

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BERWICK AREA JOINT SEWER AUTHORITY
vs.
SCOTT RUSSELL SPAID

Case Number
2013MLD97

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/09/2014	Advance Fee	Advance Fee	323338	\$0.00	\$1,350.00
07/09/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/09/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/09/2014	Crying Sale			\$10.00	\$0.00
07/09/2014	Docketing			\$15.00	\$0.00
07/09/2014	Levy			\$15.00	\$0.00
07/09/2014	Mailing Costs			\$30.00	\$0.00
07/09/2014	Posting Handbill			\$15.00	\$0.00
07/09/2014	Press Enterprise Inc.			\$918.66	\$0.00
07/09/2014	Sheriff Automation Fund			\$50.00	\$0.00
07/09/2014	Web Posting			\$100.00	\$0.00
09/03/2014	Service			\$180.00	\$0.00
09/03/2014	Service Mileage			\$12.00	\$0.00
09/03/2014	Copies			\$6.00	\$0.00
09/03/2014	Notary Fee			\$10.00	\$0.00
09/03/2014	Tax Claim Search			\$5.00	\$0.00
09/03/2014	Surcharge			\$130.00	\$0.00
				\$1,529.16	\$1,350.00
TOTAL BALANCE:				\$(179.16)	

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOHTY T. CHAMBERLAIN, SHERIFF

Fax

To: Gloria

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: August 13, 2015

Re: Scott Spaid

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOHTY T. CHAMBERLAIN, SHERIFF

Fax

To: Bull, Bull & McDonald

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: September 3, 2014

Re: Spaid

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 07/09/14

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 998499
Description: Spaid 2013M.L.D97
Run Dates: 08/27/14 to 09/10/14
Class: 2
agate Lines: 258
Blind Box:

Total Ad Cost \$1,372.74
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/27/14	09/10/14	3	\$1,372.74

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2013M.L.D97

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, SEPTEMBER 17, 2014
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of delinquent taxes 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 parcel of land lying and being, situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a corner at the intersection of land now or formerly of Clayton Nagle and Market Street; thence Northwesterly along Market Street a distance of one hundred six (106) feet to land now or formerly of Ezra Heller; thence running westerly along line of land now or formerly of Ezra Heller, a distance of one hundred and ten (110) feet to other land now or formerly of Livingston Barnes, a distance of one hundred six (106) feet to land now or formerly of Clayton Nagle; thence running Easterly along line of land now or formerly of Clayton Nagle, a distance of one hundred and ten (110) feet to Market Street, the place of beginning.

BUNG the same premises which Frank P. Spaid and Cora L. Spaid, husband and wife, by deed April 16, 1955 and recorded in the Columbia County Deed Book Volume 183, page 91, granted and conveyed unto Donald Spaid and Gloria Spaid, husband and wife. Donald Spaid died April 13, 1993 with the title to said property passing to his wife Gloria Spaid, in fee simple, Excepting and Reserving, however, a strip of land fourteen feet wide on the North side of this tract running along land now or formerly of Ezra Heller from Market Street to land now or formerly of Ezra Heller from Market Street to land now or formerly of Livingston Barnes, said strip of land to be used as a driveway for Livingston Barnes. Transfer from Mother to Son, therefore, non-taxable. No Title search was performed on the above-said property. Together with all the sitings and buildings, privileges, easements and appurtenances whatsoever thereto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title and interest, property claim and demand whatsoever of the said grantor either in law or in equity, of, in and to the same. To Have and To Hold the said tract, passage or enjoyment and lot or piece of ground above described, heretofore and premises hereby granted, bargained and sold or intended so to be with the usual covenants, unto the said GRANTEE, his heirs and assigns, so and for the proper use and behoof of the said GRANTEE, his heirs and assigns forever AND the said Grantor will specially Warrant and forever defend the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal, the day and year first above written. Book 192 Page 647

Title to said premises is vested in Scott Russell Spaid.
Property being known as: 710 Market Street, Mifflinville, Pennsylvania.
Being Columbia County Book and Page Number: Book 592 Page 612
Improvements thereon consist of: One dwelling and appurtenances thereon.

PROPERTY ADDRESS: 710 MARKET STREET, MIFFLINVILLE, PA 16835

UPI / TAX PARCEL NUMBER: 23-051-007

Seized and taken into execution to be sold as the property of SCOTT RUSSELL SPAID in suit of BERWICK AREA JOINT SEWER AUTHORITY.

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 representative of the plaintiff.

