

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Regency Finance Co. VS Leit + Blandt Isbornwood

NO. 167-13 ED NO. 677-13 JD

DATE/TIME OF SALE: Feb, 5 0900

BID PRICE (INCLUDES COST) \$ 9564.36

POUNDAGE - 2% OF BID \$ 190.09

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 9694.45

PURCHASER(S): [Signature]

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

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

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

TOTAL DUE: \$ 9694.45

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 8344.45

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
REGENCY FINANCE COMPANY

vs.

**Defendant**  
KEN ISHERWOOD  
BRENDA ISHERWOOD

**Attorney for the Plaintiff:**

SHEILS LAW ASSOCIATES, P.C.  
108 NORTH ABINGTON ROAD  
CLARKS SUMMIT, PA 18411

**Sheriff's Sale Date:** Wednesday, February 5, 2014

**Writ of Execution No. :** 2013CV677

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

**Location of the real estate:** 838 AUSTIN TRAIL, BENTON, PA 17814

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,261.86
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	\$150.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Surcharge	\$110.00
Other	\$162.00

**Total Sheriff Costs** \$2,151.36

## Municipal Costs

Delinquent Taxes	\$7,298.00
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**Total Municipal Costs** \$7,298.00

## Distribution Costs

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

**Grand Total:** \$9,504.36

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)

(For County Judge, Sheriff, Prothonotary, etc.)

**SHEILS LAW ASSOCIATES, P.C.**  
**108 NORTH ABINGTON ROAD**  
**CLARKS SUMMIT, PENNSYLVANIA 18411**  
**(570) 587-2600**  
**FAX (570) 585-0313**  
**E-MAIL: RSHEILS@SHEILSLAW.COM**  
**WWW.SHEILSLAW.COM**

**ROBERT P. SHEILS, JR.\***  
**JILL M. SPOTT**  
**ROBERT P. SHEILS, III<sup>+</sup>**

\* MEMBER PA & NY BAR  
+ MEMBER PA, NJ & FL BAR

**JOHN S. RODMAN<sup>^</sup>**  
**OF COUNSEL**

<sup>^</sup>MEMBER PA & MA BAR

VIA FIRST CLASS MAIL

March 19, 2014

Sheriff  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

**Re: Regency Finance Company vs. Isherwood**  
**Docket Number: 2013-CV-677**

To Whom It May Concern:

Enclosed herewith please find two (2) Realty Transfer Tax Statement of Value forms, along with two (2) copies of the note and with respect to the above-captioned matter.

Should you have any questions, please do not hesitate to call.

Very truly yours,

  
Lisa Cabets  
Paralegal

Enclosures  
LC/ms



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

## A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Sheils Law Associates, P.C.		Telephone Number: (570) 587-2600	
Mailing Address 108 North Abington Road	City Clarks Summit	State PA	ZIP Code 18411

## B. TRANSFER DATA

Grantor(s)/Lessor(s)  
Columbia County Sheriff  
Mailing Address  
35 West Main Street  
City  
Bloomsburg

State PA	ZIP Code 17815
-------------	-------------------

## C. Date of Acceptance of Document

Grantee(s)/Lessee(s)  
Regency Finance Company  
Mailing Address  
2409 Columbia BLVD  
City  
Bloomsburg

State PA	ZIP Code 17815
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## D. REAL ESTATE LOCATION

Street Address 838 Austin Trail	City, Township, Borough Benton (Greenwood Twp.)
County Columbia	School District Benton Area
	Tax Parcel Number 17-10-003-00,000

## E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration 9,694.45	2. Other Consideration +	3. Total Consideration = 9,694.45
4. County Assessed Value 17,318.00	5. Common Level Ratio Factor X 3.60	6. Fair Market Value = 62,344.80

## F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
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### Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

3/19/14

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW



**REGENCY FINANCE COMPANY**

PO BOX 1150  
HERMITAGE, PA 16148

First National Bank of PA  
Hermitage, PA 16148

**108713**

DATE	CHECK NO.	AMOUNT
3/5/2014	108713	\$8,344.45**

PAY Eight Thousand Three Hundred Forty-Four Dollars and 45 Cents

TO THE  
ORDER  
OF COLUMBIA COUNTY SHERIFF  
35 W MAIN ST  
BLOOMSBURG, PA 17815

*Timothy & Rudy*

⑈ 108713⑈ ⑆043318092⑆ 4026019⑈

# SHERIFF'S SALE COST SHEET

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

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$150.00	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$36.00	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$10.00	
- POSTING HANDBILL	\$15.00	
- CRYING/ADJOURN SALE	\$10.00	
- SHERIFF'S DEED	\$35.00	
- TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$5.00	
NOTARY	\$15.00	
TOTAL *****		\$382.50

- WEB POSTING	\$150.00	
- PRESS ENTERPRISE INC.	\$136.86	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$1486.86

- PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$55.00	
TOTAL *****		\$65.00

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$7298.00	
TOTAL *****		\$7298.00

## MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$-0-

SURCHARGE FEE (DSTF)	\$116.00	
MISC. 642 Co	\$162.00	
TOTAL *****		\$162.00

TOTAL COSTS (OPENING BID) \$7504.36

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

DATE: 28-JAN-14

FEE: \$5.00

CERT. NO17001

ISHERWOOD KENNETH C  
838 AUSTIN TRAIL  
BENTON PA 17814

DISTRICT: GREENWOOD TWP  
DEED 20060-0614  
LOCATION: 838 AUSTIN TRAIL  
PARCEL: 17 -10 -003-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2010	PRIM	1,572.16	15.38		0.00	1,587.54
2012	PRIM	1,251.69	16.19		0.00	1,267.88
2013	PRIM	1,132.71	16.76		30.00	1,179.47
2009	PRIM	1,644.44	15.38		0.00	1,659.82
2008	PRIM	53.72	0.00		0.00	53.72
2011	PRIM	1,528.95	15.62		0.00	1,544.57
TOTAL DUE :						\$7,293.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March , 2014

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2013 **COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN**

REQUESTED BY:

**PAYMENT DATE**

01/09/2014

**COLLECTION STATION**

Sheriff- Carol

**RECEIVED FROM**

COLUMBIA COUNTY 167-13

**DESCRIPTION**

167-13

County of Luzerne  
200 North River Street  
Wilkes-Barre, PA 18711

**BATCH NO.**

2014-01000054

**RECEIPT NO.**

2014-00001016

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
04 Proc. Form	Civil Process Form 100.100.100 Cash - General Fund \$2.00 100.60.4197.415.28 Civil Form Fees \$2.00	\$2.00
06 Mileage Veh	Mileage County Vehicle 100.100.100 Cash - General Fund \$35.00 100.60.4197.405.14 Civil Mileage Fees \$35.00	\$35.00
Writ of Possess	Writ of Possession 100.100.100 Cash - General Fund \$39.00 100.60.4197.415.32 Writ of Possession \$39.00	\$39.00
Payments:	<b>Type</b>	<b>Amount</b>
	Check 6388	\$76.00
	<b>Total Cash</b>	<b>\$0.00</b>
	<b>Total Check</b>	<b>\$76.00</b>
	<b>Total Charge</b>	<b>\$0.00</b>
	<b>Total Other</b>	<b>\$0.00</b>
	<b>Total Remitted</b>	<b>\$76.00</b>
	<b>Change</b>	<b>\$0.00</b>
	<b>Total Received</b>	<b>\$76.00</b>

Total Amount:

\$76.00



Luzerne County Sheriff's Department  
Luzerne County Courthouse

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

COLUMBIA COUNTY  
13-ED-167  
REGENCY FINANCE COMPANY  
  
**VS**  
  
KENNETH ISHERWOOD, JR.

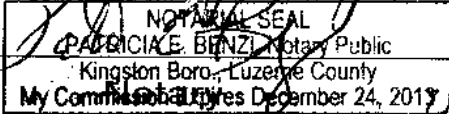
STATE OF PENNSYLVANIA  
COUNTY OF LUZERNE: SS.

SCOTT LAMOREAUX Deputy Sheriff of Luzerne County, being duly sworn according to law,  
deposes and says that after having made diligent search and inquiry for the within named, BRENDA  
ISHERWOOD

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

Attempts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sworn to and subscribed before me

this 9th day of January 2014  


So answers,

Brian M. Benzi  
Sheriff of Luzerne County

by Scott Lamoreaux  
Deputy Sheriff of Luzerne County

Phone (570) 825-1657

Fax (570) 825-1849

**Luzerne County Sheriff's Department**  
**Luzerne County Courthouse**  
**Sheriff John F. Robshaw**  
200 North River Street  
Wilkes-Barre, Pennsylvania 18711



No Service

Defendant(S) KENNETH  
ISHERWOOD JR

Defendant(S) Not Found Because: NOT IN OUR COUNTY.

Attempts Made:

1. Date: 1-8-13 Time: 0930

Address: 838 AUSTIN TRAIL, BENTON

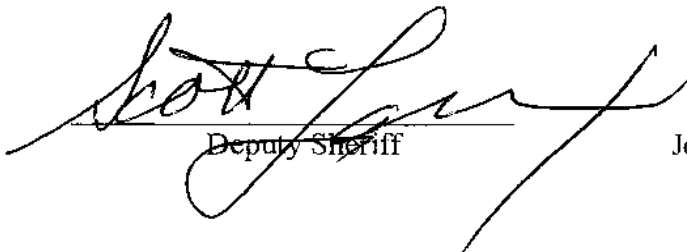
2. Date: \_\_\_\_\_ Time: \_\_\_\_\_

Address: \_\_\_\_\_

3. Date: \_\_\_\_\_ Time: \_\_\_\_\_

Address: \_\_\_\_\_

Remarks: \_\_\_\_\_

  
Deputy Sheriff

John F. Robshaw – Sheriff, Luzerne County

Luzerne County Sheriff's Department  
Luzerne County Courthouse

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

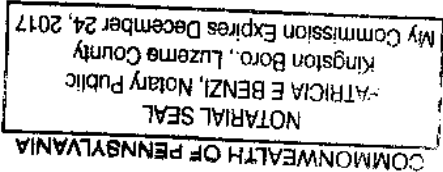
COLUMBIA COUNTY  
677-13  
REGENCY FINANCE COMPANY  
**VS**  
KIM ISHERWOOD, ET AL

