, Plaintiff
)	
	)	COUNSEL OF RECORD FOR THIS PARTY:
)	
	)	Brian M. Kile, Esquire
	)	Pa. I.D.#89240
)	
)	
	)	GRENN & BIRSIC, P.C.
	)	One Gateway Center, Ninth Floor
	)	Pittsburgh, PA 15222
)	
	)	(412) 281-7650
)	

SALE DATE: - APRIL 3, 2013

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

S&T BANK,	)	CIVIL DIVISION
)	
Plaintiff,	)	NO.: 2012-CV-1507
)	
vs.	)	ISSUE NUMBER
)	
DESIGN HOMES, LLC,	)	TYPE OF PLEADING:
)	
Defendant.	)	Pa. R.C.P. RULE 3129.2(c)
	)	AFFIDAVIT OF SERVICE
	)	DEFENDANTS/OWNERS
)	
)	
	)	CODE --
)	
)	
	)	FILED ON BEHALF OF:
)	
	)	S&T BANK, Plaintiff
)	
	)	COUNSEL OF RECORD FOR THIS PARTY:
)	
	)	Brian M. Kile, Esquire
	)	Pa. I.D.#89240
)	
)	
	)	GRENN & BIRSIC, P.C.
	)	One Gateway Center, Ninth Floor
	)	Pittsburgh, PA 15222
)	
	)	(412) 281-7650
)	

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

S&T BANK,	)	NO.: 2012-CV-1507
)	
Plaintiff,)	
)	
vs.)	
)	
DESIGN HOMES, LLC,)	
)	
Defendant.)	

Pa. R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE
DEFENDANTS/OWNERS

Brian M. Kile, Esquire, Attorney for Plaintiff, S&T Bank, being duly sworn according to law deposes and makes the following Affidavit regarding service of Plaintiff's notice of the sale of real property in this matter on Design Homes, LLC as follows:

1. Design Homes, LLC is the owner of the real property and has not entered an appearance of record.
2. Pursuant to the Order of Court dated November 16, 2012, service of the Complaint in Mortgage Foreclosure upon Defendant was deemed complete and valid upon mailing by the Plaintiff by certified mail, restricted delivery, return receipt requested, and by first class mail, postage prepaid, addressed to Design Homes, LLC at 11 Edwards Drive, Bloomsburg, PA 17815 and by directing the Sheriff of Columbia County to post the property at 11 Edwards Drive, Bloomsburg, PA 17815. A true and correct copy of said Order of Court is marked Exhibit "A", attached hereto and made a part hereof.
3. Pursuant to Pa. R.C.P. 3129.2(c)(1)(i)(C) since original process was served on Defendant pursuant to Special Order of Court, the Notice of Sheriff's Sale may be served upon that Defendant in the same manner. A true and correct copy of said Notice is marked Exhibit "B", attached hereto and made a part hereof.

4. On or about February 8, 2013, Plaintiff mailed the Notice of Sheriff Sale to Defendant, Design Homes, LLC at 11 Edwards Drive, Bloomsburg, PA 17815, certified mail, return receipt requested, restricted delivery and by first class mail, postage prepaid. True and correct copies of the U.S. Postal Form 3800 and Certificate of Mailing, evidencing service by certified mail and by first class mail on the identified Defendant, are marked Exhibit "C", attached hereto and made a part hereof.

5. On or about February 1, 2013, the Sheriff of Columbia County served Defendant with the Notice of Sheriff's Sale by posting the property at 11 Edwards Drive, Bloomsburg, PA 17815. A true and correct copy of the Affidavit of Service, evidencing service by posting, is marked Exhibit "D", attached hereto and made a part hereof.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information, and belief.

GRENN & BIRSIC, P.C.

BY: 

Brian M. Kile, Esquire
Attorneys for Plaintiff
Ninth Floor, One Gateway Center
Pittsburgh, PA 15222

(412) 281-7650

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 5th DAY OF March, 2013.


Notary Public

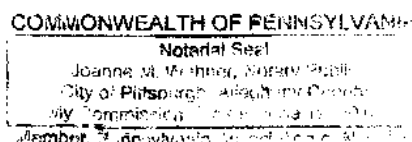


Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
S&T BANK, CIVIL DIVISION

Plaintiff,

NO.: 2012-CV 1507

vs.

DESIGN HOMES, LLC,

Defendant.

FILED
PROTHONOTARY
2012 NOV 16 AM 10:11
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER OF COURT

AND NOW, to wit, this 16 day of November, 2012, upon consideration of the within Motion for Service of the Complaint in Mortgage Foreclosure Pursuant to Special Order of Court, it is hereby ORDERED, ADJUDGED and DECREED that the Sheriff of Columbia County is hereby directed to serve Defendant, Design Homes, LLC with a true and correct copy of Plaintiff's Complaint in Mortgage Foreclosure by posting the property at 11 Edwards Drive, Bloomsburg, PA 17815 and Plaintiff is permitted to serve Defendant by certified mail, return receipt requested and by First Class U.S. Mail, postage pre-paid at 11 Edwards Drive, Bloomsburg, PA 17815. Service on the Defendant shall be deemed complete and valid upon posting by the Sheriff and mailing by the Plaintiff.

BY THE COURT:

15/Thomas A. James, Jr. J.

Exhibit "B"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

S&T BANK,	)	NO.: 2012-CV-1507
)	
Plaintiff,)	
)	
vs.)	
)	
DESIGN HOMES, LLC,)	
)	
Defendant.)	