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

Attorney for the Plaintiff
BULL, BULL & McDONALD
BERWICK, PA 17507-7231

Bull, Bull & McDonald, LLP
106 Market Street
Berwick, PA 18603

Telephone (570) 759-1231

Fax (570) 759-3880

FAX COVER SHEET

PLEASE DELIVER THE FOLLOWING PAGES TO:

TO: Columbia County Sheriff

FAX NO.: 570-389-5625

DATE: 9-3-14

PAGES: 1 (includes cover)

THE FOLLOWING INFORMATION CONTAINED IN THIS FAX MESSAGE IS ATTORNEY PRIVILEGED AND
CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED
ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED
THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED.
IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY THE
TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL
SERVICE. THANK YOU.

MESSAGE OR COMMENTS:

Re: BAJSA v. Spaid, Scott

710 Market Street. Mifflinville

This fax will act as a follow up to our previous conversation.

BAJSA does not want this property to go for Sheriff's Sale.

Please confirm with my office that you did receive this facsimile.

Thank you.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




BERWICK AREA JOINT SEWER AUTHORITY
vs.
SCOTT RUSSELL SPAID

Case Number
2013MLD97

SHERIFF'S RETURN OF SERVICE

07/16/2014 12:15 PM - 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: SCOTT RUSSELL SPAID AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

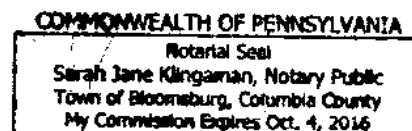

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2014

NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2014





Plaintiff Attorney: BULL BULL & MCDONALD, 106 MARKET STREET, BERWICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BERWICK AREA JOINT SEWER AUTHORITY
vs.
SCOTT RUSSELL SPAID

Case Number
2013MLD97

SHERIFF'S RETURN OF SERVICE

08/11/2014 01:54 PM - DEPUTY RAYMOND TONKINSON, 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 710 MARKET STREET, MIFFLINVILLE, PA 18635.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2014

NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



Plaintiff Attorney: BULL BULL & MCDONALD, 106 MARKET STREET, BERWICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERWICK AREA JOINT SEWER AUTHORITY
vs.
SCOTT RUSSELL SPAID

Case Number
2013M.L.D97

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	(POSTING)
Primary Address:	710 MARKET STREET MIFFLINVILLE, PA 18635
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	<i>Posted</i>		
Relation:			
Date:	8-11-14	Time:	1354
Deputy:	7	Mileage:	

Attorney / Originator:

Name: BULL BULL & MCDONALD	Phone: 1570-759-1231
-----------------------------------	-----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2013M.L.D97

710 MARKET STREET, MIFFLINVILLE, PA 18635

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BERWICK AREA JOINT SEWER AUTHORITY
vs.
SCOTT RUSSELL SPAID

Case Number
2013M.L.D97

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 112

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

Serve To:

Name: SCOTT RUSSELL SPAID

Primary Address: 710 MARKET STREET
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address: Served in CCSO

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Scott Spaid

Relation: def

Date: 02/16/14

Time: 12:15

Deputy: #2

Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Service Attempts:

Date:	7-11-14					
Time:	13:49					
Mileage:						
Deputy:	14					

Service Attempt Notes:

1. 7-11-14 L/C

2.

3.

4.

5.

6.

SPAID, SCOTT RUSSELL

2013M.L.D97

710 MARKET STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERWICK AREA JOINT SEWER AUTHORITY
vs.
SCOTT RUSSELL SPAID

Case Number
2013M.L.D97

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 112

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

Served in CCSD

Serve To:

Name: OCCUPANT

Primary Address: 710 MARKET STREET
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address: Cell # Scott Spaid

Phone: 570-394-9668

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: *Scott Spaid*

Relation: *occupant*

Date: *07/16/14* Time: *12:15*

Deputy: *#2* Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Service Attempts:

Date:	<i>7-11-14</i>					
Time:	<i>13:49</i>					
Mileage:						
Deputy:	<i>4</i>					

Service Attempt Notes:

- 7-11-14 L/C.*
-
- 7-14-14 - Scott Spaid will pick up paperwork on Monday July 21, 2014*
-
-
-

OCCUPANT

2013M.L.D97

710 MARKET STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BERWICK AREA JOINT SEWER AUTHORITY
vs.
SCOTT RUSSELL SPAID

Case Number
2013M.L.D97

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: ~~106 MARKET STREET~~

Address: BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 7-10-14

Time: 13:25

Deputy: 3

Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA JOINT SE

2013M.L.D97

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERWICK AREA JOINT SEWER AUTHORITY
vs.
SCOTT RUSSELL SPAID

Case Number
2013M.L.D97

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 112

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 · Acquit In Charge · Posted · Other

Adult In Charge:

TERRI MUMAW

Relation:

RECEPTIONIST

Date:

7/10/14

Time:

0913

Deputy:

14 + 4

Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CENTRAL COLUMBIA SD

2013M.L.D97

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERWICK AREA JOINT SEWER AUTHORITY
vs.
SCOTT RUSSELL SPAID

Case Number
2013M.L.D97

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 112

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

Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Nicholas Schmitt

Relation: Enforcement

Date: 7-10-14

Time: 0830

Deputy: 8

Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

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5.