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

ALBERT VAN HOORN, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on THURSDAY the 23RD day of JANUARY 20 14 at 11:30 A. M., prevailing time, he served the within NOTICE OF SHERIFF'S SALE AND WRIT OF EXECUTION upon BRENDA ISHERWOOD the within named, by handing to HER personally, at HER RESIDENCE, 449 WEST SECOND STREET, NESCOPECK

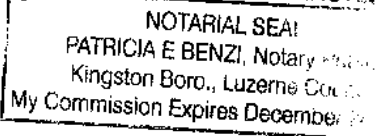
\_\_\_\_\_ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me  
this 28<sup>th</sup> day of January 2014  
Pat E Benzi  
Notary



Ernest M. Gunk  
Sheriff of Luzerne County

by Albert Van Hoorn  
Deputy Sheriff of Luzerne County, Pennsylvania



**PAYMENT DATE**

01/27/2014

**COLLECTION STATION**

Sheriff- Carol

**RECEIVED FROM**

columbia county sheriff 677-13

**DESCRIPTION**

677-13

County of Luzerne

200 North River Street

Wilkes-Barre, PA 18711

**BATCH NO.**

2014-01000192

**RECEIPT NO.**

2014-00003727

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																											
01 Proc. Fee OC	Civil Process Other County 100.100.100 Cash - General Fund \$39.00 100.60.4197.415.27 Civil Process Fee \$39.00	\$39.00																											
04 Proc. Form	Civil Process Form 100.100.100 Cash - General Fund \$2.00 100.60.4197.415.28 Civil Form Fees \$2.00	\$2.00																											
06 Mileage Veh	Mileage County Vehicle 100.100.100 Cash - General Fund \$35.00 100.60.4197.405.14 Civil Mileage Fees \$35.00	\$35.00																											
<b>Payments:</b>	<table> <tr> <th>Type</th><th>Detail</th><th>Amount</th></tr> <tr> <td>Check</td><td>6403</td><td>\$76.00</td></tr> <tr> <td></td><td><b>Total Cash</b></td><td><b>\$0.00</b></td></tr> <tr> <td></td><td><b>Total Check</b></td><td><b>\$76.00</b></td></tr> <tr> <td></td><td><b>Total Charge</b></td><td><b>\$0.00</b></td></tr> <tr> <td></td><td><b>Total Other</b></td><td><b>\$0.00</b></td></tr> <tr> <td></td><td><b>Total Remitted</b></td><td><b>\$76.00</b></td></tr> <tr> <td></td><td><b>Change</b></td><td><b>\$0.00</b></td></tr> <tr> <td></td><td><b>Total Received</b></td><td><b>\$76.00</b></td></tr> </table>	Type	Detail	Amount	Check	6403	\$76.00		<b>Total Cash</b>	<b>\$0.00</b>		<b>Total Check</b>	<b>\$76.00</b>		<b>Total Charge</b>	<b>\$0.00</b>		<b>Total Other</b>	<b>\$0.00</b>		<b>Total Remitted</b>	<b>\$76.00</b>		<b>Change</b>	<b>\$0.00</b>		<b>Total Received</b>	<b>\$76.00</b>	
Type	Detail	Amount																											
Check	6403	\$76.00																											
	<b>Total Cash</b>	<b>\$0.00</b>																											
	<b>Total Check</b>	<b>\$76.00</b>																											
	<b>Total Charge</b>	<b>\$0.00</b>																											
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	<b>Total Remitted</b>	<b>\$76.00</b>																											
	<b>Change</b>	<b>\$0.00</b>																											
	<b>Total Received</b>	<b>\$76.00</b>																											

Total Amount:

**\$76.00**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



REGENCY FINANCE COMPANY  
vs.  
KEN ISHERWOOD (et al.)

Case Number  
2013CV677

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

Warrant:

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

### Serve To:

Name: BRENDA ISHERWOOD

Primary Address: 449 WEST SECOND STREET  
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address: 838 AUSTIN TRAIL  
BENTON, PA 17814

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: SHEILS LAW ASSOCIATES, P.C.

Phone: 570-587-2600

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Notes / Special Instructions:

Now, January 13, 2014 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

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

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

ISHERWOOD, BRENDA

2013CV677

449 WEST SECOND STREET, NESCOPECK, PA 18635

EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REGENCY FINANCE COMPANY  
vs.  
KEN ISHERWOOD (et al.)

Case Number  
2013CV677

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

Warrant:

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

### Serve To:

Name: BRENDA ISHERWOOD

Primary Address: 838 AUSTIN TRAIL  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: SHEILS LAW ASSOCIATES, P.C.

Phone: 570-587-2600

### Service Attempts:

Date:	12-3-13					
Time:	12:25					
Mileage:						
Deputy:	4					

### Service Attempt Notes:

1. NO ANSWER L/C

2.

3.

4.

5.

6.

ISHERWOOD, BRENDA

2013CV677

838 AUSTIN TRAIL, BENTON, PA 17814

EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REGENCY FINANCE COMPANY  
vs.  
KEN ISHERWOOD (et al.)

Case Number  
2013CV677

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

Warrant:

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

### Serve To:

Name: KEN ISHERWOOD

Primary Address: ~~838 AUSTIN TRAIL~~  
BENTON, PA 17814

Phone: 449 W 2ND ST  
NE SCODECK DOB:

Alternate Address: 120 PAPER MILL RD

Phone: Bloomsburg PA

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: KEN ISHERWOOD

Relation: DEF

Date: 10-28-13 Time: 1550

Deputy: 16 Mileage:

### Attorney / Originator:

Name: SHEILS LAW ASSOCIATES, P.C.

