

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Heritage Financial vs Jennifer & Stuart Kelsel

NO. 117-2014 ED

NO. 671-2013 JD

DATE/TIME OF SALE: DECEMBER 17, 2014 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2297.12

POUNDAGE - 2% OF BID \$ 45.94

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2343.06

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Kelsel

7-16

TOTAL DUE: \$ 2343.06

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 993.06

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FIRST HERITAGE FINANCIAL LLC

vs.

Defendant
JENNIFER & STEVEN KEISER
JENNIFER KEISER
STEVEN R KEISER

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, December 17, 201

Writ of Execution No. : 2013CV671

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 187 OMAN ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,281.12
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	\$255.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$180.00
Total Sheriff Costs	\$2,230.12

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00
Grand Total:	\$2,297.12

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

C:\Program Files\Columbia County Sheriff's Office\Logo

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RICHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

January 9, 2015

Timothy T. Chamberlain
Sheriff of Columbia
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: First Heritage Financial, LLC vs. Steven R. Keiser and Jennifer R. Keiser
Columbia County, Court of Common Pleas, No. 2013-CV-671
Action in Mortgage Foreclosure
Premises: 187 Oman Road, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: December 17, 2014

Dear Sheriff:

Enclosed please find check in the amount of \$993.06 which represents the amount necessary to complete settlement, an Assignment of Bid, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000 , Dallas, TX 75254** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

Deborah Flippen
Legal Assistant

/df
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: McCabe, Weisberg and Conway, P.C. Telephone Number: 215-790-1010
Mailing Address: 123 S. Broad Street, Suite 1400 City: Philadelphia State: PA ZIP Code: 19109

B. TRANSFER DATA

Date of Acceptance of Document: / / Telephone Number: _____
Grantor(s)/Lessor(s): Sheriff of Columbia Grantee(s)/Lessee(s): Federal National Mortgage Association Telephone Number: _____
Mailing Address: Columbia County Courthouse, 35 West Main Street Mailing Address: 14221 Dallas Parkway, Suite 1000
City: Bloomsburg State: PA ZIP Code: 17815 City: Dallas State: TX ZIP Code: 75254

C. REAL ESTATE LOCATION

Street Address: 187 Oman Road City, Township, Borough: Mount Pleasant
County: Columbia School District: Central Columbia Tax Parcel Number: 26-07-02400

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☐ N
1. Actual Cash Consideration: \$2,343.06 2. Other consideration: + 0.00 3. Total Consideration: = \$2,343.06
4. County Assessed Value: \$44,508.00 5. Common Level Ratio Factor: x 3.61 6. Fair Market Value: = \$160,673.88

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed: \$160,673.88 / 100% 1b. Percentage of Grantor's Interest in Real Estate: 100% 1c. Percentage of Grantor's Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☒ Other (Please explain exemption claimed.) Transfer to government instrumentality under a mortgage foreclosure action. 61 Pa. Code § 91.193(b)(1)(v), 12 U.S.C. § 1723a(c)(2).

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

Signature of Correspondent or Responsible Party

Date

1/9/2015

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

Midwest Loan Services, Inc.

P.O. Box 144

Houghton MI 49931-0144



74-1372-724

NO. 002563

CHECK/AUDIT NO.
0000002563

DATE
01/08/15

PAY

*****993 DOLLARS 06 CENTS

\$ 993.06

COLUMBIA COUNTY SHERIFF
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Margaret L. Panke
AUTHORIZED SIGNATURE

⑈002563⑈ 1072413722⑈ 269⑈141⑈8⑈

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
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SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (855) 845-2584

September 26, 2014

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: First Heritage Financial, LLC vs. Steven R. Keiser and Jennifer R. Keiser
Columbia County, No. 2013-CV-671
Premises: 187 Oman Road, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on December 17, 2014.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Seth Hamrick, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/SH

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

First Heritage Financial, LLC
Plaintiff

v.

Steven R. Keiser and Jennifer R. Keiser
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2013-CV-671

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 26th day of September, 2014, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 27th DAY

OF October 2014

NOTARY PUBLIC

McCABE, WEISBERG & CONWAY, P.C.

BY: [Signature]

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input checked="" type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
<input type="checkbox"/> Brian T. LaManna, Esquire	<input type="checkbox"/> Ann E. Swartz, Esquire
<input type="checkbox"/> Joseph P. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

BARBARA J. MOYER, Notary Public

City of Philadelphia, Phila. County

My Commission Expires January 12, 2018

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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First Heritage Financial, LLC

Plaintiff

v.

Steven R. Keiser and Jennifer R. Keiser

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2013-CV-671

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 187 Oman Road, Bloomsburg, PA 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

Steven R. Keiser

187 Oman Road
Bloomsburg, Pennsylvania 17815

Jennifer R. Keiser

118 Jefferson Street, Apartment 1
East Greenville, Pennsylvania 18041

2. Name and address of Defendants in the judgment:

Name

Address

Steven R. Keiser	187 Oman Road Bloomsburg, Pennsylvania 17815
------------------	---

Jennifer R. Keiser	118 Jefferson Street, Apartment 1 East Greenville, Pennsylvania 18041
--------------------	--

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

Name	Address
------	---------

The Wolf Organization, Inc.	20 W Market Street York, Pennsylvania 17401
-----------------------------	--

The Wolf Organization, Inc. c/o John S. Kundrat, Esquire	107 Boas Street Harrisburg, Pennsylvania 17102
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Amanda Tyson	404 East Front Street Berwick, Pennsylvania 18603
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4. Name and address of the last recorded holder of every mortgage of record:

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

County of Columbia	Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815
---------------------------	--

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

Name	Address
------	---------

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:

Name	Address
------	---------

Tenants/Occupants	187 Oman Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

Patrick T. O'Connell, Esquire c/o
Jennifer R. Keiser and Steven R.
Keiser

Patrick T. O'Connell, Esquire c/o Jennifer R. Keiser
and Steven R. Keiser
The Law Office of Patrick T. O'Connell, Esquire
14 West Main Street
Bloomsburg, Pennsylvania 17815

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.
Section 4904 relating to unsworn falsification to authorities.

DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: Margaret Gairo

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input checked="" type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

Re: First Heritage Financial, LLC v. Steven R. Keiser. et al.
Columbia County; Number: 2013-CV-671

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

First Heritage Financial, LLC
Plaintiff

v.

Steven R. Keiser and Jennifer R. Keiser
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-671

DATE: October 7, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Steven R. Keiser and Jennifer R. Keiser

PROPERTY: 187 Oman Road, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$148,242.61

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **December 17, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

Check type of mail or service:

☐ Certified ☐ Recorded Delivery (International)


☐ COD ☐ Registered

☐ Delivery Confirmation ☐ Return Receipt for Merchandise

☐ Express Mail ☐ Signature Confirmation

Affix Stamp Here
(if issued as a
certificate of mailing,
or for additional
copies of this bill)
**Postmark and
Date of Receipt**



U.S. POSTAGE® PINEY RIDGES

 ZIP 18100 \$001.20⁰
 02 IN
 000137744 SEP 15 2014

Article Number

Addressed Name Street and PO Address

Doctara

Fee	Hand

Actual value

— 1000000 —

First Heritage Financial, LLC vs. Steven R. Keiser and Jennifer R. Keiser

**Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815**

[illegible]

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
1	1
2	2
3	3
4	4
5	5
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7	7
8	8
9	9
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100	100

Postmaster, Per (Name of receiving employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reimbursement of nonrecoverable documents under Express Mail Document reimbursement insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$3,000 to some, but not all countries. The maximum indemnity payable is \$23,000 per registered mail piece. See *Domestic Mail Manual* B900, S913, and S921 for limitations of coverage on insured and COT mail. See *International Mail Manual* for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

COURT OF COMMON PLEAS OF
PENNSYLVANIA, COLUMBIA
COUNTY



258151

AFFIDAVIT OF SERVICE

Case No: 2013-CV-671
Sale Date: 10/01/2014

Plaintiff(s): **FIRST HERITAGE FINANCIAL, LLC**
Defendant(s): **STEVEN R. KEISER, et al.**

STATE OF PENNSYLVANIA

COUNTY OF Montgomery ss.:

Gregory Sherrick, the undersigned, being duly sworn, deposes and says that I was at the time of service over the age of eighteen and not a party to this action. I reside in the STATE OF PENNSYLVANIA.

On **09/17/2014** at **7:34 PM**, I served the within **NOTICE OF SHERIFF'S SALE OF REAL PROPERTY** on **JENNIFER R. KEISER** at **118 JEFFERSON STREET, APARTMENT 1, EAST GREENVILLE, PA 18041** in the manner indicated below:

INDIVIDUAL: by delivering thereat a true copy of each to said recipient personally; deponent knew the person so served to be the person described herein by deponent asking the person if he or she is the named Recipient and the person responding that he or she is in fact the person named in this action as the Recipient.

Comments: **Defendant signed in receipt of the pleading.**

A description of the Recipient, or other person served on behalf of the Recipient is as follows:

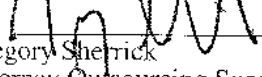
Sex	Color of skin/race	Color of hair	Age	Height	Weight
Female	White	Brown	40-49	5'4"-5'7"	125-149 lbs
Other Features:					

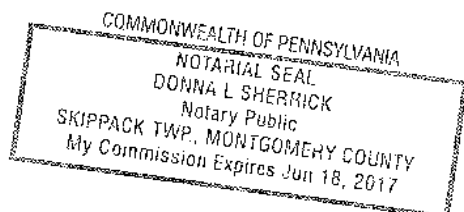
I asked the person spoken to whether **Defendant(s)** was in the active military service or financially dependent upon any one who is in the military service of the United States or of the State of PA in any capacity whatever and received a negative reply. The source of my information and belief are the conversations above narrated. Upon information and belief I aver that the recipient is not in the military service of PA State or of the United States as that term is defined in either the State or in the Federal statutes.

Sworn to and subscribed before me on
September 29, 2014

Notary Public,

Donna L Sherrick

X 
Gregory Sherrick
Attorney Outsourcing Support Services, Inc.
Agency License #2004244-DCA
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850
ClientRef#: 537-0013PA
LawFirmRef#: 537-0013PA
McCabe, Weisberg & Conway, P.C. CID #28
123 S. Broad Street, Suite 2080
Philadelphia, PA 19109



LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E MARKET STREET
LEESBURG, VA 20176
(571) 449 9350
FAX: (855) 845-2585

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

September 11, 2014

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: First Heritage Financial, LLC vs. Steven R. Keiser and Jennifer R. Keiser
Columbia County, No. 2013-CV-671
Premises: 187 Oman Road, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on October 1, 2014.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Seth Hamrick, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/SH

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

First Heritage Financial, LLC
Plaintiff

v.

Steven R. Keiser and Jennifer R. Keiser
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2013-CV-671

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 11th day of September, 2014, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

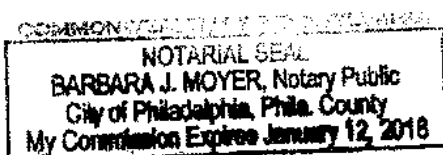
A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 11th DAY

OF Sept, 2014

NOTARY PUBLIC



McCABE, WEISBERG & CONWAY, P.C.