6.

DOMESTIC RELATIONS OF

2013M.L.D97

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERWICK AREA JOINT SEWER AUTHORITY
vs.
SCOTT RUSSELL SPAID

Case Number
2013M.L.D97

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 112

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:

7-10-14

Time:

0805

Deputy:

8

Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone:

1570-759-1231

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

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4.

5.

6.

COLUMBIA COUNTY TAX C

2013M.L.D97

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013M.L.D97

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, SEPTEMBER 17, 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 parcel of land lying and being situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner at the intersection of land now or formerly of Clayton Nagle and Market Street, thence Northwardly along Market Street a distance of one hundred six (106) feet to land now or formerly of Ezra Helter; thence running westwardly along line of land now or formerly of Ezra Helter, a distance of one hundred and ten (110) feet to other land now or formerly of Livingston Barnes, a distance of one hundred six (106) feet to land now or formerly of Clayton Nagle; thence running Eastwardly along line of land now or formerly of Clayton Nagle, a distance of one hundred and ten (110) feet to Market Street, the place of beginning.

BEING the same premises which Frank P. Spaid and Cora L. Spaid, husband and wife, by deed April 16, 1955 and recorded in the Columbia County Deed Book Volume 183, page 91, granted and conveyed unto Donald Spaid and Gloria Spaid, husband and wife. Donald Spaid died April 13, 1993 with the title to said property passing to his wife Gloria Spaid, in fee simple.

Excepting and Reserving, However, a strip of land fourteen feet wide on the North side of this tract running along land now or formerly of Ezra Helter from Market Street to land now or formerly of Ezra Helter from Market Street to land now or formerly of Livingston Barnes, said strip of land to be used as a driveway for Livingston Barnes.

Transfer from Mother to Son, therefore, nontaxable.

No Tide search was performed on the abovesaid property.

Together with all the singulars and buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title and interest, property claim and demand whatsoever of the said grantor either in law or in equity, of, in and to the same.

To Have and To Hold the said messuage or tenement and lot or piece of ground above described, herditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said GRANTEE, his heirs and assigns, to and for the only proper use and behoof of the said GRANTEE, his heirs and assigns forever.

AND the said Grantor will specially Warrant and forever defend the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal, the day and year first above written.

Book 592 Page 642

Title to said premises is vested in Scott Russell Spaid.

Property being known as 710 Market Street, Mifflinville, Pennsylvania.

Being Columbia County Book and Page Number: Book 592 Page 642

Improvements thereon consist of: One dwelling and appurtenances thereto.

PROPERTY ADDRESS: 710 MARKET STREET, MIFFLINVILLE, PA 18635

UPI / TAX PARCEL NUMBER: 23-05F-007

Seized and taken into execution to be sold as the property of SCOTT RUSSELL SPAID in suit of BERWICK AREA JOINT SEWER AUTHORITY.

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:
BULL BULL & MCDONALD
BERWICK, PA 1570-759-1231

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
106 Marker Street
Berwick, PA 18603
I.D. #73056

BERWICK AREA JOINT	)	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY	)	OF THE 26 TH JUDICIAL DISTRICT
1108 FREAS AVENUE	)	COLUMBIA COUNTY BRANCH, PA.
BERWICK, PA 18603)	
Plaintiff,)	
)	
VS.	)	MUNICIPAL LIEN
)	
SCOTT RUSSELL SPAID)	
P.O. BOX 163)	
MIFFLINVILLE, PA 18631	)	2014-ED-112
Defendant.	)	NO. 97 M.L.D. 2013

PRAECIPE FOR WRIT OF EXECUTION
PA R.C.P. 3180-3183

TO THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$7,204.68	
Interest from __6-13-13__ to __6-14-14__	\$ 368.39	
Attorney's Commission	\$1,135.96	
 TOTAL	 \$ 8,709.03	 and costs*

* Plus a per diem charge at the rate of \$1.20__ from __6-14-14__, 2014, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: 7-8, 2014


ANTHONY J. McDONALD, ESQUIRE
Attorney for Plaintiff

FILED
PROTHONOTARY
2014 JUL -9 A 5:36
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
106 Market Street
Berwick, PA 18603
L.D. #73056

BERWICK AREA JOINT	)	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY	)	OF THE 26 TH JUDICIAL DISTRICT
1108 FREAS AVENUE	)	COLUMBIA COUNTY BRANCH, PA
BERWICK, PA 18603)	
Plaintiff,)	
)	
VS.	)	MUNICIPAL LIEN
)	
SCOTT RUSSELL SPAID)	
P.O. BOX 163	)	NO. 97 M.L.D. 2013
MIFFLINVILLE, PA 18631)	
Defendant.	)	NO. <u>2014-112</u> E.D.