Phone: 570-587-2600

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

ISHERWOOD, KEN

2013CV677

838 AUSTIN TRAIL, BENTON, PA 17814

EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



REGENCY FINANCE COMPANY  
vs.  
KEN ISHERWOOD (et al.)

Case Number  
2013CV677

## SHERIFF'S RETURN OF SERVICE

10/28/2013 03:50 PM - DEPUTY MARTIN BOUDMAN, 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: KEN ISHERWOOD AT 120 PAPERMILL ROAD, BLOOMSBURG, PA 17815.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

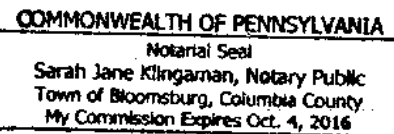
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 28, 2013

NOTARY

Affirmed and subscribed to before me this

28TH day of OCTOBER, 2013





Plaintiff Attorney: SHEILS LAW ASSOCIATES, P.C., 108 NORTH ABINGTON ROAD, CLARKS SUMMIT, PA 18411

Columbia County, PA Sheriff's Office



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REGENCY FINANCE COMPANY  
vs.  
KEN ISHERWOOD (et al.)

Case Number  
2013CV677

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 11/08/2013 **Warrant:**   
**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

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

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other   
**Adult In Charge:** Laura Keenser   
**Relation:** Receptionist   
**Date:** 10/9/13 **Time:** 16:05   
**Deputy:** 17 **Mileage:**

### Attorney / Originator:

**Name:** SHEILS LAW ASSOCIATES, P.C. **Phone:** 570-587-2600

### Service Attempts:

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

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2013CV677 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REGENCY FINANCE COMPANY  
vs.  
KEN ISHERWOOD (et al.)

Case Number  
2013CV677

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

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: Sherry Evans

Relation: Clerk

Date: 10/9/13

Time: 16:00

Deputy: 17

Mileage:

### Attorney / Originator:

Name: SHEILS LAW ASSOCIATES, P.C.

Phone: 570-587-2600

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2013CV677

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REGENCY FINANCE COMPANY  
vs.  
KEN ISHERWOOD (et al.)

Case Number  
2013CV677

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** < Not Specified > **Expires:** 11/08/2013 **Warrant:**

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

### Serve To:

**Name:** Dennette Farr

**Primary Address:** 858 Chestnut Road  
Millville, PA 17846

**Phone:** 570-458-5775 **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:** Dennette Farr

**Relation:** Def

**Date:** 10-09-13 **Time:** 0930

**Deputy:** 16 **Mileage:**

### Attorney / Originator:

**Name:** SHEILS LAW ASSOCIATES, P.C. **Phone:** 570-587-2600

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

FARR, DENNETTE

2013CV677

858 CHESTNUT ROAD, MILLVILLE, PA 17846

EXP: 11/08/2013

## Document Receipt

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Trans #	1088	Carrier / service:	LSPS Server	First-Class Mail®	10/8/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000010891

Doc Ref #: 167ED2013

Postage 4.8100

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	1087	Carrier / service:	USPS Server	First-Class Mail®	10/8/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N. C. NIX FEDERAL BUILDING

Tracking #: 71901140006000010884

Doc Ref #: 167ED2013

Postage 4.8100

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	1086	Carrier / service:	USPS Server	First-Class Mail®	10/8/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8018

Tracking # 71901140006000010877

Doc Ref # 167ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	1085	Carrier / service:	USPS Server	First-Class Mail®	10/8/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281.230

Tracking #: 71901140006000010860

Doc Ref #: 167ED2013

Postage 4.8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	1084	Carrier / service:	USPS Server	First-Class Mail®	10/8/2013 12:00:00 AM
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Ship to

JAMES HOWELL

PO BOX 358659

Tracking #: 71901140006000010853

Doc Ref #: 167ED2013

Postage 4.8100

GAINESVILLE FL 32635



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REGENCY FINANCE COMPANY  
vs.  
KEN ISHERWOOD (et al.)

Case Number  
2013CV677

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill Zone:   
Manner: < Not Specified > Expires: 11/08/2013 Warrant:   
Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)   
Primary Address: 838 AUSTIN TRAIL  
BENTON, PA 17814   
Phone: DOB:   
Alternate Address:   
Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other   
Adult In Charge:   
Relation:   
Date: 1-31-14 Time: 0942   
Deputy: 16 Mileage:

### Attorney / Originator:

Name: SHEILS LAW ASSOCIATES, P.C. Phone: 570-587-2600

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

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

(POSTING)

2013CV677

838 AUSTIN TRAIL, BENTON, PA 17814

EXP: 11/08/2013

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV677

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, FEBRUARY 05, 2014**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN TRACT OF LAND situate in the Greenwood Township, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly edge of a public road leading from Rohrsburg to Benton and in line of lands now or formerly of Alton Robbins;

THENCE along said public road North seventeen (17) degrees fifteen (15) minutes West two hundred twenty-nine (229) feet to an iron pin;

THENCE along said road North eight (8) degrees fifteen (15) minutes West, one hundred forty six and five tenths (146.5) feet to an iron pin in line of lands now or formerly of the Ladies Aid Society of Derr;

THENCE along said land South seventy-four (74) degrees fifteen (15) minutes East, one hundred seventy-eight (178) feet to an iron pin in line of lands now or formerly of Thomas Starr;

THENCE along said lands South fifty-nine (59) degrees fifteen (15) minutes East ninety-nine (99) feet to an iron pin in line of lands now or formerly of Alton Robbins;

THENCE along said lands South twenty-one (21) degrees West two hundred eighty (280) feet to an iron pin;

THENCE North eighty-nine (89) degrees West eighty (80) feet to an iron pin, the place of BEGINNING.

