

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bank Trust VS Early Press

NO. 204-13 ED NO. 475-13 JD

DATE/TIME OF SALE: Nov 19 0900

BID PRICE (INCLUDES COST) \$ 6333.68

POUNDAGE - 2% OF BID \$ 126.67

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6460.35

PURCHASER(S): FIRST COLUMBIA BANK TRUST CO.

ADDRESS: _____

NAMES(S) ON DEED: SAMIE

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

TOTAL DUE: \$ 6460.35

LESS DEPOSIT: \$ 135.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5110.35

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FIRST COLUMBIA BANK & TRUST CO

vs.

Defendant
JODY L. HESS
UNITED STATE OF AMERICA
UNITED STATE OF AMERICA ATTORNEY'S
OFFICE

Attorney for the Plaintiff:
HARDING, HILL & TUROWSKI, LLP
38 West Third Street
Bloomsburg, PA 17815

Sheriff's Sale Date: Wednesday, March 19, 2014
Writ of Execution No. : 2013CV475
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2302 STATE ROUTE 254, ORANGEVILLE, PA 17859

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$180.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,223.60**

Municipal Costs

Delinquent Taxes	\$4,055.08
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Total Municipal Costs **\$4,055.08**

Distribution Costs

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

Grand Total: **\$6,333.68**

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)

2014-03-19 10:00:00 AM

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT.



LOAN DIVISION TREASURER'S CHECK

078138

60-693
313

DATE 03-28-2014

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF'S OFFICE \$ 5,110.35

THE SUM OF \$5,110.35

JODY HESS

VOID OVER \$5,110.35

AUTHORIZED SIGNATURE

⑈078138⑈ ⑆031305936⑆ 027⑈265⑈0⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>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>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>422.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1436.10</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1661.10</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>4055.08</u>
TOTAL ***** \$ <u>4055.08</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 6532.68

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO

vs.

JODY L. HESS (et al.)

Case Number
2013CV475

SHERIFF'S RETURN OF SERVICE

01/08/2014 03:00 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: JODY L. HESS AT 721 IRON STREET, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

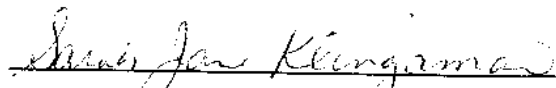
January 08, 2014

NOTARY

Affirmed and subscribed to before me this

8TH day of JANUARY, 2014

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



Plaintiff Attorney: HARDING, HILL & TUROWSKI, LLP, 38 West Third Street, Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO

vs.

JODY L. HESS (et al.)

Case Number

2013CV475

SHERIFF'S RETURN OF SERVICE

02/06/2014 11:20 AM - DEPUTY MARTIN BOUDMAN, 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 2302 STATE ROUTE 254, ORANGEVILLE, PA 17859.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 07, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

7TH

day of

FEBRUARY

2014

Plaintiff Attorney: HARDING, HILL & TUROWSKI, LLP, 38 West Third Street, Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
JODY L. HESS (et al.)

Case Number
2013CV475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 01/16/2014

Warrant:

Notes: SHERIFF'S SALE BILL

Posted on Back Door

Serve To:

Name: (POSTING)

Primary Address: 2302 STATE ROUTE 254
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Jody L. Hess

Relation:

ARF

Date:

2-6-14

Time:

11:20

Deputy:

16

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 389-0663

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2013CV475

2302 STATE ROUTE 254, ORANGEVILLE, PA 17859

EXP: 01/16/2014

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. NO17011

HESS JODY L
2302 STATE ROUTE 254
ORANGEVILLE PA 17859

DISTRICT: GREENWOOD TWP
DEED 0382-0768
LOCATION: 2302 STATE ROUTE 254 ORANGEVILL
PARCEL: 17 -16 -015-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2012	PRIM	1,166.93	23.16	0.00	1,190.09
2013	PRIM	1,088.38	24.15	30.00	1,142.53
2011	PRIM	1,690.57	26.89	0.00	1,717.46
TOTAL DUE :					\$4,050.08

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

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2013

COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN

REQUESTED BY:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
JODY L. HESS (et al.)