WRIT OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter against the above-named Defendant, SCOTT RUSSELL SPAID, you are directed to levy upon and sell the following property of the Defendant and to sell his interest therein which property is located at 710 Market Street, Millfinville Columbia County, Pennsylvania, and which is particularly described in Deed Book 592, Page 642.

Premises: See Legal Description Attached as Exhibit A

Amount Due	\$7,204.68
Interest from <u>6-13-13</u> to <u>6-14-14</u>	\$ 368.39
Attorney's Commission	\$1,135.96

TOTAL \$ 8,709.03 and costs*

DATED: July 9, 2014

(SEAL)

Barbara N. Silvestri
PROTHONOTARY

Prothonotary of Court

My Comm. Exp. 1st Monday in 2016

IMPORTANT NOTICE: This property is sold at the direction of the Plaintiff. It may not be sold in the absence of a representative of the Plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the Plaintiff is not present at the Sale.

REAL ESTATE OUTLINE

ED # 2014 EO 112

DATE RECEIVED 7-9-2014
DOCKET AND INDEX 2013 M.L.D. 97

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>32338</u>

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

SALE DATE Sept. 17th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
106 Market Street
Berwick, PA 18603
T.D. #73056

BERWICK AREA JOINT	)	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY	)	OF THE 26 TH JUDICIAL DISTRICT
1108 FREAS AVENUE	)	COLUMBIA COUNTY BRANCH, PA
BERWICK, PA 18603)	
Plaintiff,)	
)	
VS.	)	MUNICIPAL LIEN
)	
SCOTT RUSSELL SPAID)	
P.O. BOX 163)	
MIFFLINVILLE, PA 18631	)	2014-ED-112
Defendant.	)	NO. 97 M.L.D. 2013

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: SCOTT RUSSELL SPAID, DEFENDANT

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 710 Market Street, Millfinville, Columbia County, Pennsylvania, is scheduled to be sold at the Sheriff's Sale on Sept. 17th 2014 at 9:00 A.M. at the Columbia County Courthouse located in Bloomsburg, Pennsylvania to enforce the Court Judgment of **\$8,709.03** obtained by the Berwick Area Joint Sewer Authority against you. If the Sale is postponed, the property will be relisted for Sale. In the event the Sale is continued, an announcement will be made at said Sale in compliance with Pa. R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the Berwick Area Joint Sewer Authority, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 570-752-8477
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on 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 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 price bid by calling ____ (570) 389-5622. Address- 35 W Main St, Bloomsburg, PA 17815
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 (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 the 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 this 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 real estate. A proposed Schedule of Distribution of the money bid for your house will be prepared by the Sheriff within thirty (30) days after the Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760**

IMPORTANT NOTICE: This property is sold at the direction of the Plaintiff. It may not be sold in the absence of a representative of the Plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the Plaintiff is not present at the Sale.

EXHIBIT "A"

EXHIBIT "A"

LONG DESCRIPTION

By virtue of Writ of Execution issued by Plaintiff:

To case number: 97 M.L.D. 2013

ALL that certain parcel of land lying and being situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner at the intersection of land now or formerly of Clayton Nagle and Market Street, thence Northwardly along Market Street a distance of one hundred six (106) feet to land now or formerly of Ezra Helter; thence running westwardly along line of land now or formerly of Ezra Helter, a distance of one hundred and ten (110) feet to other land now or formerly of Livingston Barnes, a distance of one hundred six (106) feet to land now or formerly of Clayton Nagle; thence running Eastwardly along line of land now or formerly of Clayton Nagle, a distance of one hundred and ten (110) feet to Market Street, the place of beginning.

BEING the same premises which Frank P. Spaid and Cora L. Spaid, husband and wife, by deed April 16, 1955 and recorded in the Columbia County Deed Book Volume 183, page 91, granted and conveyed unto Donald Spaid and Gloria Spaid, husband and wife. Donald Said died April 13, 1993 with the title to said property passing to his wife Gloria Spaid, in fee simple.