CONTAINING 1.3 acres of land, more or less.

SUBJECT to the same exceptions, reservations, covenants, waivers and restrictions as are contained in prior deeds forming the chain of title.

Tax Map Number: 17-10-003-00,000

BEING THE SAME PREMISES which Max L. Starr and Martha L. Starr, husband and wife, by Indenture dated the nineteenth day of January A.D. 2006 and recorded in the Office of the Recorder of Deeds, in and for the County of Columbia at Bloomsburg, Pennsylvania in Instrument Number 200600614 &c. did grant and convey unto Kenneth C. Isherwood, Jr., married, in fee.

IMPROVEMENTS: residential home

PROPERTY ADDRESS: 838 AUSTIN TRAIL, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 17-10-003

Seized and taken into execution to be sold as the property of KEN ISHERWOOD, BRENDA ISHERWOOD in suit of REGENCY FINANCE COMPANY.

**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:  
SHEILS LAW ASSOCIATES, P.C.  
CLARKS SUMMIT, PA 570-587-2600

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

cc CountySale Sheriff Telecall Inc.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV677

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, FEBRUARY 05, 2014  
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL THAT CERTAIN TRACT OF LAND situate in the Greenwood Township, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly edge of a public road leading from Rohrsburg to Benton and in line of lands now or formerly of Alton Robbins;

THENCE along said public road North seventeen (17) degrees fifteen (15) minutes West two hundred twenty-nine (229) feet to an iron pin;

THENCE along said road North eight (8) degrees fifteen (15) minutes West, one hundred forty six and five tenths (146.5) feet to an iron pin in line of lands now or formerly of the Ladies Aid Society of Derrs;

THENCE along said land South seventy-four (74) degrees fifteen (15) minutes East, one hundred seventy-eight (178) feet to an iron pin in line of lands now or formerly of Thomas Starr;

THENCE along said lands South fifty-nine (59) degrees fifteen (15) minutes East ninety-nine (99) feet to an iron pin in line of lands now or formerly of Alton Robbins;

THENCE along said lands South twenty-one (21) degrees West two hundred eighty (280) feet to an iron pin;

THENCE North eighty-nine (89) degrees West eighty (80) feet to an iron pin, the place of BEGINNING.

CONTAINING 1.3 acres of land, more or less.

SUBJECT to the same exceptions, reservations, covenants, waivers and restrictions as are contained in prior deeds forming the chain of title.

Tax Map Number: 17-10-003-00,000

BEING THE SAME PREMISES which Max L. Starr and Martha L. Starr, husband and wife, by Indenture dated the nineteenth day of January A.D. 2006 and recorded in the Office of the Recorder of Deeds, in and for the County of Columbia at Bloomsburg, Pennsylvania in Instrument Number 200600614 &c. did grant and convey unto Kenneth C. Isherwood, Jr., married, in fee.

IMPROVEMENTS: residential home

PROPERTY ADDRESS: 838 AUSTIN TRAIL, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 17-10-003

---

Seized and taken into execution to be sold as the property of KEN ISHERWOOD, BRENDA ISHERWOOD in suit of REGENCY FINANCE COMPANY.

---

**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:  
SHEILS LAW ASSOCIATES, P.C.  
CLARKS SUMMIT, PA 570-587-2600

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

**SHEILS LAW ASSOCIATES, P.C.**  
108 NORTH ABINGTON ROAD  
CLARKS SUMMIT, PENNSYLVANIA 18411  
(570) 587-2600  
FAX (570) 585-0313  
E-MAIL: [RSHEILS@SHEILSLAW.COM](mailto:RSHEILS@SHEILSLAW.COM)  
[WWW.SHEILSLAW.COM](http://WWW.SHEILSLAW.COM)

ROBERT P. SHEILS, JR.\*  
JILL M. SPOTT  
ROBERT P. SHEILS, III\*

\* MEMBER PA & NY BAR  
\* MEMBER PA, NJ & FL BAR

JOHN S. RODMAN^  
OF COUNSEL

^ MEMBER PA & MA BAR

VIA FIRST CLASS MAIL

October 4, 2013

Sheriff  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

**Re: Regency Finance Company vs. Isherwood**  
**Docket Number: 2013-CV-677**

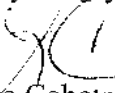
To Whom It May Concern:

Enclosed herewith please find a deposit check in the amount of \$1,350 for the enclosed Writ of Execution package for mortgage foreclosure with respect to the above-captioned matter.