Case Number
2013CV475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/16/2014

Warrant:

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

Serve To:

Name: JODY L. HESS

Primary Address: 2302 STATE ROUTE 254
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address: 721 Iron St

Phone: Columbia County Prison

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 389-0663

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. 1/16/14 Jody Hess

2.

3.

4.

5.

6.

HESS, JODY L.

2013CV475

2302 STATE ROUTE 254, ORANGEVILLE, PA 17859

EXP: 01/16/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
JODY L. HESS (et al.)

Case Number
2013CV475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/16/2014

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:

12-19-13

Time:

1505

Deputy:

16

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 389-0663

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

FARR, DENNETTE

2013CV475

858 CHESTNUT ROAD, MILLVILLE, PA 17846

EXP: 01/16/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
JODY L. HESS (et al.)

Case Number
2013CV475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/16/2014

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col.

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: Karen Richendier

Relation: Clerk II

Date: 12-18-13

Time: 9:25

Deputy: 4

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 389-0663

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV475 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/16/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
JODY L. HESS (et al.)

Case Number
2013CV475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/16/2014

Warrant:

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

Serve To:

Name: COLUMBIA COUNTY HOUSING AUTHORIT

Primary Address: 700 SAWMILL ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jody Johnson

Relation: Admin. Assistant

Date: 12/18/13 Time: 0944

Deputy: 4 Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 389-0663

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY HOUSE

2013CV475

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

EXP: 01/16/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
JODY L. HESS (et al.)

Case Number
2013CV475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/16/2014

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:

Debbie Miller

Relation:

Clerk

Date:

12-18-13

Time:

09:30

Deputy:

4

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 389-0663

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV475

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/16/2014

Document Receipt

Trans #	1596	Carrier / service:	USPS Server	First-Class Mail®	12/17/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000016008

Doc Ref #: 204ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1595	Carrier / service:	USPS Server	First-Class Mail®	12/17/2013 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 #:	71901140006000015995
Doc Ref #:	204ED2013
Postage	4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	1594	Carrier / service	USPS Server	First-Class Mail®	12/17/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71301140006000015988

Doc Ref #: 204ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1593	Carrier / service:	USPS Server	First-Class Mail®	12/17/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000015971

Doc Ref #: 204ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	1592	Carrier / service	USPS Server	First-Class Mail®	12/17/2013 12:00:00 AM
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Ship to:

USA OFFICE OF ATTY GENERAL

DEPARTMENT OF JUSTICE

10TH STREET AND CONSTITUTION
AVE N.W.

Tracking # 71901140006000015964

Doc Ref #: 204ED2013

Postage 4.8100

WASHINGTON DC 20530

Document Receipt

Trans #	1591	Carrier / service	USPS Server	First-Class Mail®	12/17/2013 12:00:00 AM
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Ship to:

AGCHOICE FARM CREDIT, ACA

900 BENT CREEK BLVD

MECHANICSBUR PA 17050
G

Tracking #	7190114000600015957
Doc Ref #	204ED2013
Postage	4.8100

Document Receipt

Trans #	1590	Carrier / service:	USPS Server	First-Class Mail®	12/17/2013 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