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Design Homes, LLC
11 Edwards Drive
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
SHERIFF'S OFFICE
BLOOMSBURG, PENNSYLVANIA 17815

on April 3, 2013 at 9:00 A.M., the following described real estate, of which Design Homes, LLC is the owner or reputed owner:

ALL THAT CERTAIN REAL ESTATE SITUATED IN SOUTH CENTRE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A BUILDING KNOWN AND NUMBERED AS 11 EDWARDS DRIVE, BLOOMSBURG, PENNSYLVANIA 17815 F/K/A 6949 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815. TRACT 1 BEING INSTRUMENT NUMBER 200002383 AND PARCEL NUMBER 12-05-2-9; TRACT 2 AND 3 BEING INSTRUMENT NUMBER 200002384 AND PARCEL NUMBERS 12-05-2-10 (TRACT 2) AND 12-03-9-10 (TRACT 3).

))
The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action
of

S&T Bank,

Plaintiff,

vs.

Design Homes, LLC,

Defendant.


at Execution Number 2012-CV-1507 in the amount of \$475,740.67.

A Schedule of Distribution will be filed by the Office of the Sheriff no later than thirty (30)
days from the sale date.

Distribution will be made in accordance with the Schedule of Distribution unless exceptions
thereto are filed with the Office of the Sheriff within ten (10) days from the date when the Schedule
of Distribution is filed by the Office of the Sheriff.

GRENN & BIRSIC, P.C.

By:



Brian M. Kile, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Exhibit "C"

7012 1640 0001 4749 2629

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

3 873

Postmark
Here

Sent to Design Homes LLC
Street, Apt. No. 14
or PO Box No. Edwards House
City, State, ZIP+4 Bloomington IN 47415
PS Form 3800, August 2006 See Reverse for Instructions

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

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

Received From:

Grenen & Birsic, P.C.

One Gateway Center, 9th Floor, Pittsburgh, PA 15222

One piece of ordinary mail addressed to:

Design Homes LLC
14 Edwards House
Bloomington IN
47415

Affix fee here in stamps
of meter postage and
post mark. Inquire of
Postmaster for current
fee.

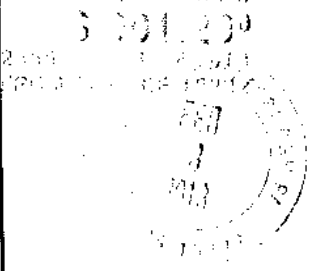


Exhibit "D"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

SHERIFF'S RETURN OF SERVICE

02/01/2013 01:50 PM - DEPUTY CHARLES CARROLL, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: DESIGN HOMES, LLC, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 11 EDWARDS DRIVE, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


CHARLES CARROLL, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 04, 2013

NOTARY

Affirmed and subscribed to before me this

4TH day of FEBRUARY 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: GRENN & BIRSIC P.C., 1 GATEWAY CENTER, 9TH FLOOR, PITTSBURGH, PA 15222

SALE DATE: - APRIL 3, 2013

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

S&T BANK,	)	CIVIL DIVISION
)	
Plaintiff,	)	NO.: 2012-CV-1507
)	
vs.	)	ISSUE NUMBER
)	
DESIGN HOMES, LLC,	)	TYPE OF PLEADING
)	
Defendant.	)	Pa. R.C.P. RULE 3129.2(c)(2)
	)	LIENHOLDER AFFIDAVIT OF
	)	SERVICE
)	
)	
	)	CODE
)	
)	
	)	FILED ON BEHALF OF:
)	
	)	S&T BANK, Plaintiff
)	
	)	COUNSEL OF RECORD FOR THIS PARTY:
)	
	)	Brian M. Kile, Esquire
	)	Pa. I.D. #89240
)	
	)	GRENN & BIRSIC, P.C.
)	
	)	One Gateway Center, Ninth Floor
	)	Pittsburgh, PA 15222
)	
	)	(412) 281-7650
)	
)	
)	
)	

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

DATE:05-MAR-13

FEE:\$5.00

CERT. NO13750

DESIGN HOMES LLC
116 N WASHINGTON AVE , STE 200
SCRANTON PA 18503

DISTRICT: CENTRE SOUTH TWP
DEED 20000-2383
LOCATION: 11 EDWARDS DR BLOOMSBURG
PARCEL: 12 -05 -002-09,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2012	PRIM	31,803.90	469.34	0.00	32,273.24
2011	PRIM	26,190.94	354.51	55.00	26,600.45
TOTAL DUE :					\$58,873.69

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY:

Columbia County Sheriff dm.

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

DATE:05-MAR-13

FEE:\$5.00

CERT. NO13751

DESIGN HOMES LLC
116 N WASHINGTON AVE, STE 200
SCRANTON PA 18503

DISTRICT: CENTRE SOUTH TWP
DEED 20000-2384
LOCATION: ROUTE 11
PARCEL: 22 -05 -002-10,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2011	PRIM	468.38	5.34	55.00	528.72
2012	PRIM	523.37	7.07	0.00	530.44
TOTAL DUE :					\$1,059.16

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY:

Columbia County Sheriff
dm.