Kindly serve both defendants, Kenneth Isherwood, Jr., and Brenda Isherwood, at 832 Austin Trail, Benton, County of Columbia, Pennsylvania 17814.

Should you have any questions, please do not hesitate to call.

Very truly yours,

  
Lisa Cabets  
Paralegal

Enclosures  
LC/ms

# REAL ESTATE OUTLINE

ED # 167-13

DATE RECEIVED 10-8-13  
DOCKET AND INDEX 10-8-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>558668</u>

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

SALE DATE	<u>Feb 5, 14</u>	TIME <u>2900</u>
POSTING DATE	<u>Jan 3, 14</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Jan 15</u>	
	2 <sup>ND</sup> WEEK <u>22</u>	
	3 <sup>RD</sup> WEEK <u>29, 13</u>	

**WRIT OF EXECUTION – MORTGAGE FORECLOSURE**

Jill M. Spott, Esquire  
Sheils Law Associates, P.C.  
Pa. I.D. No.: 88640  
108 North Abington Road  
Clarks Summit, PA 18411  
(570) 587-2600  
(570) 585-0313 Facsimile

REGENCY FINANCE COMPANY,  
2409 Columbia Blvd.  
PO BOX 442  
Bloomsburg, PA 17815,

Plaintiff

vs.

Kenneth Isherwood, Jr., and  
Brenda Isherwood  
832 Austin Trail  
Benton, PA 17814

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL DIVISION - LAW

ACTION IN MORTGAGE FORECLOSURE

2013-CV-677

2013-ED-167

**WRIT OF EXECUTION**

Commonwealth of Pennsylvania  
County of Columbia

**TO THE SHERIFF OF SAID COUNTY:**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described properties: See Exhibit "A" attached hereto.

Principal	\$ 58,832.21
Interest	3,384.57
Additional Interest from May 10, 2013 to date of payment in full (per diem \$17.53)	To Be Computed
Late Charges	111.60
Force Placed Insurance	708.18
Deferred Charges	1,887.22
Attorney's fees (15%)	9,738.57
Fees and Costs	<u>To Be Computed</u>
<b>TOTAL</b>	<b>\$74,662.35 Plus additional Interest and costs thereon</b>

Date: 10-8-13

Barbara N Silvestri /KPB/  
Prothonotary

Prothonotary & Clerk of Sec. Courts

My Comm. Exp. 1st Monday in 2018 4

**Property Description**  
**EXHIBIT "A"**

**ALL THAT CERTAIN TRACT OF LAND** situate in the Greenwood Township, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the easterly edge of a public road leading from Rohrsburg to Benton and in line of lands now or formerly of Alton Robbins;

**THENCE** along said public road North seventeen (17) degrees fifteen (15) minutes West two hundred twenty-nine (229) feet to an iron pin;

**THENCE** along said road North eight (8) degrees fifteen (15) minutes West, one hundred forty six and five tenths (146.5) feet to an iron pin in line of lands now or formerly of the Ladies Aid Society of Derrs;

**THENCE** along said land South seventy-four (74) degrees fifteen (15) minutes East, one hundred seventy-eight (178) feet to an iron pin in line of lands now or formerly of Thomas Starr;

**THENCE** along said lands South fifty-nine (59) degrees fifteen (15) minutes East ninety-nine (99) feet to an iron pin in line of lands now or formerly of Alton Robbins;

**THENCE** along said lands South twenty-one (21) degrees West two hundred eighty (280) feet to an iron pin;

**THENCE** North eighty-nine (89) degrees West eighty (80) feet to an iron pin, the place of **BEGINNING**.

**CONTAINING** 1.3 acres of land, more or less.

**SUBJECT** to the same exceptions, reservations, covenants, waivers and restrictions as are contained in prior deeds forming the chain of title.

**Tax Map Number: 17-10-003-00, 000**

**BEING THE SAME PREMISES** which Max L. Starr and Martha L. Starr, husband and wife, by Indenture dated the nineteenth day of January A.D. 2006 and recorded in the Office of the Recorder of Deeds, in and for the County of Columbia at Bloomsburg, Pennsylvania in Instrument Number 200600614 &c. did grant and convey unto Kenneth C. Isherwood, Jr., married, in fee.

**IMPROVEMENTS:** residential home

Jill M. Spott, Esquire  
Sheils Law Associates, P.C.  
Pa. I.D. No.: 88640  
108 North Abington Road  
Clarks Summit, PA 18411  
(570) 587-2600  
(570) 585-0313 Facsimile

REGENCY FINANCE COMPANY,  
2409 Columbia Blvd.  
PO BOX 442  
Bloomsburg, PA 17815,

Plaintiff

vs.

Kenneth Isherwood, Jr., and  
Brenda Isherwood  
832 Austin Trail  
Benton, PA 17814

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL DIVISION - LAW

ACTION IN MORTGAGE FORECLOSURE

2013-CV-677

2013-ED-167

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Kenneth Isherwood, Jr., and  
Brenda Isherwood  
832 Austin Trail  
Benton, PA 17814**

**Kenneth Isherwood, Jr., and  
Brenda Isherwood  
838 Austin Trail  
Benton, PA 17814**

Your property known as **838 Austin Trail, County of Columbia, State of Pennsylvania**, is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, 2013 at 9:00 a.m. in the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, to **enforce the court judgment of \$74,662.35** with additional interest and costs to be added, obtained by REGENCY FINANCE COMPANY, against you.