US ATTY OFFICE MIDDLE
DISTRICT

PO BOX 11754

Tracking #: 71901140006000015940

Doc Ref #: 204ED2013

Postage 4.8100

HARRISBURG PA 17108

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV475

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, MARCH 19, 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 piece, parcel or lot of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a set pin on the easterly edge of right-of-way of State Route 254; Thence North 86 degrees 11 minutes 10 seconds West, 118.51 feet to a set iron pin; Thence along now or formerly of Peters, South 03 degrees 48 minutes 50 seconds West, 79.94 feet to a set iron pin; Thence South 39 degrees 51 minutes 40 seconds West, 59.11 feet to a set iron pin; Thence South 82 degrees 53 minutes 30 seconds West, 15.86 feet to a set iron pin; Thence South 26 degrees 42 minutes 00 seconds West, 50.00 feet to a set iron pin; Thence South 88 degrees 03 minutes 40 seconds West, 50.00 feet to a set iron pin; Thence along State Route 254, North 05 degrees 10 minutes 30 seconds East, 55.00 feet to a set iron pin; Thence North 03 degrees 48 minutes 50 seconds East, 122.92 feet to a set iron pin, the place of BEGINNING.

CONTAINING .39 acre according to survey of Thomas H. Parr, PLS dated August 25, 1996, and recorded in Columbia County Map Book 7, Page 1131 on January 20, 1997.

TOGETHER with all rights of the Grantors to use a private road running along or near the southern boundary of the within described premises.

TOGETHER with the right to use a shared private driveway and parking area located partially on the adjoining property to the North and partially on the subject premises, which driveway connects to State Route #254.

THIS CONVEYANCE is made subject to all matter set forth on the above mentioned survey recorded in Map Book 7, Page 1131.

BEING the same premises which Mary Alice Fenstermacher, formerly Mary Alice Hess, joined by Eri V. Fenstermacher, her husband, by Deed dated June 10, 1997, and recorded with the Register and Recorder of Columbia County on July 28, 1997, in Record Book 661, at Page 978, granted and conveyed unto Jody L. Hess.

PROPERTY ADDRESS: 2302 State Route 254, Orangeville, Pennsylvania, 17859.

PROPERTY IMPROVED: 1 story ranch residential dwelling.

TAX PARCEL NUMBER: 17-16-01501

PROPERTY ADDRESS: 2302 STATE ROUTE 254, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-16-01501

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
HARDING, HILL & TUROWSKI, LLP
Bloomsburg, PA (570) 389-0663

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

By Columbia County Sheriff, Testimony, etc.

REAL ESTATE OUTLINE

ED # 204-2013

DATE RECEIVED 12-16-13
DOCKET AND INDEX 12-17-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>
WHEREABOUTS OF I.K.A	<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# 83955

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

SALE DATE Dec 19, 14 TIME 0900
POSTING DATE Feb 10, 14
ADV. DATES FOR NEWSPAPER
1ST WEEK Feb. 26
2ND WEEK Mar 5
3RD WEEK 12, 14

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

Attorney ID #30004

Attorney for Plaintiff

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

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :

VS. : CIVIL ACTION

JODY L. HESS and UNITED STATES OF : NO. 2013 - CV - 475
AMERICA, :

DEFENDANTS. :

2013-ED-204

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

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

Balance of Principal as of April 22, 2013, \$ 22,228.18
(includes force placed insurance of \$15.33
per month)

Accrued but unpaid interest from Dec. 23, 2012,
through April 21, 2013
(\$1.36924 per diem) \$ 132.60

Late charges to April 22, 2013 \$ 176.94

Inspection and attorneys' fees prior to
filing Complaint \$ 534.25

Attorneys' fees \$ 1,500.00
TOTAL \$ 24,571.97

Plus costs.

Prothonotary of Sev. Courts
My Com Ex. 1st Monday in 2016
DATED: 12-16, 2013

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

BY: Barbara N. Silvestri (KFB)

Legal Description

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

BEGINNING at a set pin on the easterly edge of right-of-way of State Route 254; Thence North 86 degrees 11 minutes 10 seconds West, 118.51 feet to a set iron pin; Thence along now or formerly of Peters, South 03 degrees 48 minutes 50 seconds West, 79.94 feet to a set iron pin; Thence South 39 degrees 51 minutes 40 seconds West, 59.11 feet to a set iron pin; Thence South 82 degrees 53 minutes 30 seconds West, 15.86 feet to a set iron pin; Thence South 26 degrees 42 minutes 00 seconds West, 50.00 feet to a set iron pin; Thence South 88 degrees 03 minutes 40 seconds West, 50.00 feet to a set iron pin; Thence along State Route 254, North 05 degrees 10 minutes 30 seconds East, 55.00 feet to a set iron pin; Thence North 03 degrees 48 minutes 50 seconds East, 122.92 feet to a set iron pin, the place of **BEGINNING**.