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

DATE: 05 MAR-13

FEE: \$5.00

CERT. NO13752

DESIGN HOMES LLC
116 N WASHINGTON AVE, STE 200
SCRANTON PA 18503

DISTRICT: CENTRE SOUTH TWP
DEED 20000-2384
LOCATION: ROUTE 11
PARCEL: 12 -03 -009-10,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	- COSTS	TOTAL AMOUNT DUE
2011	PRIM	1,443.32	18.57	55.00	1,516.89
2012	PRIM	1,708.95	24.59	0.00	1,733.54
TOTAL DUE :					\$3,250.43

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY:

Columbia County Sheriff
dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

SHERIFF'S RETURN OF SERVICE

02/28/2013 09:10 AM - DEPUTY PAUL D'ANGELO, 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 11 EDWARDS DRIVE, BLOOMSBURG, PA 17815.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

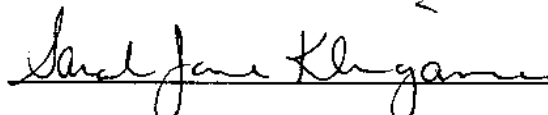
February 28, 2013

NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: GRENEN & BIRSIC P.C., 1 GATEWAY CENTER, 9TH FLOOR, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	03/01/2013
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	11 EDWARDS DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	02/28/13	Time:	0910
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: GRENN & BIRSIC P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV1507

11 EDWARDS DRIVE, BLOOMSBURG, PA 17815

EXP: 03/01/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

SHERIFF'S RETURN OF SERVICE

02/01/2013 01:50 PM - DEPUTY CHARLES CARROLL, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: DESIGN HOMES, LLC, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 11 EDWARDS DRIVE, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


CHARLES CARROLL, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 04, 2013

NOTARY

Affirmed and subscribed to before me this

4TH day of FEBRUARY, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: GRENEN & BIRSIC P.C., 1 GATEWAY CENTER, 9TH FLOOR, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/01/2013

Warrant:

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

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: TERAL MORDAN

Relation: SECRETARY

Date: 2/1/13

Time: 0948

Deputy: 8-945-11

Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2012CV1507

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 03/01/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 03/01/2013

Zone:

Warrant:

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

Serve To:

Name: DESIGN HOMES, LLC

Primary Address: 11 EDWARDS DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: POSTED ON MAIN

Relation: DOOR OF OFFICE

Date: 02/01/13

Time: 1350

Deputy: 59411

Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DESIGN HOMES, LLC

2012CV1507

11 EDWARDS DRIVE, BLOOMSBURG, PA 17815

EXP: 03/01/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/01/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Linda J. Fedder
Primary Address:	6390 Third Street Bloomsburg, PA 17815
Phone:	570-784-0219 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	LINDA J. FEDDER
Relation:	DEFENDANT
Date:	2/1/13
Time:	0955
Deputy:	S-1145-9
Mileage:	

Attorney / Originator:

Name: GRENN & BIRSIC P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

FEDDER, LINDA J.

2012CV1507

6390 THIRD STREET, BLOOMSBURG, PA 17815

EXP: 03/01/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/01/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cot
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:	LINDSEY FISH		
Relation:			
Date:	1-31-13	Time:	1601
Deputy:	g	Mileage:	

Attorney / Originator:

Name: GRENN & BIRSIC P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV1507 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 03/01/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



S & T BANK
vs.
DESIGN HOMES, LLC

Case Number
2012CV1507

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/01/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	HEATHER S. HYATT		
Relation:	TAX CLERK		
Date:	1/31/13	Time:	1555
Deputy:	8	Mileage:	

Attorney / Originator:

Name: GRENN & BIRSIC P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1507

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/01/2013

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

S&T Bank,

vs

Design Homes, LLC,

2012 CV-1507

2013-ED-15

No. Term 19.....E. D.

No. Term 19.....A. D.

No. Term 19.....D.S.B.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

See attached

Amount Due

\$ 466,836.71

Interest ~~from~~ ^{XXXX} and other charges
from 1/7/13
Total

\$ 8,903.96

\$ 475,740.67 Plus costs

as endorsed.

Dated 01 30 13

(SEAL)

Barbara N. Silvestri
Acting Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: Prothonotary of the Court
McCombs Deputy
2014

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2012-CV-1507 Term, 19 E. D

No. Term, 19 A. D

No. Term, 19 D.S.B

S&T Bank,

Design Homes, LLC,

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

115.00 pd

15.00 pd

25.00 pd

10.00

Brian M. Kile, Attorney for Plaintiff

Address: One Gateway Center, 9th fl
Pittsburgh, PA 15222
Where papers may be served.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

S&T BANK,	)	NO.: 2012-CV-1507
)	
Plaintiff,	)	2013-ED-15
)	
vs.)	
)	
DESIGN HOMES, LLC,)	
)	
Defendant.)	

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Design Homes, LLC
11 Edwards Drive
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
SHERIFF'S OFFICE
BLOOMSBURG, PENNSYLVANIA 17815

on .M., the following described real estate, of which Design Homes, LLC is the owner or reputed owner:

ALL THAT CERTAIN REAL ESTATE SITUATED IN SOUTH CENTRE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A BUILDING KNOWN AND NUMBERED AS 11 EDWARDS DRIVE, BLOOMSBURG, PENNSYLVANIA 17815 F/K/A 6949 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815. TRACT 1 BEING INSTRUMENT NUMBER 200002383 AND PARCEL NUMBER 12-05-2-9; TRACT 2 AND 3 BEING INSTRUMENT NUMBER 200002384 AND PARCEL NUMBERS 12-05-2-10 (TRACT 2) AND 12-03-9-10 (TRACT 3).

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

S&T Bank,

Plaintiff,

vs.

Design Homes, LLC,

Defendant.

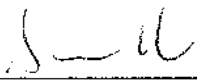
at Execution Number 2012-CV-1507 in the amount of \$475,740.67.

A Schedule of Distribution will be filed by the Office of the Sheriff no later than thirty (30) days from the sale date.

Distribution will be made in accordance with the Schedule of Distribution unless exceptions thereto are filed with the Office of the Sheriff within ten (10) days from the date when the Schedule of Distribution is filed by the Office of the Sheriff.

GRENN & BIRSIC, P.C.

By:



Brian M. Kile, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

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

S&T Bank,

vs

Design Homes, LLC,

2012 CV-1507

2013-ED-15

No. Term 19.....E. D.

No. Term 19.....A. D.