BY: Margaret Gairo

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input checked="" type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
<input type="checkbox"/> Brian T. LaManna, Esquire	<input type="checkbox"/> Ann E. Swartz, Esquire
<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

First Heritage Financial, LLC

Plaintiff

v.

Steven R. Keiser and Jennifer R. Keiser

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2013-CV-671

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 187 Oman Road, Bloomsburg, PA 17815, as of the date the Praeipce for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

Steven R. Keiser

187 Oman Road
Bloomsburg, Pennsylvania 17815

Jennifer R. Keiser

118 Jefferson Street, Apartment 1
East Greenville, Pennsylvania 18041

2. Name and address of Defendants in the judgment:

Name

Address

Steven R. Keiser	187 Oman Road Bloomsburg, Pennsylvania 17815
------------------	---

Jennifer R. Keiser	118 Jefferson Street, Apartment 1 East Greenville, Pennsylvania 18041
--------------------	--

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

Name	Address
The Wolf Organization, Inc.	20 W Market Street York, Pennsylvania 17401
The Wolf Organization, Inc. c/o John S. Kundrat, Esquire	107 Boas Street Harrisburg, Pennsylvania 17102
Amanda Tyson	404 East Front Street Berwick, Pennsylvania 18603

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

Name	Address
Plaintiff herein	

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

Name	Address
None	

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

Name	Address
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:

Name	Address
------	---------

Tenants/Occupants	187 Oman Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

Patrick T. O'Connell, Esquire c/o
Jennifer R. Keiser and Steven R.
Keiser

Patrick T. O'Connell, Esquire c/o Jennifer R. Keiser
and Steven R. Keiser
The Law Office of Patrick T. O'Connell, Esquire
14 West Main Street
Bloomsburg, Pennsylvania 17815

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.
Section 4904 relating to unsworn falsification to authorities.

DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: Margaret Gairo

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input checked="" type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

Re: First Heritage Financial, LLC v. Steven R. Keiser, et al.
Columbia County; Number: 2013-CV-671

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

First Heritage Financial, LLC
Plaintiff

v.

Steven R. Keiser and Jennifer R. Keiser
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-671

DATE: September 11, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Steven R. Keiser and Jennifer R. Keiser

PROPERTY: 187 Oman Road, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$148,242.61

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **October 1, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

Check type of mail or service:

☐ Certified ☐ Recorded Delivery (International)

☐ COD ☐ Registered

☐ Delivery Confirmation ☐ Return Receipt for Merchandise

☐ Express Mail ☐ Signature Confirmation

☐ Insured ☐ Signature Required

U.S. POSTAGE & PAYMENT SERVICE
FIRST CLASS PERMIT NO. 6079 NEW YORK, NY

PINEV BOWES

\$024.00⁰⁰

ZIF 14109 \$024.00⁰⁰
02 MW
08/01/2014 SEP 11 2014
08/01/2014 SEP 11 2014

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered
		First Heritage Financial, LLC v. Steven R. Keiser and Jennifer R. Keiser				
1		The Wolf Organization, Inc. 20 W Market Street York, Pennsylvania 17401				
2		The Wolf Organization, Inc. c/o John S. Kundrat, Esquire 107 Boas Street Harrisburg, Pennsylvania 17102				
3		Amanda Tyson 404 East Front Street Berwick, Pennsylvania 18603				
4		Tenants 187 Oman Road Bloomsburg, PA 17815				
5		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard				
6		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th Street Suite #204 Philadelphia, PA 19107				
7		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128				

[illegible]

17		United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754																	
18		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001																	
19		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001																	
20		Patrick T. O'Connell, Esquire c/o Jennifer R. Keiser and Steven R. Keiser The Law Office of Patrick T. O'Connell, Esquire 14 West Main Street Bloomsburg, Pennsylvania 17815																	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per <i>(Name of receiving employee)</i> <small>The flat declaration of value is required for all domestic and international registered mail. The maximum indemnity payable for the reimbursement of nonnegotiable documents under Express Mail document reimbursement insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500 (not optional). Express Mail Service merchandise is available for up to \$5,000 in some, but not all, countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> (RMM) S913, and S921 for limitations of coverage on insured and COB mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</small>																

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 219
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
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FAX (856) 858-7020

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DELAWARE CORPORATE CENTER I
ONE RICHTER PARKWAY
WILMINGTON, DE 19803
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SUITE 800
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SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

September 24, 2014

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: First Heritage Financial, LLC vs. Steven R. Keiser and Jennifer R. Keiser
Columbia County; C.C.P.; No. 2013-CV-671
Premises: 187 Oman Road, Bloomsburg, Pennsylvania 17815

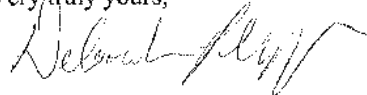
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **October 1, 2014** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **December 17, 2014** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Deborah Flippen, Legal Assistant

/df

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

First Heritage Financial, LLC
Plaintiff

v.