CONTAINING .39 acre according to survey of Thomas H. Parr, PLS dated August 25, 1996, and recorded in Columbia County Map Book 7, Page 1131 on January 20, 1997.

TOGETHER with all rights of the Grantors to use a private road running along or near the southern boundary of the within described premises.

TOGETHER with the right to use a shared private driveway and parking area located partially on the adjoining property to the North and partially on the subject premises, which driveway connects to State Route #254.

THIS CONVEYANCE is made subject to all matter set forth on the above mentioned survey recorded in Map Book 7, Page 1131.

BEING the same premises which Mary Alice Fenstermacher, formerly Mary Alice Hess, joined by Eri V. Fenstermacher, her husband, by Deed dated June 10, 1997, and recorded with the Register and Recorder of Columbia County on July 28, 1997, in Record Book 661, at Page 978, granted and conveyed unto Jody L. Hess.

PROPERTY ADDRESS: 2302 State Route 254, Orangeville, Pennsylvania, 17859.

PROPERTY IMPROVED: 1 story ranch residential dwelling.

TAX PARCEL NUMBER: 17-16-01501

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

Attorney for Plaintiff

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

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :
VS. : CIVIL ACTION
JODY L. HESS and UNITED STATES OF : NO. 2013 -- CV -- 475
AMERICA, :
DEFENDANTS. :

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. _____ OF 2013 ISSUED OUT OF
THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE
WILL BE EXPOSED THE FOLLOWING DESCRIBED PROPERTY TO PUBLIC SALE TO
THE HIGHEST AND BEST BIDDER, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA
COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

_____, 2014
AT _____ O'CLOCK, __.M.

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

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

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

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE**

PRESCRIBED TIME PERIOD. If the successful bidder defaults to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the Plaintiff.

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

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

Legal Description

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HARDING, HILL & TUROWSKI, LLP

P. Jeffrey Hill, Esquire

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #30004

Attorney for Plaintiff

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

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

VS. : CIVIL ACTION

JODY L. HESS and UNITED STATES OF : NO. 2013 – CV – 475

AMERICA, :

DEFENDANTS. :

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

I, P. JEFFREY HILL, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2302 State Route 254, Orangeville, Pennsylvania. (See attached description)

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

Jody L. Hess
2302 State Route 254
Orangeville, PA 17859

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

Jody L. Hess
2302 State Route 254
Orangeville, PA 17859

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

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

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

3
Columbia County Housing Authority
700 Saw Mill Road
Bloomsburg, PA 17815

4
AgChoice Farm Credit, ACA
900 Bent Creek Blvd.
Mechanicsburg, PA 17050

5
United States of America
c/o Office of Attorney General
Department of Justice
10th Street and Constitution Avenue, N.W.
Washington, D.C. 20530

2
United States of America
c/o United States Attorneys Office
Middle District of Pennsylvania
Federal Building
228 Walnut Street, Suite 220
P. O. Box 11754
Harrisburg, PA. 17108-1754

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

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

Columbia County Housing Authority
700 Saw Mill Road
Bloomsburg, PA 17815

AgChoice Farm Credit, ACA
900 Bent Creek Blvd.
Mechanicsburg, PA 17050

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

United States of America
c/o Office of Attorney General
Department of Justice
10th Street and Constitution Avenue, N.W.
Washington, D.C. 20530

United States of America
c/o United States Attorneys Office
Middle District of Pennsylvania
Federal Building
228 Walnut Street, Suite 220
P. O. Box 11754
Harrisburg, PA. 17108-1754

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

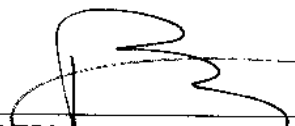
None.