No. Term 19.....D.S.B.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

See attached

Amount Due

\$ 466,836.71

Interest ~~from~~ ^{XXXX} and other charges
 from 1/7/13
 Total

\$ 8,903.96

\$ 475,740.67 Plus costs

as endorsed.

Dated

01-20-13

(SEAL)

Barbara N. Silvestri
 Acting Prothonotary, Common Pleas Court of
 Columbia County, Penna.

By: *PROB. CLERK OF SEV. COURTS*
My Comm. Expires 12/31/2014 Deputy

Document Receipt

Trans # 13184 Carrier / service: POST 2PM 1/31/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000020370

Doc Ref #: 15ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 13183 Carrier / service: POST 2PM 1/31/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000020363

DEPARTMENT 281230

Doc Ref #: 15ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 13182 Carrier / service: POST 2PM 1/31/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000020356

Doc Ref #: 15ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 13181 Carrier / service: POST 2PM 1/31/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000020349

Doc Ref #: 15ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 13180 Carrier / service: POST 2PM 1/31/2013

Ship to: 13180

BUREAU OF INDIVIDUAL TAXES

DEPT 280601

Tracking #: 9171924291001000020332

Doc Ref #: 15ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 13179 Carrier / service: POST 2PM 1/31/2013

Ship to: 13179

DEPT OF PUBLIC WEFARE

PO BOX 8486

Tracking #: 9171924291001000020325

Doc Ref #: 15ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 13178 Carrier / service: POST 2PM 1/31/2013

Ship to: 13178

DEPT OF REVENUE

STRAWBERRY SQUARE

Tracking #: 9171924291001000020318

Doc Ref #: 15ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 13177 Carrier / service: POST 2PM 1/31/2013

Ship to: 13177

PA DEPT OF REVENUE

PO BOX 281230

Tracking #: 9171924291001000020301

Doc Ref #: 15ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 13176 Carrier / service: POST 2PM 1/31/2013

Ship to: 13176

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000020295

Doc Ref #: 15ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 13175 Carrier / service: POST 2PM 1/31/2013

Ship to: 13175

EAGLE CAPITAL CORPORATION

C/O RAYMOND GINN, ESQ.

PO BOX 34

Tracking #: 9171924291001000020288

Doc Ref #: 15ED2013

WELLSBORO PA 16901

Document Receipt

Trans # 13174 Carrier / service: POST 2PM 1/31/2013

Ship to: 13174

EAGLE CAPITAL CORPORATION

PO BOX 4215

Tracking #: 9171924291001000020271

Doc Ref #: 15ED2013

TUPELO MS 38803

Document Receipt

Trans # 13173 Carrier / service: POST 2PM 1/31/2013

Ship to: 13173

OLD TOWN WOODWORKING, INC.

C/O JUSTIN SULLA, ESQ.

318 PENN AVENUE

Tracking #: 9171924291001000020264

Doc Ref #: 15ED2013

SCRANTON PA 18503

Document Receipt

Trans # 13172 Carrier / service: POST 2PM 1/31/2013

Ship to: 13172

OLD TOWN WOODWORKING INC.

209 DUNN AVENUE

Tracking #: 9171924291001000020257

Doc Ref #: 15ED2013

OLD FORGE PA 18518

Document Receipt

Trans # 13171 Carrier / service: POST 2PM 1/31/2013

Ship to: 13171

FRIEMAN ELECTRIC SUPPLY CO., INC.

C/O SHAWN MCCLURE, ESQ.

707 GRANT STREET

PITTSBURGH PA 15219

Tracking #: 9171924291001000020240

Doc Ref #: 15ED2013

Document Receipt

Trans # 13170 Carrier / service: POST 2PM 1/31/2013

Ship to: 13170

FRIEDMAN ELECTRIC SUPPLY CO.,
INC.

1321 WYOMING AVENUE

Tracking #: 9171924291001000020233

Doc Ref #: 15ED2013

EXETER PA 15643

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

S&T BANK,	)	NO.: 2012-CV-1507
)	
Plaintiff,	)	2013-ED-15
)	
vs.)	
)	
DESIGN HOMES, LLC,)	
)	
Defendant.)	

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
	) SS:
COUNTY OF ALLEGHENY)

S&T Bank, Plaintiff in the above action, sets forth as of the date the Praeceptum for the Writ of Execution was filed the following information concerning the real property of Design Homes, LLC, located at 6949 Old Berwick Road, Bloomsburg, PA 17815 and is more fully described as follows:

ALL the right, title, interest and claim of Design Homes, LLC, of, in and to:

ALL THAT CERTAIN REAL ESTATE SITUATED IN SOUTH CENTRE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A BUILDING KNOWN AND NUMBERED AS 11 EDWARDS DRIVE, BLOOMSBURG, PENNSYLVANIA 17815 F/K/A 6949 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815. TRACT 1 BEING INSTRUMENT NUMBER 200002383 AND PARCEL NUMBER 12-05-2-9; TRACT 2 AND 3 BEING INSTRUMENT NUMBER 200002384 AND PARCEL NUMBERS 12-05-2-10 (TRACT 2) AND 12-03-9-10 (TRACT 3).