You may need an attorney to assert your rights. The sooner you contact one, the greater chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER  
RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at (570) 389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Name:	Northern Pennsylvania Legal Services	or	PA Lawyer Referral Service
Address:	168 East 5 <sup>th</sup> Street		Pennsylvania Bar Association
	Bloomsburg, PA 17815		PO Box 186
			Harrisburg, PA 17108
Telephone	(570) 784-8760		(800) 692-7375

**Jill M. Spott, Esquire**  
Sheils Law Associates, P.C.  
Pa. I.D. No.: 88640  
108 North Abington Road  
Clarks Summit, PA 18411  
(570) 587-2600  
(570) 585-0313 Facsimile

REGENCY FINANCE COMPANY,  
2409 Columbia Blvd.  
PO BOX 442  
Bloomsburg, PA 17815,

Plaintiff

vs.

Kenneth Isherwood, Jr., and  
Brenda Isherwood  
832 Austin Trail  
Benton, PA 17814

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL DIVISION - LAW

ACTION IN MORTGAGE FORECLOSURE

2013-CV-677

2013-ED-167

**NOTICE PURSUANT TO R.C.P. 3129.2 OF**  
**THE SUPREME COURT OF PENNSYLVANIA**

TO THE FOLLOWING DEFENDANT(S) AND OWNER:

**TO: Kenneth Isherwood, Jr., and**  
**Brenda Isherwood**  
**832 Austin Trail**  
**Benton, PA 17814**

**Kenneth Isherwood, Jr., and**  
**Brenda Isherwood**  
**838 Austin Trail**  
**Benton, PA 17814**

This Notice is given to you as owner(s) and defendant(s) in an execution proceeding brought before the Sheriff of Columbia County, Pennsylvania by Regency Finance Company, relative to the following judgment and execution: No. 2013-CV-677 and No. \_\_\_\_\_-E.D.

The property together with its location and improvements are described on Exhibit "A" attached to this Notice; and said premises will be offered for sale by the Sheriff of Columbia County according to the information set forth in this Notice.

The sale will be held on \_\_\_\_\_, 2013, at 9:00 \_\_\_\_m. in the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815. A Schedule of Distribution will be filed by the Sheriff within thirty (30) days of sale and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days from the date of filing.

Sheils Law Associates, P.C.

Dated: October 4, 2013

By Jill M. Spott  
Jill M. Spott, Esquire  
Supreme Court I.D. 88640  
Attorney for Plaintiff  
108 North Abington Road  
Clarks Summit, PA 18411  
(570) 587-2600

**Property Description**  
**EXHIBIT "A"**

**ALL THAT CERTAIN TRACT OF LAND** situate in the Greenwood Township, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the easterly edge of a public road leading from Rohrsburg to Benton and in line of lands now or formerly of Alton Robbins;

**THENCE** along said public road North seventeen (17) degrees fifteen (15) minutes West two hundred twenty-nine (229) feet to an iron pin;

**THENCE** along said road North eight (8) degrees fifteen (15) minutes West, one hundred forty six and five tenths (146.5) feet to an iron pin in line of lands now or formerly of the Ladies Aid Society of Derrs;

**THENCE** along said land South seventy-four (74) degrees fifteen (15) minutes East, one hundred seventy-eight (178) feet to an iron pin in line of lands now or formerly of Thomas Starr;

**THENCE** along said lands South fifty-nine (59) degrees fifteen (15) minutes East ninety-nine (99) feet to an iron pin in line of lands now or formerly of Alton Robbins;

**THENCE** along said lands South twenty-one (21) degrees West two hundred eighty (280) feet to an iron pin;

**THENCE** North eighty-nine (89) degrees West eighty (80) feet to an iron pin, the place of **BEGINNING**.

**CONTAINING** 1.3 acres of land, more or less.

**SUBJECT** to the same exceptions, reservations, covenants, waivers and restrictions as are contained in prior deeds forming the chain of title.

**Tax Map Number: 17-10-003-00, 000**

**BEING THE SAME PREMISES** which Max L. Starr and Martha L. Starr, husband and wife, by Indenture dated the nineteenth day of January A.D. 2006 and recorded in the Office of the Recorder of Deeds, in and for the County of Columbia at Bloomsburg, Pennsylvania in Instrument Number 200600614 &c. did grant and convey unto Kenneth C. Isherwood, Jr., married, in fee.

**IMPROVEMENTS:** residential home

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(570) 585-0313 Facsimile

REGENCY FINANCE COMPANY,  
2409 Columbia Blvd.  
PO BOX 442  
Bloomsburg, PA 17815,

Plaintiff

vs.