Steven R. Keiser and Jennifer R. Keiser
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2013-CV-671

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **October 1, 2014** at 09:00 A.M. in the above-captioned matter has been continued until **December 17, 2014** at 09:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Steven R. Keiser
187 Oman Road
Bloomsburg, Pennsylvania, 17815

Jennifer R. Keiser
187 Oman Road
Bloomsburg, Pennsylvania, 17815

Date: 9/24/2014

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esquire
<input type="checkbox"/> Carol A. DiPrinzio, Esquire	

Attorneys for Plaintiff

SHERIFF'S SALE COST SHEET

VS.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>66.00</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>8.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>529.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1281.12</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1506.12</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____
SCHOOL DIST.	20	\$ _____
DELINQUENT	20	\$ <u>5.00</u>
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2297.12

117

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

Date: 09/11/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 18941

KEISER STEVEN R
187 OMAN ROAD
BLOOMSBURG PA 17815

District: MT PLEASANT TWP
Deed: 20131 -0051
Location: 187 OMAN RD
Parcel Id:26 -07 -024-00,000

Assessment: 44,508
Balances as of 09/11/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2014 - REAL ESTATE

As of Date: 09/11/2014 12:52:13 PM

Owner: KEISER STEVEN R
187 OMAN ROAD
BLOOMSBURG PA 17815

Municipality: MT PLEASANT TWP
Parcel #: 26 -07 -024-00,000
Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
026085	G	\$398.93	04/30/2014	\$407.07	06/30/2014	\$447.78	08/31/2014
		Discount Payment		05/07/2014		\$398.93	
026085	S	\$58.66	04/30/2014	\$59.86	06/30/2014	\$65.85	08/31/2014
		Discount Payment		05/07/2014		\$58.66	
026085	R	\$50.21	04/30/2014	\$51.23	06/30/2014	\$56.35	08/31/2014
		Discount Payment		05/07/2014		\$50.21	

Total Paid To Date:

\$507.80

SRE
Signature

9-11-14
Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



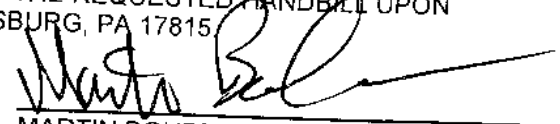
Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
JENNIFER & STEVEN KEISER (et al.)

Case Number
2013CV671

SHERIFF'S RETURN OF SERVICE

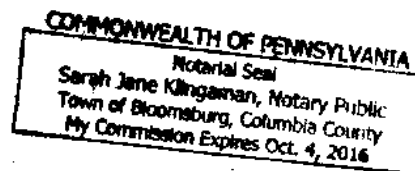
08/25/2014 02:55 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 187 OMAN ROAD, BLOOMSBURG, PA 17815


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 26, 2014

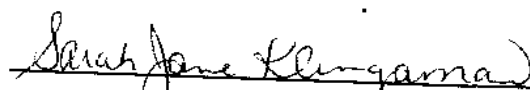


NOTARY

Affirmed and subscribed to before me this

26TH day of AUGUST 2014

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
JENNIFER & STEVEN KEISER (et al.)

Case Number
2013CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires:

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 187 OMAN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

8-25-14

Time:

1455

Deputy:

8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2013CV671

187 OMAN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
JENNIFER & STEVEN KEISER (et al.)

Case Number
2013CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 117

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

Cell # 610-349-0348

Serve To:

Name: STEVEN R KEISER

Primary Address: 187 OMAN ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

In CCSO

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Steven R. Keiser

Relation:

def

Date:

07/21/14

Time:

15:33

Deputy:

#2

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	7-17-14	7-21-14				
Time:	15:11	11:30				
Mileage:						
Deputy:	4	14				

Service Attempt Notes:

1. 7-17-14 L/C

2. L/C

3.

4.

5.

6.

KEISER, STEVEN R

2013CV671

187 OMAN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000033371

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

First Heritage Financial, LLC

v.

Steven R. Keiser and Jennifer R. Keiser

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-671 2014-ED-117

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Steven R. Keiser
187 Oman Road
Bloomsburg, Pennsylvania 17815

Jennifer R. Keiser
187 Oman Road
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **187 Oman Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on **Oct. 1st 2014** at **9:00** a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$148,242.61 obtained by First Heritage Financial, LLC against you.

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 canceled if you pay to First Heritage Financial, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 the following notice on how to obtain an attorney.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
JENNIFER & STEVEN KEISER (et al.)

Case Number
2013CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

Warrant: 117

Cell # 610-349-0348

Serve To:

Name: JENNIFER KEISER

Primary Address: 187 OMAN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	7-17-14	7/21/14				
Time:	1511	1130				
Mileage:						
Deputy:	4	14				

Service Attempt Notes:

1. 7-17-14 C/C

2. C/C

3.

4.

5.

6.

KEISER, JENNIFER

2013CV671

187 OMAN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2013-CV-671 Term _____ J.D.

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA**

First Heritage Financial, LLC

v.

Steven R. Keiser and Jennifer R. Keiser

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar found on the westerly right of way line of Township Route No. 504, said rebar found being the southeasterly corner of Lot No. 2 in the Ash Acres Estates Subdivision; thence running along the westerly right of way line of Township Route No. 504, south 15 degrees 01 minute 01 second east, 23.67 feet to a rebar found; thence continuing along the same, south 14 degrees 31 minutes 02 seconds east, 130.81 feet to a point; thence continuing along the same south 13 degrees 55 minutes 23 seconds east, 47.40 feet to a rebar set at the northeasterly corner of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision; thence running along the northerly line of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision, south 74 degrees 44 minutes 28 seconds west, 427.82 feet to a rebar set at the northwesterly corner of Lot No. 2, said rebar set being in line of Lot no. 4; thence running along Lot No. 4, north 16 degrees 25 minutes 53 seconds west, 201.89 feet to a rebar set in line of Lot No. 2 of Ash Acres Estates

Subdivision; thence running along Lot no. 2 of Ash Acres Estates Subdivision, north 74 degrees 44 minutes 28 seconds east, 434.85 feet to the place of beginning. Containing 2.000 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled "Proposed Subdivision of Property of Phillip F. and Susan J. Ash" as prepared by Ted L. Oman and Associates, Inc., dated September 15, 1994, and revised December 19, 1994, and filed in Columbia County Map Book 7, page 658.