1. The name and address of the owner or reputed owner:

Design Homes, LLC

11 Edwards Drive
Bloomsburg, PA 17815

2. The name and address of the defendants in the judgment:

Design Homes, LLC

11 Edwards Drive
Bloomsburg, PA 17815

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

S&T Bank

(PLAINTIFF)

2 Friedman Electric Supply Co., Inc.

1321 Wyoming Avenue
Exeter, PA 15643

3 Friedman Electric Supply Co., Inc.

c/o Shawn P. McClure, Esquire
707 Grant Street
Suite 2200 Gulf Tower
Pittsburgh, PA 15219

4 Old Town Woodworking, Inc.

209 Dunn Avenue
Old Forge, PA 18518

5 Old Town Woodworking, Inc.

c/o Justin J. Sulla, Esquire
318 Penn Avenue
Scranton, PA 18503

6 Eagle Capital Corporation

P.O. Box 4215
Tupelo, MS 38803

7 Eagle Capital Corporation

c/o Raymond E. Ginn, Jr., Esquire
Ginn & Vickery, P.C.
P.O. Box 34
Wellsboro, PA 16901

4. The name and address of the last record holder of every mortgage of record:

S&T Bank

(PLAINTIFF)

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

None

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

8 Commonwealth of Pennsylvania

Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

9 Pa Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Domestic Relations Office

P.O. Box 380
Bloomsburg, PA 17815

10 Department of Revenue
Inheritance Tax Division

Strawberry Square
Harrisburg, PA 17105

11 Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program

P. O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

12 Bureau of Individual Taxes
Inheritance Tax Division

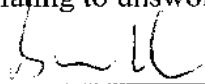
Dept. 280601
Harrisburg, PA 17128-0601

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

Treasurer's Office

Columbia County Courthouse
Bloomsburg, PA 17815

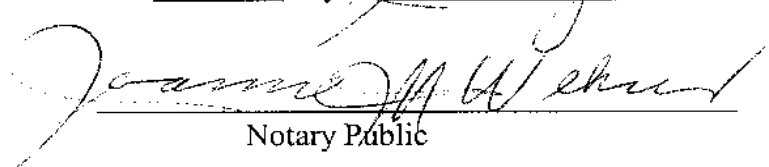
I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.



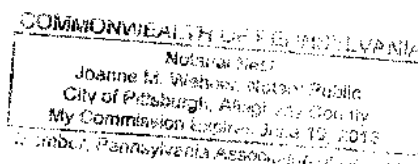
Brian M. Kile, Esquire
Attorney for Plaintiff

SWORN to and subscribed before me

this 28th day of January, 2013.



Notary Public



SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1507

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, APRIL 03, 2013
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.

TRACT 1:

LONG FORM DESCRIPTION

ALL that certain parcel of land in South Centre Township, Columbia County, Pennsylvania, more particularly described as follows:

BEGINNING at a set iron pin in the southerly right-of-way line of land now or late of Conrail, said point being at the northwesterly corner of land titled to Berwick Industrial Development Association, Inc. and occupied by Datacom, Inc., and said point also being 906.38 feet distant from an existing concrete monument located on the northern property line of the aforementioned land of (Berwick Industrial Development Association, Inc. on a course South 75 degrees 03 minutes 01 seconds West from said existing concrete monument; THENCE along the western line of the land of Berwick Industrial Development Association, Inc. South 29 degrees 09 seconds 00 minutes East 260.00 feet to a set iron pin along the right-of-way line of a proposed 50 foot wide access road; THENCE along said proposed access road South 32 degrees 56 minutes 56 seconds West 530.72 feet to a set iron pin at the intersection with the right-of-way line of an existing access road, known as Naus Way;

THENCE following said right-of-way line of Naus Way on a curve to the left, having a delta angle of 40 degrees 00 minutes 30 seconds, a radius of 330.00 feet, an arc of 230.43 feet, a tangent of 120.14 feet and an L.C. distance of 225.78 feet on a course North 78 degrees 38 minutes 45 seconds West to a set iron pin at the southeastern corner of another parcel of land owned by Columbia County Industrial Development Authority; THENCE North 10 degrees 36 minutes 06 seconds West 509.29 feet to a set iron pin on the southern right-of-way line of land now or late of Conrail; THENCE along said right-of-way line, North 75 degrees 03 minutes 01 East 493.78 feet to the set iron pin marking the place of BEGINNING.

The above-described parcel contains 6.00 acres and is designated as Parcel No. 1 on a Minor Subdivision Plan, made for Columbia County Industrial Development Authority for the Design Homes, Inc. project by Peters Consultants, Inc., said Plan being dated May 2, 1986. A copy of this Plan showing required approvals has been recorded in the Office of the Columbia County Recorder of Deeds. This conveyance is made under and subject to all easements and other matters shown on the Plan.

TOGETHER with all easements, including but not limited to the easement and/or right of way granted in Columbia County Record Book 370, Page 494 granting and conveying the right and privilege of using all access roads, existing and proposed, adjoining the above described premises or otherwise located within the confines of the Columbia County Industrial Development Park in common with the Columbia County Industrial Development Authority and other owners and occupiers of the property located in the Industrial Park, and

UNDER AND SUBJECT to all exceptions, restrictions and reservations as shown in the chain of title.

BEING the same property which Columbia Alliance for Economic Growth, Inc. formerly Bloomsburg Area Industrial Development Association, Inc., granted and conveyed to Design Homes, LLC, a Pennsylvania limited liability company, by Deed dated March 16, 2000 and recorded in the Recorder of Deeds Office, Columbia County, Pennsylvania on March 17, 2000, in Instrument Number 200002383.

PROPERTY IDENTIFICATION NUMBER 12-05-2-9.

TRACT 2:

ALL that certain piece or parcel of land lying and being situate in the Columbia County Industrial Development Authority Industrial Park, in the Township of South Centre, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the southerly boundary of the right-of-way of the Erie-Lackawanna Railroad (Conrail) (60 feet wide) at the northeast corner of other lands now or late of the Bloomsburg Area Industrial Development Association, Inc.; thence along the southerly boundary line of the right-of-way of said Erie-Lackawanna Railroad North 75° 04' East 342.63 feet to a point; thence South 32° 57' West 375.81 feet more or less to a point; thence North 29° 09' West 260 feet to the place of BEGINNING, containing 0.99 acres.