Excepting and Reserving, However, a strip of land fourteen feet wide on the North side of this tract running along land now or formerly of Ezra Helter from Market Street to land now or formerly of Ezra Helter from Market Street to land now or formerly of Livingston Barnes, said strip of land to be used as a driveway for Livingston Barnes.

Transfer from Mother to Son, therefore, nontaxable.

No Title search was performed on the abovesaid property.

Together with all the singulars and buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title and interest, property claim and demand whatsoever of the said grantor either in law or in equity, of, in and to the same.

To Have and To Hold the said message or tenement and lot or piece of ground above described, herditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said GRANTEE, his heirs and assigns, to and for the only proper use and behoof of the said GRANTEE, his heirs and assigns forever.

AND the said Grantor will Specially Warrant and forever defend the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal, the day and year first above written.

Book-592 Page-642

Title to said premises is vested in Scott Russell Spaid.

Property being known as 710 Market Street, Mifflinville, Pennsylvania.

Being Columbia County Book and Page Number: Book-592 Page-642

Improvement thereon consist of: One dwelling and appurtenances thereto.

Seized and taken in execution as the property of:

Scott Russell Spaid
710 Market Street
Mifflinville, Pennsylvania 18631

Anthony J. McDonald, Esquire
BULL, BUIJ, & McDONALD, LLP
106 Market Street
Berwick, PA 18603
T.D. #73056

BERWICK AREA JOINT	)	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY	)	OF THE 26 TH JUDICIAL DISTRICT
1108 FREAS AVENUE	)	COLUMBIA COUNTY BRANCH, PA
BERWICK, PA 18603)	
Plaintiff,)	
)	
VS.	)	MUNICIPAL LIEN
)	
SCOTT RUSSELL SPAID)	
P.O. BOX 163)	
MIFFLINVILLE, PA 18631	)	2014-ED-112
Defendant.	)	NO. 97 M.L.D. 2013

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2014 JUL -9 A 5:38

FILED
PROTHONOTARY

AFFIDAVIT PURSUANT TO RULE 3129.1

Berwick Area Joint Sewer Authority, Plaintiff in the above action, by its attorney, Anthony J. McDonald, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 710 Market Street, Mifflinville, Columbia County, Pennsylvania.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
Scott Russell Spaid	710 Market Street Mifflinville, PA 18631

2. Name and address of Defendant in Judgment:

<u>Name</u>	<u>Address</u>
Scott Russell Spaid	710 Market Street Mifflinville, PA 18631

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

<u>Name</u>	<u>Address</u>
Wells Fargo Bank	541 Pierce St. Kingston, PA 18704

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

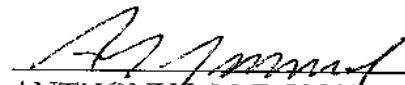
<u>Name</u>	<u>Address</u> (if address cannot be reasonably ascertained, please so indicate)
Scott Russell Spaid	710 Market Street Mifflinville, PA

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

<u>Name</u>	<u>Address</u>
Wells Fargo- Lien Mortgage	541 Pierce St. Kingston PA, 18704
Berwick Area Joint Sewer Authority- Sewer Lien	1108 Freas Avenue Berwick, PA 18603

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.

Dated: 7-8, 2014


ANTHONY J. McDONALD, ESQUIRE
Attorney for Plaintiff

Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
106 Market Street
Berwick, PA 18603
L.D. #73056

BERWICK AREA JOINT	)	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY	)	OF THE 26 TH JUDICIAL DISTRICT
1108 FREAS AVENUE	)	COLUMBIA COUNTY BRANCH, PA
BERWICK, PA 18603)	
Plaintiff,)	
)	
)	
VS.	)	MUNICIPAL LIEN
)	
SCOTT RUSSELL SPAID)	
P.O. BOX 163)	
MIFFLINVILLE, PA 18631	)	2014-ED-112
Defendant.	)	NO. 97 M.L.D. 2013

WRIT OF EXECUTION
NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtors exemption of \$300. There are other exemptions which may be applicable to you. Major exemptions are Bibles, School books, sewing machines, uniforms and equipment, most wages and unemployment compensation, Social security benefits, certain retirement funds and accounts, certain veteran and armed forces benefits, certain insurance proceeds, such other exemptions as may be provided by law.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

If the judgment was entered because you did not file with the Court any defense or objection, you might have within twenty (20) days after service of the Writ of Scire Facie and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty

(20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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.