UNDER AND SUBJECT TO THE RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS AS RECORDED IN COLUMBIA COUNTY RECORD BOOK 621, PAGE 342.

BEING KNOWN AS: 187 OMAN ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 26-07-024

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Thomas F. Solenberger and Madeline H. Solenberger, by deed dated October 6, 1998 and recorded October 6, 1998 in Deed Book 7002, Page 309, granted and conveyed unto Steven R. Keiser and Jennifer R. Keiser.

REAL DEBT: \$148,242.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
STEVEN R. KEISER AND JENNIFER R. KEISER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
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MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

First Heritage Financial, LLC

v.

Steven R. Keiser and Jennifer R. Keiser

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-671 2014-ED-117

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Steven R. Keiser
187 Oman Road
Bloomsburg, Pennsylvania 17815

Jennifer R. Keiser
187 Oman Road
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **187 Oman Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Oct. 1st 2014 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$148,242.61 obtained by First Heritage Financial, LLC against you.

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 canceled if you pay to First Heritage Financial, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar found on the westerly right of way line of Township Route No. 504, said rebar found being the southeasterly corner of Lot No. 2 in the Ash Acres Estates Subdivision; thence running along the westerly right of way line of Township Route No. 504, south 15 degrees 01 minute 01 second east, 23.67 feet to a rebar found; thence continuing along the same, south 14 degrees 31 minutes 02 seconds east, 130.81 feet to a point; thence continuing along the same south 13 degrees 55 minutes 23 seconds east, 47.40 feet to a rebar set at the northeasterly corner of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision; thence running along the northerly line of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision, south 74 degrees 44 minutes 28 seconds west, 427.82 feet to a rebar set at the northwesterly corner of Lot No. 2, said rebar set being in line of Lot no. 4; thence running along Lot No. 4, north 16 degrees 25 minutes 53 seconds west, 201.89 feet to a rebar set in line of Lot No. 2 of Ash Acres Estates Subdivision; thence running along Lot no. 2 of Ash Acres Estates Subdivision, north 74 degrees 44 minutes 28 seconds east, 434.85 feet to the place of beginning. Containing 2.000 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled "Proposed Subdivision of Property of Phillip F. and Susan J. Ash" as prepared by Ted L. Oman and Associates, Inc., dated September 15, 1994, and revised December 19, 1994, and filed in Columbia County Map Book 7, page 658.

UNDER AND SUBJECT TO THE RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS AS RECORDED IN COLUMBIA COUNTY RECORD BOOK 621, PAGE 342.

BEING KNOWN AS: 187 OMAN ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 26-07-024

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Thomas F. Solenberger and Madeline H. Solenberger, by deed dated October 6, 1998 and recorded October 6, 1998 in Deed Book 7002, Page 309, granted and conveyed unto Steven R. Keiser and Jennifer R. Keiser.

REAL DEBT: \$148,242.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
STEVEN R. KEISER AND JENNIFER R. KEISER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
JENNIFER & STEVEN KEISER (et al.)

Case Number
2013CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

Warrant: 117

Cell # 610-349-0348

Serve To:

Name: OCCUPANT

Primary Address: 187 OMAN ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

IN CCSC

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Steven R. Keiser

Relation: Occupant

Date: 07/21/14 Time: 15:33

Deputy: #2 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	7-17-14	7-21-14				
Time:	15:11	1130				
Mileage:						
Deputy:	4	14				

Service Attempt Notes:

1. 7/17/14 L/C

2. L/C

3.

4.

5.

6.

OCCUPANT

2013CV671

187 OMAN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
JENNIFER OR STEVEN KEISER

Case Number
2013CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 111

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

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: TERRI MUMAW

Relation: RECEPTIONIST

Date: 7/21/14

Time: 1037

Deputy: 14

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2013CV671

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

FIRST HERITAGE FINANCIAL LLC
vs.
JENNIFER OR STEVEN KEISER

Case Number
2013CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 117

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally / Adult In Charge / Posted / Other

Adult In Charge: Stephanie Shoop

Relation: Intake Officer

Date: 7/17/14

Time: 1450

Deputy: 8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV671

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
JENNIFER OR STEVEN KEISER

Case Number
2013CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 117

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:

07/17/14

Time:

14 45

Deputy:

8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV671

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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 07/17/14

Account:

Name:
Company: **TIM CHAMBERLAIN**
Address: **1276C RIDGE ROAD**
BLOOMSBURG, PA 17815-6910
Telephone: **(570) 389-5622**

Ad ID: **999382**
Description: **S & J Keiser 2013CV671**
Run Dates: **07/18/14 to 07/18/14**
Class: **2**
Agate Lines: **234**
Blind Box:

Total Ad Cost \$422.34
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/18/14	07/18/14	1	\$422.34