FURTHER GRANTING AND CONVEYING the right and privilege to use a road constructed along the southern boundary of the above described parcel, in common with Columbia County Industrial Development Authority and other users and occupants of the Industrial Park developed by the Columbia County Industrial Development Authority as set forth in the Deed from Columbia County Industrial Development Authority to Design Homes, Inc. dated February 2, 1987 recorded in Deed Book 383, Page 119.

TRACT 3:

ALL that certain piece or parcel of land lying and being situate in the Columbia County Industrial Development Authority Industrial Park, in the Township of South Centre, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a set iron pin in the southern line of the North Shore Railroad right-of-way, said pin also being the northwest corner of a 6 acre parcel acquired by Bloomsburg Area Industrial Development Association, Inc. (BAIDA) for the Design Homes, Inc.

project; THENCE along said BAIDA property, South 10° 36' 06" East 509.29 feet to a point in the northerly line of a service road; THENCE along said road South 81° 21' 00" West 280.41 feet to a set iron pin in line of other lands of Columbia County Industrial Development Authority; THENCE through said land North 28° 23' 07" West 490.48 feet to a set iron pin in the southerly line of the aforementioned railroad right-of-way; THENCE along the southern line of said right-of-way North 75° 03' 01" East 431.29 feet to the place of BEGINNING.

FURTHER GRANTING AND CONVEYING to the Grantee, its successors and assigns, the right and privilege to use the road constructed along the southern boundary of the parcel herein conveyed, in common with Columbia County Industrial Development Authority (the "Authority") and other users and occupants of the Industrial Park developed by the Authority.

The above parcel contains 4.00 acres and is designated as Parcel No. 2 on a Minor Subdivision Plan made for the Authority for the Design Homes, Inc. project by Peters Consultants, Inc., said Plan being dated May 2, 1986. The property is under and subject to all easements and other matters shown on the Plan.

FURTHER UNDER AND SUBJECT to the right of the Authority to enter upon the subject property for the purpose of maintaining and repairing drainage swales on the property.

FURTHER UNDER AND SUBJECT to the obligation of the Grantee to mow the grass in the aforesaid drainage swale areas.

FURTHER GRANTING AND CONVEYING the rights and privilege to use the sanitary sewer system, storm water drainage system and water supply systems, including fire protection, existing and proposed, adjoining the above-described premises or otherwise, located within the confines of the Columbia County Industrial Development Authority Industrial Park in common with the Authority and other owners and occupiers of the property located within the Industrial Park, subject to the Authority's rules, regulations and customary charges concerning the use of such systems.

TRACTS 2 AND 3 BEING the same property which Design Homes, Inc., a Pennsylvania corporation, granted and conveyed to Design Homes, LLC, a Pennsylvania limited liability company, by Deed dated March 17, 2000 and recorded March 17, 2000, in the Recorder of Deeds Office of Columbia County Pennsylvania in Instrument Number 200002384.

UNDER AND SUBJECT to all other exceptions, restrictions and reservations as shown in the chain of title.

PROPERTY IDENTIFICATION NUMBERS 12-05-2-10 (Tract 2); 12-03-9-10 (Tract 3).

PROPERTY ADDRESS: 11 EDWARDS DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-05-2-10; 12-05-2-9; 12-03-9-10

Seized and taken into execution to be sold as the property of DESIGN HOMES, LLC in suit of S & T BANK.

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:
GRENN & BIRSIC P.C.
PITTSBURGH, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 15-13

DATE RECEIVED 1-30-13
DOCKET AND INDEX 1-31-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>143435</u>

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

SALE DATE	<u>Apr 3, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Feb 20, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Mar 13</u>
	2 ND WEEK	<u>20</u>
	3 RD WEEK	<u>27, 13</u>

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

S&T BANK,

Plaintiff,

VS.

DESIGN HOMES, LLC,

Defendant.

NO.: 2012-CV-1507

2013-ED-15

SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY

SIR: Please post the property at 11 Edwards Drive, Bloomsburg, PA 17815 f/k/a 6949 Old Berwick Road, Bloomsburg, PA 17815. WITH HANDBILL.

GRENNEN & BIRSIC, P.C.

By:

Brian M. Kile Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

S&T BANK,	)	NO.: 2012-CV-1507
)	
Plaintiff,	)	2013 - ED-15
)	
vs.)	
)	
DESIGN HOMES, LLC,)	
)	
Defendant.)	

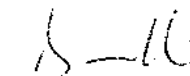
SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY

SIR: Per Order of Court dated November 16, 2012, please serve Defendant, Design Homes, LLC with the Notice of Sheriff's Sale by posting the property at 11 Edwards Drive, Bloomsburg, PA 17815 f/k/a 6949 Old Berwick Road, Bloomsburg, PA 17815.

GRENN & BIRSIC, P.C.

By:



Brian M. Kile Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
S&T BANK, CIVIL DIVISION

Plaintiff,

NO.: 2012-CV 1507

vs.

DESIGN HOMES, LLC,

Defendant.

2013-ED-15

FILED
PROTHONOTARY
2012 NOV 16 A 3:11
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER OF COURT

AND NOW, to wit, this 16 day of November, 2012, upon consideration of the within Motion for Service of the Complaint in Mortgage Foreclosure Pursuant to Special Order of Court, it is hereby ORDERED, ADJUDGED and DECREED that the Sheriff of Columbia County is hereby directed to serve Defendant, Design Homes, LLC with a true and correct copy of Plaintiff's Complaint in Mortgage Foreclosure by posting the property at 11 Edwards Drive, Bloomsburg, PA 17815 and Plaintiff is permitted to serve Defendant by certified mail, return receipt requested and by First Class U.S. Mail, postage pre-paid at 11 Edwards Drive, Bloomsburg, PA 17815. Service on the Defendant shall be deemed complete and valid upon posting by the Sheriff and mailing by the Plaintiff.