**North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760**

BERWICK AREA JOINT	)	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY	)	OF THE 26 TH JUDICIAL DISTRICT
1108 FREAS AVENUE	)	COLUMBIA COUNTY BRANCH, PA
BERWICK, PA 18603)	
Plaintiff,)	
)	
VS.	)	MUNICIPAL LIEN
)	
SCOTT RUSSELL SPAID)	
P.O. BOX 163)	
MIFFLINVILLE, PA 18631	)	2014-ED-112
Defendant.	)	NO. 97 M.L.D. 2013

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above-named defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon,

(a) I desire that my \$ 300 statutory exemption be

☐ (i) set aside in kind (specify property to be set aside in kind):

☐ (ii) paid in cash following the sale of the property levied upon; or

(b) I claim the following exemption (specify property and basis of exemption):

(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) my \$ 300 statutory exemption: ☐ in cash; ☐ in kind (specify property):

(b) other (specify amount and basis of exemption):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at _____ (Address), _____ (Telephone Number).

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: _____

Scott Russell Spaid (Defendant)

THIS CLAIM TO BE FILED WITH THE
OFFICE OF THE SHERIFF OF
COLUMBIA COUNTY:
35 W. MAIN St., BLOOMSBURG, PA 17815
570-389-5622

EXHIBIT "A"

LONG DESCRIPTION

By virtue of Writ of Execution issued by Plaintiff:

To case number: 97 M.L.D. 2013 2014-ED-112

ALL that certain parcel of land lying and being situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner at the intersection of land now or formerly of Clayton Nagle and Market Street, thence Northwardly along Market Street a distance of one hundred six (106) feet to land now or formerly of Ezra Helter; thence running westwardly along line of land now or formerly of Ezra Helter, a distance of one hundred and ten (110) feet to other land now or formerly of Livingston Barnes, a distance of one hundred six (106) feet to land now or formerly of Clayton Nagle; thence running Eastwardly along line of land now or formerly of Clayton Nagle, a distance of one hundred and ten (110) feet to Market Street, the place of beginning.

BEING the same premises which Frank P. Spaid and Cora L. Spaid, husband and wife, by deed April 16, 1955 and recorded in the Columbia County Deed Book Volume 183, page 91, granted and conveyed unto Donald Spaid and Gloria Spaid, husband and wife. Donald Said died April 13, 1993 with the title to said property passing to his wife Gloria Spaid, in fee simple.

Excepting and Reserving, However, a strip of land fourteen feet wide on the North side of this tract running along land now or formerly of Ezra Helter from Market Street to land now or formerly of Ezra Helter from Market Street to land now or formerly of Livingston Barnes, said strip of land to be used as a driveway for Livingston Barnes.

Transfer from Mother to Son, therefore, nontaxable.

No Title search was performed on the abovesaid property.

Together with all the singulars and buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title and interest, property claim and demand whatsoever of the said grantor either in law or in equity, of, in and to the same.

To Have and To Hold the said messuage or tenement and lot or piece of ground above described, herditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said GRANTEE, his heirs and assigns, to and for the only proper use and behoof of the said GRANTEE, his heirs and assigns forever.

AND the said Grantor will Specially Warrant and forever defend the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal, the day and year first above written.

Book-592 Page-642

Title to said premises is vested in Scott Russell Spaid.

Property being known as 710 Market Street, Mifflinville, Pennsylvania.

Being Columbia County Book and Page Number: Book-592 Page-642

Improvement thereon consist of: One dwelling and appurtenances thereto.

Seized and taken in execution as the property of:	Scott Russell Spaid
	710 Market Street
	Mifflinville, Pennsylvania 18631

SHORT DESCRIPTION

SHERIFF'S SALE

By virtue of Writ of Execution case number: ____No. 97. M.L.D 2013____ 2014-ED-112

Plaintiff: Berwick Area Joint Sewer Authority

Defendant: Scott Russell Spaid

Owner of the property situate in the Columbia County, Pennsylvania

Being Book and Page number: Book- 592 Page-642

Property being known as: 710 Market Street, Mifflinville, Columbia County Pennsylvania.

Improvements thereon: One dwelling and appurtenances thereto

Attorney: Anthony J. McDonald, Esquire
Bull, Bull & McDonald, LLP
106 Market Street
Berwick, PA 18603
(570) 759-1231
I.D. #73056

Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
106 Market Street
Berwick, PA 18603
I.D. #73056

BERWICK AREA JOINT
SEWER AUTHORITY
1108 FREAS AVENUE
BERWICK, PA 18603
Plaintiff,

VS.

SCOTT RUSSELL SPAID
P.O. BOX 163
MIFFLINVILLE, PA 18631
Defendant.