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV671

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

WEDNESDAY, OCTOBER 01, 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 tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a rebar found on the westerly right of way line of Township Route No. 504, said rebar found being the southwesterly corner of Lot No. 2 in the Ash Acres Estates Subdivision; thence running along the westerly right of way line of Township Route No. 504, south 16 degrees 01 minute 01 second east, 23.67 feet to a rebar found; thence continuing along the same, south 14 degrees 31 minutes 02 seconds west, 130.81 feet to a point; thence continuing along the same south 13 degrees 55 minutes 23 seconds east, 47.40 feet to a rebar set at the northeasterly corner of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision; thence running along the northerly line of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision, south 74 degrees 44 minutes 28 seconds west, 427.82 feet to a rebar set at the northwesterly corner of Lot No. 2, said rebar set being in line of Lot No. 4; thence running along Lot No. 4, north 16 degrees 25 minutes 53 seconds west, 201.89 feet to a rebar set in line of Lot No. 2 of Ash Acres Estates Subdivision; thence running along Lot No. 2 of Ash Acres Estates Subdivision, north 74 degrees 44 minutes 28 seconds east, 434.85 feet to the place of beginning. Containing 2.000 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled "Proposed Subdivision of Property of Phillip J. and Susan J. Ash" as prepared by Ted L. Oman and Associates, Inc. dated September 15, 1994, and revised December 15, 1994, and filed in Columbia County Map Book 7, page 658.

UNDER AND SUBJECT TO THE RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS AS RECORDED IN COLUMBIA COUNTY RECORD BOOK 621, PAGE 312, BEING KNOWN AS: 187 O'MAN ROAD, BLOOMSBURG, PENNSYLVANIA 17815
TAX ID #: 26-07-024

THE IMPROVEMENTS THEREON ARE RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH Thomas F. Solonberger and Madeline H. Solonberger, by deed dated October 6, 1998 and recorded October 8, 1998 in Deed Book 7002, Page 309, granted and conveyed unto Steven R. Keiser and Jennifer R. Keiser.

PROPERTY ADDRESS: 187 O'MAN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-07-024

Seized and taken into execution to be sold as the property of JENNIFER & STEVEN KEISER, JENNIFER KEISER, STEVEN R KEISER in suit of FIRST HERITAGE FINANCIAL LLC.

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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

1281/12

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV671

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

WEDNESDAY, OCTOBER 01, 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 tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar found on the westerly right of way line of Township Route No. 504, said rebar found being the southeasterly corner of Lot No. 2 in the Ash Acres Estates Subdivision; thence running along the westerly right of way line of Township Route No. 504, south 15 degrees 01 minute 01 second east, 23.67 feet to a rebar found; thence continuing along the same, south 14 degrees 31 minutes 02 seconds east, 130.81 feet to a point; thence continuing along the same south 13 degrees 55 minutes 23 seconds east, 47.40 feet to a rebar set at the northeasterly corner of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision; thence running along the northerly line of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision, south 74 degrees 44 minutes 28 seconds west, 427.82 feet to a rebar set at the northwesterly corner of Lot No. 2, said rebar set being in line of Lot No. 4; thence running along Lot No. 4, north 16 degrees 25 minutes 53 seconds west, 201.89 feet to a rebar set in line of Lot No. 2 of Ash Acres Estates Subdivision; thence running along Lot No. 2 of Ash Acres Estates Subdivision, north 74 degrees 44 minutes 28 seconds east, 434.85 feet to the place of beginning. Containing 2.000 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled "Proposed Subdivision of Property of Phillip F. and Susan J. Ash" as prepared by Ted L. Oman and Associates, Inc. dated September 15, 1994, and revised December 19, 1994, and filed in Columbia County Map Book 7, page 658.

UNDER AND SUBJECT TO THE RESTRICTIONS, RESERVATIONS, CONVENANTS AND CONDITIONS AS RECORDED IN COLUMBIA COUNTY RECORD BOOK 621, PAGE 342.

BEING KNOWN AS: 187 OMAN ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.#: 26-07-024

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH

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PROPERTY ADDRESS: 187 OMAN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-07-024

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Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

First Heritage Financial, LLC

Plaintiff

v.

Steven R. Keiser and Jennifer R. Keiser

Defendants

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

No. 2014 Term 117 E.D.

No. _____ Term _____ A.D.

No. 2013-CV-671 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 187 Oman Road, Bloomsburg, Pennsylvania 17815

Amount Due \$ 148,242.61

Interest from 06/11/14 to DATE OF SALE \$

_____ plus \$24.37 per diem thereafter

(Costs to be added)

Total \$

Dated: 07-10-14
(SEAL)

Barbara R. Smith
Prothonotary, Common Pleas Court of
Columbia County **Penal: 2 Clerk of Sev. Courts**
Com. Ex. 1st Monday in 2016

By: _____ Deputy

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2013-CV-671 Term _____ J.D.

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA**

First Heritage Financial, LLC

v.

Steven R. Keiser and Jennifer R. Keiser

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar found on the westerly right of way line of Township Route No. 504, said rebar found being the southeasterly corner of Lot No. 2 in the Ash Acres Estates Subdivision; thence running along the westerly right of way line of Township Route No. 504, south 15 degrees 01 minute 01 second east, 23.67 feet to a rebar found; thence continuing along the same, south 14 degrees 31 minutes 02 seconds east, 130.81 feet to a point; thence continuing along the same south 13 degrees 55 minutes 23 seconds east, 47.40 feet to a rebar set at the northeasterly corner of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision; thence running along the northerly line of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision, south 74 degrees 44 minutes 28 seconds west, 427.82 feet to a rebar set at the northwesterly corner of Lot No. 2, said rebar set being in line of Lot No. 4; thence running along Lot No. 4, north 16 degrees 25 minutes 53 seconds west, 201.89 feet to a rebar set in line of Lot No. 2 of Ash Acres Estates Subdivision; thence running along Lot no. 2 of Ash Acres Estates Subdivision, north 74 degrees 44 minutes 28 seconds east, 434.85 feet to the place of beginning. Containing 2.000 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled "Proposed Subdivision of Property of Phillip F. and Susan J. Ash" as prepared by Ted L. Orman and Associates, Inc., dated September 15, 1994, and revised December 19, 1994, and filed in Columbia County Map Book 7, page 658.