BY THE COURT:

15/Thomas A. James, Jr. J.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

S&T BANK,	)	NO.: 2012-CV-1507
)	
Plaintiff,	)	2013-ED-15
)	
vs.)	
)	
DESIGN HOMES, LLC,)	
)	
Defendant.)	

LONG FORM DESCRIPTION

TRACT 1:

ALL that certain parcel of land in South Centre Township, Columbia County, Pennsylvania, more particularly described as follows:

BEGINNING at a set iron pin in the southerly right-of-way line of land now or late of Conrail, said point being at the northwesterly corner of land titled to Berwick Industrial Development Association, Inc. and occupied by Datacom, Inc., and said point also being 906.38 feet distant from an existing concrete monument located on the northern property line of the aforementioned land of Berwick Industrial Development Association, Inc. on a course South 75 degrees 03 minutes 01 seconds West from said existing concrete monument;

THENCE along the western line of the land of Berwick Industrial Development Association, Inc, South 29 degrees 09 seconds 00 minutes East 260.00 feet to a set iron pin along the right-of-way line of a proposed 50 foot wide access road;

THENCE along said proposed access road South 32 degrees 56 minutes 56 seconds West 530.72 feet to a set iron pin at the intersection with the right-of-way line of an existing access road, known as Naus Way;

THENCE following said right-of-way line of Naus Way on a curve to the left, having a delta angle of 40 degrees 00 minutes 30 seconds, a radius of 330.00 feet, an arc of 230.43 feet, a tangent of 120.14 feet and an L. C. distance of 225.78 feet on a course North 78 degrees 38 minutes 45 seconds West to a set iron pin at the southeastern corner of another parcel of land owned by Columbia County Industrial Development Authority;

THENCE North 10 degrees 36 minutes 06 seconds West 509.29 feet to a set iron pin on the southern right-of-way line of land now or late of Conrail;

THENCE along said right-of-way line, North 75 degrees 03 minutes 01 East 493.78 feet to the set iron pin marking the place of BEGINNING.

The above-described parcel contains 6.00 acres and is designated as Parcel No. 1 on a Minor Subdivision Plan made for Columbia County Industrial Development Authority for the Design Homes, Inc. project by Peters Consultants, Inc., said Plan being dated May 2, 1986. A copy of this Plan showing required approvals has been recorded in the Office of the Columbia County Recorder of Deeds. This conveyance is made under and subject to all easements and other matters shown on the Plan.

TOGETHER with all easements, including but not limited to the easement and/or right of way granted in Columbia County Record Book 370, Page 494 granting and conveying the right and privilege of using all access roads, existing and proposed, adjoining the above described premises or otherwise located within the confines of the Columbia County Industrial Development Park in common with the Columbia County Industrial Development Authority and other owners and occupiers of the property located in the Industrial Park, and

UNDER AND SUBJECT to all exceptions, restrictions and reservations as shown in the chain of title.

BEING the same property which Columbia Alliance for Economic Growth, Inc. formerly Bloomsburg Area Industrial Development Association, Inc., granted and conveyed to Design Homes, LLC, a Pennsylvania limited liability company, by Deed dated March 16, 2000 and recorded in the Recorder of Deeds Office, Columbia County, Pennsylvania on March 17, 2000, in Instrument Number 200002383.

PROPERTY IDENTIFICATION NUMBER 12-05-2-9.

TRACT 2:

ALL that certain piece or parcel of land lying and being situate in the Columbia County Industrial Development Authority Industrial Park, in the Township of South Centre, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly boundary of the right-of-way of the Erie-Lackawanna Railroad (Conrail) (60 feet wide) at the northeast corner of other lands now or late of the Bloomsburg Area Industrial Development Association, Inc.; thence along the southerly boundary line of the right-of-way of said Erie-Lackawanna Railroad North 75° 04' East 342.63 feet to a point; thence South 32° 57' West 375.81 feet more or less to a point; thence North 29° 09' West 260 feet to the place of BEGINNING, containing 0.99 acres.

FURTHER GRANTING AND CONVEYING the right and privilege to use a road constructed along the southern boundary of the above described parcel, in common with Columbia County Industrial Development Authority and other users and occupants of the Industrial Park developed by the Columbia County Industrial Development Authority as set forth in the Deed from Columbia County Industrial Development Authority to Design Homes, Inc. dated February 2, 1987 recorded in Deed Book 383, Page 119.

TRACT 3:

ALL that certain piece or parcel of land lying and being situate in the Columbia County Industrial Development Authority Industrial Park, in the Township of South Centre, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a set iron pin in the southern line of the North Shore Railroad right-of-way, said pin also being the northwest corner of a 6 acre parcel acquired by Bloomsburg Area Industrial Development Association, Inc. (BAIDA) for the Design Homes, Inc. project;

THENCE along said BAIDA property, South $10^{\circ} 36' 06''$ East 509.29 feet to a point in the northerly line of a service road;

THENCE along said road South $81^{\circ} 21' 00''$ West 280.41 feet to a set iron pin in line of other lands of Columbia County Industrial Development Authority;

THENCE through said land North $28^{\circ} 23' 07''$ West 490.48 feet to a set iron pin in the southerly line of the aforementioned railroad right-of-way;

THENCE along the southern line of said right-of-way North $75^{\circ} 03' 01''$ East 431.29 feet to the place of BEGINNING.

FURTHER GRANTING AND CONVEYING to the Grantee, its successors and assigns, the right and privilege to use the road constructed along the southern boundary of the parcel herein conveyed, in common with Columbia County Industrial Development Authority (the "Authority") and other users and occupants of the Industrial Park developed by the Authority.