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

MUNICIPAL LIEN

2014-E.D.-112
NO. 97 M.L.D. 2013

FILED
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2014 JUL -9 A 5:38
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

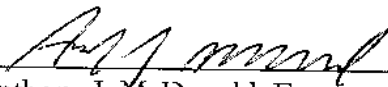
AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA :


: SS

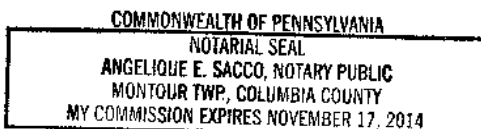
COUNTY OF COLUMBIA :

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Anthony J. McDonald, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the owner of the property located at 710 Market Street Mifflinville, Pennsylvania is Defendant, Scott Russell Spaid, who resides at 710 Market Street, Mifflinville, Pennsylvania, to the best of his information, knowledge and belief.


Anthony J. McDonald, Esquire

Sworn to and subscribed before me
this 8th day of July 2014.


Notary Public



Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
106 Market Street
Berwick, PA 18603
L.D. #73056

BERWICK AREA JOINT
SEWER AUTHORITY
1108 FREAS AVENUE
BERWICK, PA 18603
Plaintiff,

VS.

SCOTT RUSSELL SPAID
P.O. BOX 163
MIFFLINVILLE, PA 18631
Defendant.

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

MUNICIPAL LIEN

NO. 97 M.L.D. 2013

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2014 JUL -9 A 5:38

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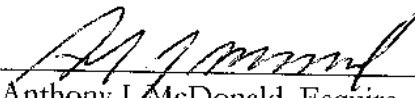
AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF COLUMBIA)

SS:

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Anthony J. McDonald, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant was not in the military service of the United States of America to the best of his knowledge, information and belief.


Anthony J. McDonald, Esquire

Sworn to and subscribed before me
this 8th day of July 2014.


Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ANGELIQUE E. SACCO, NOTARY PUBLIC
MONTGOMERY TWP., COLUMBIA COUNTY
MY COMMISSION EXPIRES NOVEMBER 17, 2014

Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
106 Market Street
Berwick, PA 18603
T.D. #73056

BERWICK AREA JOINT	)	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY	)	OF THE 26 TH JUDICIAL DISTRICT
1108 FREAS AVENUE	)	COLUMBIA COUNTY BRANCH, PA.
BERWICK, PA 18603)	
Plaintiff,)	
)	
VS.	)	MUNICIPAL LIEN
)	
SCOTT RUSSELL SPAID)	
P.O. BOX 163)	
MIFFLINVILLE, PA 18631	)	2014-ED-112
Defendant.	)	NO. 97 M.L.D. 2013

WATCHMAN RELEASE FORM

I, Anthony J. McDonald, Esquire, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, Berwick Area Joint Sewer Authority, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at 710 Market Street, Mifflinville, Columbia County, Pennsylvania, in the above action.

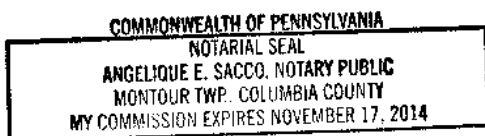


Anthony J. McDonald, Esquire

Sworn to and subscribed to before
me this 8th day of July, 2014



Notary Public



FILED
PROTHONOTARY
2014 JUL -9 A 5:38
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

BERWICK AREA JOINT
SEWER AUTHORITY
1108 FRIAS AVENUE
BERWICK, PA 18603
Plaintiff,

SCOTT RUSSELL SPAID
P.O. BOX 163
MIFFLINVILLE, PA 18631
Defendant.

2014-ED-112
NO. 97 M.J.D. 2013

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ANGELIQUE E. SACCO, NOTARY PUBLIC
MONTEOUR TWP, COLUMBIA COUNTY
MY COMMISSION EXPIRES NOVEMBER 17, 2014

Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
106 Market Street
Berwick, PA 18603
T.D. #73056

BERWICK AREA JOINT	)	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY	)	OF THE 26 TH JUDICIAL DISTRICT
1108 FREAS AVENUE	)	COLUMBIA COUNTY BRANCH, PA
BERWICK, PA 18603)	
Plaintiff,)	
)	
VS.	)	MUNICIPAL LIEN
)	
SCOTT RUSSELL SPAID)	
P.O. BOX 163)	
MIFFLINVILLE, PA 18631	)	2014-ED-112
Defendant.	)	NO. 97 M.J.D. 2013

FILED
PROTHONOTARY
2014 JUL -9 A 5:38
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

AFFIDAVIT PURSUANT TO RULE 3129.1

Berwick Area Joint Sewer Authority, Plaintiff in the above action, by its attorney, Anthony J. McDonald, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 710 Market Street, Mifflinville, Columbia County, Pennsylvania.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
Scott Russell Spaid	710 Market Street Mifflinville, PA 18631

2. Name and address of Defendant in Judgment:

<u>Name</u>	<u>Address</u>
Scott Russell Spaid	710 Market Street Mifflinville, PA 18631