UNDER AND SUBJECT TO THE RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS AS RECORDED IN COLUMBIA COUNTY RECORD BOOK 621, PAGE 342.

BEING KNOWN AS: 187 OMAN ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 26-07-024

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Thomas F. Solemberger and Madeline H. Solenberger, by deed dated October 6, 1998 and recorded October 6, 1998 in Deed Book 7002, Page 309, granted and conveyed unto Steven R. Keiser and Jennifer R. Keiser.

REAL DEBT: \$148,242.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
STEVEN R. KEISER AND JENNIFER R. KEISER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

REAL ESTATE OUTLINE

ED # 2014 ED 117

DATE RECEIVED 7-17-2014
DOCKET AND INDEX 2013 CV 671

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> </u>
NOTICES OF SHERIFF SALE	<u> </u>
WAIVER OF WATCHMAN	<u> </u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR	<u>X</u>

CK# 93196

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

SALE DATE Oct. 1st TIME 9:00 Am

POSTING DATE

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u> </u>
2 ND WEEK	<u> </u>
3 RD WEEK	<u> </u>

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

First Heritage Financial, LLC

v.

Steven R. Keiser and Jennifer R. Keiser

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-671 2014-ED-117

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Steven R. Keiser
187 Oman Road
Bloomsburg, Pennsylvania 17815

Jennifer R. Keiser
187 Oman Road
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **187 Oman Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on **Oct. 1st 2014** at **9:00** a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$148,242.61 obtained by First Heritage Financial, LLC against you.

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 canceled if you pay to First Heritage Financial, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

**ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

LEGAL DESCRIPTION

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TAX I.D. #: 26-07-024

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123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

First Heritage Financial, LLC

Plaintiff

v.

Steven R. Keiser and Jennifer R. Keiser

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2013-CV-671

2014-ED-117

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 187 Oman Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

Steven R. Keiser

187 Oman Road
Bloomsburg, Pennsylvania 17815

Jennifer R. Keiser

187 Oman Road
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

Steven R. Keiser
187 Oman Road
Bloomsburg, Pennsylvania 17815

Jennifer R. Keiser
187 Oman Road
Bloomsburg, Pennsylvania 17815

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

Name	Address
------	---------

Plaintiff herein

The Wolf Organization, Inc.	20 W Market Street York, Pennsylvania 17401
-----------------------------	--

The Wolf Organization, Inc. c/o John S. Kundrat, Esquire	107 Boas Street Harrisburg, Pennsylvania 17102
---	---

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

None

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

Name	Address
------	---------

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:

Name	Address
------	---------

Tenants/Occupants	187 Oman Road Bloomsburg, Pennsylvania 17815
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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

7-15-14
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

First Heritage Financial, LLC v. Steven R. Keiser and Jennifer R. Keiser
Columbia County; Number: 2013-CV-671

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar found on the westerly right of way line of Township Route No. 504, said rebar found being the southeasterly corner of Lot No. 2 in the Ash Acres Estates Subdivision; thence running along the westerly right of way line of Township Route No. 504, south 15 degrees 01 minute 01 second east, 23.67 feet to a rebar found; thence continuing along the same, south 14 degrees 31 minutes 02 seconds east, 130.81 feet to a point; thence continuing along the same south 13 degrees 55 minutes 23 seconds east, 47.40 feet to a rebar set at the northeasterly corner of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision; thence running along the northerly line of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision, south 74 degrees 44 minutes 28 seconds west, 427.82 feet to a rebar set at the northwesterly corner of Lot No. 2, said rebar set being in line of Lot no. 4; thence running along Lot No. 4, north 16 degrees 25 minutes 53 seconds west, 201.89 feet to a rebar set in line of Lot No. 2 of Ash Acres Estates Subdivision; thence running along Lot no. 2 of Ash Acres Estates Subdivision, north 74 degrees 44 minutes 28 seconds east, 434.85 feet to the place of beginning. Containing 2.000 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled "Proposed Subdivision of Property of Phillip F. and Susan J. Ash" as prepared by Ted L. Oman and Associates, Inc., dated September 15, 1994, and revised December 19, 1994, and filed in Columbia County Map Book 7, page 658.

UNDER AND SUBJECT TO THE RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS AS RECORDED IN COLUMBIA COUNTY RECORD BOOK 621, PAGE 342.

BEING KNOWN AS: 187 OMAN ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 26-07-024

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Thomas F. Solenberger and Madeline H. Solenberger, by deed dated October 6, 1998 and recorded October 6, 1998 in Deed Book 7002, Page 309, granted and conveyed unto Steven R. Keiser and Jennifer R. Keiser.

REAL DEBT: \$148,242.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
STEVEN R. KEISER AND JENNIFER R. KEISER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

First Heritage Financial, LLC
Plaintiff

v.

Steven R. Keiser and Jennifer R. Keiser
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-671

2014-ED-117

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

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

187 Oman Road, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Steven R. Keiser

187 Oman Road

Bloomsburg, Pennsylvania 17815

Jennifer R. Keiser

187 Oman Road

Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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 any such property before sheriff's sale thereof.