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

None.

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

HARDING, HILL & TUROWSKI, LLP



P. JEFFREY HILL, ESQUIRE

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

Dated: Dec. 2, 2013

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HARDING, HILL & TUROWSKI, LLP

P. Jeffrey Hill, Esquire

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #30004

Attorney for Plaintiff

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COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

VS. :

: CIVIL ACTION

JODY L. HESS and UNITED STATES OF : NO. 2013 – CV – 475

AMERICA, :

DEFENDANTS. :

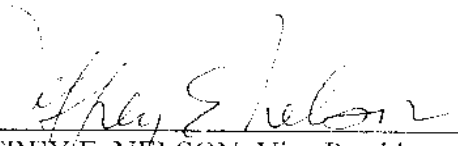
AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA :

: SS.


COUNTY OF COLUMBIA :

I, JEFFREY E. NELSON, Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that Defendant, United States of America, at the time that judgment was entered, the Defendant's place of business was United States of America, c/o Office of Attorney General, Department of Justice, 10th Street and Constitution Avenue, N.W., Washington, D.C., 20530 and also United States of America, c/o United States Attorney's Office, Middle District of Pennsylvania, Federal Building, 228 Walnut Street, Suite 220, P. O. Box 11754, Harrisburg, PA, 17108-1754.



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

Sworn to and Subscribed
before me this 12th day
of December, 2013.



NOTARY PUBLIC

My Commission Expires:



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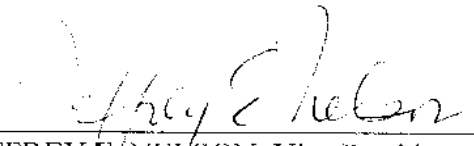
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AMERICA, :
DEFENDANTS. :

AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS.
:

I, JEFFREY E. NELSON, Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that Defendant, Jody L. Hess, at the time that judgment was entered, the Defendant's place of residence was 2302 State Route 254, Orangeville, Columbia County, Pennsylvania, 17859.



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

Sworn to and Subscribed
before me this 12TH day
of DECEMBER, 2013.



NOTARY PUBLIC
My Commission Expires:



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

Attorney for Plaintiff

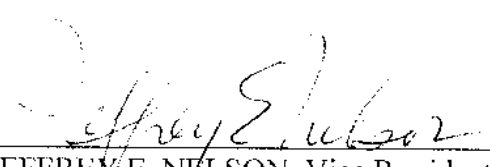
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PLAINTIFF, :
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JODY L. HESS and UNITED STATES OF : NO. 2013 – CV – 475
AMERICA, :
DEFENDANTS. :

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS.
:

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


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

SWORN to and SUBSCRIBED
before me this 12TH day of
DECEMBER, 2013


NOTARY PUBLIC
My Commission Expires:



HARDING, HILL & TUROWSKI, LLP

P. Jeffrey Hill, Esquire

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #30004

Attorney for Plaintiff

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PLAINTIFF, :

VS. :

CIVIL ACTION

JODY L. HESS and UNITED STATES OF : NO. 2013 – CV – 475


AMERICA, :

DEFENDANTS. :

WAIVER OF WATCHMAN

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

HARDING, HILL & TUROWSKI, LLP



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

83955



232 EAST STREET
BLOOMSBURG, PA 17815



PAY

TO THE
ORDER OF

***** ONE THOUSAND THREE HUNDRED FIFTY AND 00/100

DATE
12/13/2013

AMOUNT
\$1,350.00

Columbia County Sheriff

MEMO

Jody Hess

Jane Hesterman
AUTHORIZED SIGNATURE

⑈083955⑈ ⑆031305936⑆ 018⑈529⑈9⑈