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

<u>Name</u>	<u>Address</u>
Wells Fargo Bank	541 Pierce St. Kingston, PA 18704

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

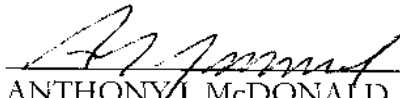
<u>Name</u>	<u>Address</u> (if address cannot be reasonably ascertained, please so indicate)
Scott Russell Spaid	710 Market Street Mifflinville, PA

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

<u>Name</u>	<u>Address</u>
Wells Fargo- Lien Mortgage	541 Pierce St. Kingston PA, 18704
Berwick Area Joint Sewer Authority- Sewer Lien	1108 Freas Avenue Berwick, PA 18603

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.

Dated: 7-8, 2014



ANTHONY J. McDONALD, ESQUIRE
Attorney for Plaintiff

Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
106 Market Street
Berwick, PA 18603
L.D. #73056

BERWICK AREA JOINT	)	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY	)	OF THE 26 TH JUDICIAL DISTRICT
1108 FREAS AVENUE	)	COLUMBIA COUNTY BRANCH, PA.
BERWICK, PA 18603)	
Plaintiff,)	
)	
VS.	)	MUNICIPAL LIEN
)	
SCOTT RUSSELL SPAID)	
P.O. BOX 163)	
MIFFLINVILLE, PA 18631	)	2014-ED-112
Defendant.	)	NO. 97 M.L.D. 2013

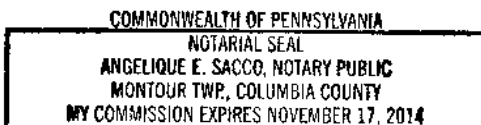
WATCHMAN RELEASE FORM

I, Anthony J. McDonald, Esquire, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, Berwick Area Joint Sewer Authority, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at 710 Market Street, Mifflinville, Columbia County, Pennsylvania, in the above action.


Anthony J. McDonald, Esquire

Sworn to and subscribed to before
me this 1st day of July, 2014


Notary Public



FILED
PROTHONOTARY
2014 JUL -9 A 5:38
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Document Receipt

Trans #	3259	Carrier / service:	USPS Server	First-Class Mail®	7/9/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000032572

Doc Ref #: 2014ED112

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000032565
Doc Ref #:	2014ED112
Postage	5.3400

PHILADELPHIA PA 19107

112

Document Receipt

Trans #	3257	Carrier / service:	USPS Server	First-Class Mail®	7/9/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000032558

Doc Ref #: 2014ED112

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HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000032541

Doc Ref #: 2014ED112

Postage 5.3400

HARRISBURG PA 17128

112

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000032572

Doc Ref #: 2014ED112

Postage 5.3400

PHILADELPHIA PA 19106

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000032565

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

112

Anthony J. McDonald, Esquire
BULL, BULL & McDONALD, LLP
106 Market Street
Berwick, PA 18603
I.D. #73056

BERWICK AREA JOINT	)	IN THE COURT OF COMMON PLEAS
SEWER AUTHORITY	)	OF THE 26 TH JUDICIAL DISTRICT
1108 FREAS AVENUE	)	COLUMBIA COUNTY BRANCH, PA
BERWICK, PA 18603)	
Plaintiff,)	
)	
VS.	)	MUNICIPAL LIEN
)	
SCOTT RUSSELL SPAID)	
P.O. BOX 163)	
MIFFLINVILLE, PA 18631	)	2014-ED-112
Defendant.	)	NO. 97 M.L.D. 2013

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: SCOTT RUSSELL SPAID, DEFENDANT

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 710 Market Street, Millfinville, Columbia County, Pennsylvania, is scheduled to be sold at the Sheriff's Sale on Sept. 17th 2014 at 9:00 A.M. at the Columbia County Courthouse located in Bloomsburg, Pennsylvania to enforce the Court Judgment of **\$8,709.03** obtained by the Berwick Area Joint Sewer Authority against you. If the Sale is postponed, the property will be relisted for Sale. In the event the Sale is continued, an announcement will be made at said Sale in compliance with Pa. R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the Berwick Area Joint Sewer Authority, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 570-752-8477
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney).

BULL, BULL & McDONALD, LLP
ATTORNEYS-AT-LAW
106 MARKET ST.
BERWICK, PA 18603

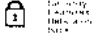
32338

60-712/313
1

DATE 7/8/14

PAY
TO THE
ORDER OF Columbia County Sheriff \$ 1,350.00

One Thousand, Three Hundred Fifty and 00/100----- DOLLARS



FOR BAJSA v. Spaid - costs

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