7-15-14

DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

[] Terrence J. McCabe, Esq. [] Marc S. Weisberg, Esq.
[] Edward D. Conway, Esq. [] Margaret Gairo, Esq.
[] Andrew L. Markowitz, Esq. [] Heidi R. Spivak, Esq.
[] Marisa J. Cohen, Esq. [] Christine L. Graham, Esq.
[] Brian T. LaManna, Esq. [] Ann E. Swartz, Esq.
[] Joseph F. Riga, Esq. [] Joseph I. Foley, Esq.
[] Celine P. Derkrikorian, Esq. [] Jennifer L. Wunder, Esq.
[] Lena Kravets, Esq. [] Carol A. DiPrinzio, Esq.
Attorneys for Plaintiff

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

July 15, 2014

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

Re: First Heritage Financial, LLC vs. Steven R. Keiser and Jennifer R. Keiser
Columbia County, Number 2013-CV-671
Premises: 187 Oman Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

I would appreciate your serving the Notice upon the Defendants as follows:

- Steven R. Keiser, 187 Oman Road, Bloomsburg, PA 17815
- Jennifer R. Keiser, 187 Oman Road, Bloomsburg, PA 17815

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Mount Pleasant Township, Columbia County, Pennsylvania, and being known as 187 Oman Road, Bloomsburg, Pennsylvania 17815.

TAX MAP AND PARCEL NUMBER:26-07-024

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$148,242.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Steven R. Keiser and Jennifer R. Keiser

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LEGAL DESCRIPTION

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BEGINNING at a rebar found on the westerly right of way line of Township Route No. 504, said rebar found being the southeasterly corner of Lot No. 2 in the Ash Acres Estates Subdivision; thence running along the westerly right of way line of Township Route No. 504, south 15 degrees 01 minute 01 second east, 23.67 feet to a rebar found; thence continuing along the same, south 14 degrees 31 minutes 02 seconds east, 130.81 feet to a point; thence continuing along the same south 13 degrees 55 minutes 23 seconds east, 47.40 feet to a rebar set at the northeasterly corner of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision; thence running along the northerly line of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision, south 74 degrees 44 minutes 28 seconds west, 427.82 feet to a rebar set at the northwesterly corner of Lot No. 2, said rebar set being in line of Lot no. 4; thence running along Lot No. 4, north 16 degrees 25 minutes 53 seconds west, 201.89 feet to a rebar set in line of Lot No. 2 of Ash Acres Estates Subdivision; thence running along Lot no. 2 of Ash Acres Estates Subdivision, north 74 degrees 44 minutes 28 seconds east, 434.85 feet to the place of beginning. Containing 2.000 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled "Proposed Subdivision of Property of Phillip F. and Susan J. Ash" as prepared by Ted L. Oman and Associates, Inc., dated September 15, 1994, and revised December 19, 1994, and filed in Columbia County Map Book 7, page 658.

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BEING KNOWN AS: 187 OMAN ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 26-07-024

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Thomas F. Solemberger and Madeline H. Solenberger, by deed dated October 6, 1998 and recorded October 6, 1998 in Deed Book 7002, Page 309, granted and conveyed unto Steven R. Keiser and Jennifer R. Keiser.

REAL DEBT: \$148,242.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
STEVEN R. KEISER AND JENNIFER R. KEISER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

Document Receipt

Trans #	3347	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 12:00:00 AM
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Ship to:

THE WOLD ORGANIZATION INC
107 BOAS STREET

ATTN: JOHN KUNDRAT

Tracking #:	71901140006000033456
Doc Ref #:	2014ED117
Postage	5.3400

HARRISBURG PA 17102

Document Receipt

Trans #	3346	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 12:00:00 AM
Ship to:					
The Wolf Organization inc					
20 west market street					
Tracking #: 71901140006000033449					
Doc Ref #: 2014ED117					
Postage 5.3400					
york	PA	17401			

Document Receipt

Trans #	3345	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT

235 N WASHINGTON AVE

SUITE 311

Tracking # 71901140008000033432

Doc Ref # 2014ED117

Postage 5.3400

SCRANTON PA 18503

Document Receipt

Trans #	3344	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

P.O. BOX 280948

LIEN SECTION

Tracking #: 71901140006000033425

Doc Ref #: 2014ED117

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3343	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 12:00:00 AM
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Ship to:

DEPT PUBLIC WELFARE

TPL UNIT ESTATE

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000033418

Doc Ref #: 2014ED117

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3342	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 12:00:00 AM
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Ship to:

COMM OF PA

6TH FLOOR STRAWBERRY SQ

DEPT # 280601

HARRISBURG PA 17128

BUREAU OF INDIVIAL TAX

Tracking #: 71901140006000033401

Doc Ref #: 2014ED117

Postage 5 3400

Document Receipt

Trans #	3341	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 12:00:00 AM
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Ship to:

COMM OF PENNA
110 NORTH 8TH STREET
SUITE #204

INHERITANCE TAX OFFICE

Tracking #:	71901140006000033395
Doc Ref #:	2014ED117
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3340	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000033388

Doc Ref #: 2014ED117

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	3339	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 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 # 71901140006000033371

Doc Ref #: 2014ED117

Postage 5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3337	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #	71901140006000033357
Doc Ref #:	2014ED117
Postage	5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3337	Carrier / service:	USPS Server	First-Class Mail®	7/17/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #:	71901140006000033357
Doc Ref #:	2014ED117
Postage	5.3400

HARRISBURG PA 17128

ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010

NO. 93196

3-50/310

PAY: One thousand three hundred fifty and NO/100

DATE 07/15/2014

AMOUNT \$1,350.00

TO THE Sheriff of Columbia County

ORDER

PA

OF

ESCROW TRUST
VOID AFTER 90 DAYS

Margaret Gairo

Listing Prop for Sheriff Sale(537-0013) - Keiser, Steven R. & Jennifer R.

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈093196⑈ ⑆031000503⑆2000012430022⑈