Kenneth Isherwood, Jr., and  
Brenda Isherwood  
832 Austin Trail  
Benton, PA 17814

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL DIVISION - LAW

ACTION IN MORTGAGE FORECLOSURE

2013-CV-677

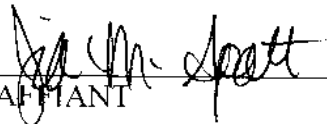
2013-ED-167

**AFFIDAVIT OF NON-MILITARY STATUS**

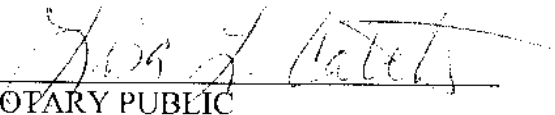
COMMONWEALTH OF PENNSYLVANIA

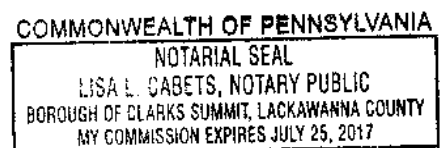
COUNTY OF LACKAWANNA

The undersigned, being duly sworn according to law, deposes and says that to the best of her knowledge, information and belief, the Defendants are not members in the military service of the United States of America.

  
AFFIANT

SWORN TO AND SUBSCRIBED  
in my presence this 4th day of  
Oct., 2013

  
NOTARY PUBLIC



Jill M. Spott, Esquire  
Sheils Law Associates, P.C.  
Pa. I.D. No.: 88640  
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**AFFIDAVIT OF WHEREABOUTS**

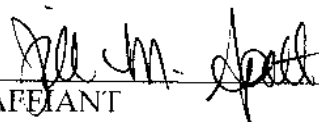
The undersigned, who first being duly sworn, according to law, deposes and states as follows:

That he/she is the duly authorized agent or attorney for the Plaintiff in the within matter.

Affiant further states that the last known address of the Defendants, Kenneth Isherwood, Jr., and Brenda Isherwood, is 838 Austin Trail, Benton, PA 17814 and that this is their primary residence.

Affiant further states that there are no tenants who reside in the property

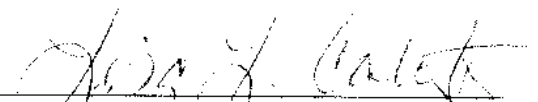
Further Affiant sayeth naught.

  
AFFIANT

SWORN TO AND SUBSCRIBED

in my presence this 4<sup>th</sup> day of

Oct, 20 13

  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
LISA L. CABETS, NOTARY PUBLIC  
BOROUGH OF CLARKS SUMMIT, LACKAWANNA COUNTY  
MY COMMISSION EXPIRES JULY 25, 2017



Jill M. Spott, Esquire  
Sheils Law Associates, P.C.  
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vs.

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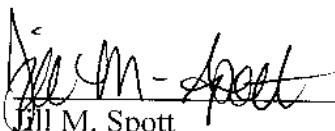
2013-CV-677

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**WAIVER OF WATCHMAN**

Any Deputy Sheriff Levying upon or attaching any property under this Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy and attachment, without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

Dated: October 4, 2013

  
Jill M. Spott  
Supreme Court I.D. 88640  
Attorneys for Plaintiff

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT



HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

103800 / M 3209358

558668

5-709  
110

REGENCY FINANCE COMPANY  
2409 COLUMBIA BLVD  
PO BOX 442  
BLOOMSBURG, PA 17815  
570-387-8488

120

558668

DATE AUGUST 19, 2013

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF

\$\*\*\*\*\*1,350.00

DOLLARS

\*\*\* ONE THOUSAND THREE HUNDRED FIFTY & 00/100

ISSUED BY: MONEYGRAM PAYMENT SYSTEMS, INC.  
P.O. BOX 9476, MINNEAPOLIS, MN 55480  
DRAWEE: THE BANK OF NEW YORK MELLON  
EVERETT, MA

Drawer: Regency Finance Company

⑈558668⑈ ⑆011007092⑆0160012079391⑈

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 Sheils Law Associates, P.C.  
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 Bloomsburg, PA 17815,

Plaintiff

vs.

Kenneth Isherwood, Jr., and  
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 Benton, PA 17814

Defendants

IN THE COURT OF COMMON PLEAS  
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CIVIL DIVISION - LAW

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2013-CV-677

2013-ED-167

**AFFIDAVIT PURSUANT TO RULE 3129.1**

REGENCY FINANCE COMPANY, Plaintiff, in the above captioned action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at **838 Austin Trail, County of Columbia, State of Pennsylvania**, as more fully described in the Property Description attached hereto as Exhibit "A".

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

Name

Address

Kenneth Isherwood, Jr., and  
 Brenda Isherwood

832 Austin Trail  
 Benton, PA 17814

and

838 Austin Trail  
 Benton, PA 17814

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

<u>Name</u>	<u>Address</u>
Kenneth Isherwood, Jr., and Brenda Isherwood	832 Austin Trail Benton, PA 17814
and	838 Austin Trail Benton, PA 17814

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

<u>Name</u>	<u>Address</u>
Regency Finance Company	2409 Columbia Blvd. Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
Regency Finance Company	2409 Columbia Blvd. Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
James Howell, Assignee by Succession from Patricia Rudolph d/b/a Accelerated Judgment Recovery	PO Box 358659 Gainesville, FL 32635

**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:**

<u>Name</u>	<u>Address</u>
Benton Municipal Sewer Authority	3 <sup>rd</sup> Street Benton, PA 17814
Columbia County Tax Claim Bureau	11 West Main Street Bloomsburg, PA 17815
Columbia County Domestic Relations	11 West Main Street Bloomsburg, PA 17815

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

Name

Address

NONE

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

SHEILS LAW ASSOCIATES, P.C.

Dated October 4, 2013

By: Jill M. Spott  
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