The above parcel contains 4.00 acres and is designated as Parcel No. 2 on a Minor Subdivision Plan made for the Authority for the Design Homes, Inc. project by Peters Consultants, Inc., said Plan being dated May 2, 1986. The property is under and subject to all easements and other matters shown on the Plan.

FURTHER UNDER AND SUBJECT to the right of the Authority to enter upon the subject property for the purpose of maintaining and repairing drainage swales on the property.

FURTHER UNDER AND SUBJECT to the obligation of the Grantee to mow the grass in the aforesaid drainage swale areas.

FURTHER GRANTING AND CONVEYING the rights and privilege to use the sanitary sewer system, storm water drainage system and water supply systems, including fire protection, existing and proposed, adjoining the above-described premises or otherwise, located within the confines of the Columbia County Industrial Development Authority Industrial Park in common with the Authority and other owners and occupiers of the property located within the Industrial Park, subject to the Authority's rules, regulations and customary charges concerning the use of such systems.

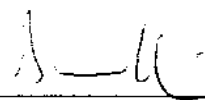
TRACTS 2 AND 3 BEING the same property which Design Homes, Inc., a Pennsylvania corporation, granted and conveyed to Design Homes, LLC, a Pennsylvania limited liability company, by Deed dated March 17, 2000 and recorded March 17, 2000, in the Recorder of Deeds Office of Columbia County, Pennsylvania in Instrument Number 200002384.

UNDER AND SUBJECT to all other exceptions, restrictions and reservations as shown in the chain of title.

PROPERTY IDENTIFICATION NUMBERS 12-05-2-10 (Tract 2); 12-03-9-10 (Tract 3).

GRENN & BIRSIC, P.C.

By:



Brian M. Kile, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

S&T BANK,	)	NO.: 2012-CV-1507
)	
Plaintiff,	)	2013-ED-15
)	
vs.)	
)	
DESIGN HOMES, LLC,)	
)	
Defendant.)	

SHORT FORM DESCRIPTION

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF DESIGN HOMES, LLC, OF, IN AND
TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN SOUTH CENTRE TOWNSHIP,
COLUMBIA COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A BUILDING
KNOWN AND NUMBERED AS 11 EDWARDS DRIVE, BLOOMSBURG, PENNSYLVANIA
17815 F/K/A 6949 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815. TRACT
1 BEING INSTRUMENT NUMBER 200002383 AND PARCEL NUMBER 12-05-2-9; TRACT 2
AND 3 BEING INSTRUMENT NUMBER 200002384 AND PARCEL NUMBERS 12-05-2-10
(TRACT 2) AND 12-03-9-10 (TRACT 3).

GRENN & BIRSIC, P.C.

By:



Brian M. Kile, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

S&T BANK,	)	NO.: 2012-CV-1507
)	
Plaintiff,	)	2013 - ED-15
)	
vs.)	
)	
DESIGN HOMES, LLC,)	
)	
Defendant.)	

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S.101, ET SEQ.
AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Brian M. Kile, attorney for the Plaintiff, who being duly sworn according to law deposes and says that Plaintiff was not required to send Defendant written notice pursuant to 35 P.S. §1680.403C (Homcowner's Emergency Mortgage Assistance Act of 1983 - Act 91 of 1983) prior to the commencement of this action for the reasons that:

- (a) the mortgaged premises is not the principal residence of the Defendant [35 P.S. §1680.401C(a)(1)]; and
- (b) the mortgaged premises is not a one or two family owner-occupied residence [35 P.S. §1680.401C(a)(2)].

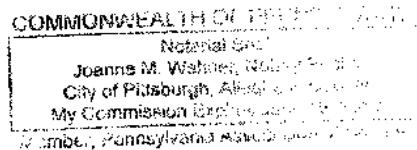
Additionally, Plaintiff was not required to send Defendant written notice of Plaintiff's intention to foreclose said Mortgage pursuant to 41 P.S. §403 (Act 6 of 1974) prior to the commencement of this action for the reasons that:

- (a) said Mortgage is not a "residential mortgage" as defined in 41 P.S. §101;
- (b) the Defendant is not a "residential mortgage debtor" as defined in 41 P.S. §101; and
- (c) the mortgaged premises is not "residential real property" as defined in 41 P.S. §101.

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 28th DAY OF January,
2013.

James M. Weber
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

S&T BANK,

Plaintiff,

vs.

DESIGN HOMES, LLC,

Defendant.

NO.: 2012-CV-1507

2013-ED-15

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA)

) SS:

COUNTY OF ALLEGHENY)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Brian M. Kile, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 11 Edwards Drive, Bloomsburg, PA 17815 f/k/a 6949 Old Berwick Road, Bloomsburg, PA 17815 is Defendant, Design Homes, LLC whose last known address is 11 Edwards Drive, Bloomsburg, PA 17815, to the best of his information, knowledge and belief.

LL

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 28th DAY OF January, 2013.

Joanne M. Wehner

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joanne M. Wehner, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 1st, 2015
Number: Pennsylvania Association of Notaries

Brian M. Kile Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

GRENN & BIRSIC, P.C.
1 GATEWAY CENTER, 9TH FLOOR
PITTSBURGH, PA 15222
(412) 281-7650



800.325.BANK
stbank.com
MEMBER FDIC

60-685-433

143435

ST Bank
Member FDIC

One Thousand Three hundred Fifty dollars and Zero cents

PAY
TO THE
ORDER
OF

Columbia County Sheriff

DATE

1/25/2013

AMOUNT

\$1,350.00

For Real Estate Execution costs


AUTHORIZED SIGNATURE

Security features. Details on back.

⑈ 143435⑈ ⑆043306855⑆ 3001874506⑈