Phelan Hallinan Diamond & Jones, LLP One Penn Center Ste 1400 Philadelphia, PA 19103

TD Bank, NA 3-180/360

001510662

DATE 4/6/2015 AMOUNT \*\*\*\*\$934.08

PAY NINE HUNDRED THIRTY-FOUR AND 08 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

DXB [819262] 920 GROVANIA DRIVE (2014-CV-417)

AUTHORIZED SIGNATURE

TO THE REPORT OF THE CONTROL OF THE PROPERTY O

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORTGAGE, INC. vs. FRANK MORLEY (et al.)

Case Number 2014CV417

## **REAL ESTATE SALE REQUEST LEDGER**

DATE	CATEGORY	МЕМО	CHK#	DEBIT	CREDIT
10/17/2014	Advance Fee	Advance Fee	001463526	\$0.00	\$1,350.00
10/17/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/17/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/17/2014	Crying Sale			\$10.00	\$0.00
10/17/2014	Docketing			\$15,00	\$0.00
10/17/2014	Levy			\$15.00	\$0.00
10/17/2014	Mailing Costs			\$15.00 \$54.00	\$0.00
10/17/2014	Posting Handbill			\$15.00	\$0.00
10/17/2014	Press Enterprise Inc.			\$1,672.08	\$0.00
10/17/2014	Sheriff Automation Fund			\$50.00	\$0.00
10/17/2014	Web Posting			\$100.00	\$0.00
02/05/2015	Service			\$165.00	\$0.00
02/05/2015	Service Mileage			\$10.00	\$0.00
02/05/2015	Copies			\$5.50	\$0.00
02/05/2015	Notary Fee			\$15.00	
02/05/2015	Tax Claim Search				\$0.00
02/05/2015	Surcharge			\$5.00	\$0.00
				\$120.00	\$0.00

\$2,284.08 \$1,350.00

TOTAL BALANCE: \$(934.08)

Printed: 2/10/2015 11:11:46AM

PO Box 380 Bloomsburg, PA 17815

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





• Cor	nment				
□ Ur	gent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
Re:	Mor	ley foreclosure	CC:		
Phon	e:	<u></u>	Date:	February 10, 2015	
Fax:	·	<del></del>	Pages:	2	
To:	Dav	id Tran	From:	Sheriff Timothy T.	Chamberlain

I received your stay, attached is cost sheet showing a balance due of \$934.08.

## Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

Fax: 215-568-7616

Representing Lenders in Pennsylvania

Foreclosure Manager

February 10, 2015

Office of the Sheriff Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Attn: Real Estate Department

Tax Number: 570 389 5625

Re:

FEDERAL NATIONAL MORTGAGE ASSOCIATION v.

FRANK J. MORLEY and MICHAEL H. HILDRETH 920 GROVANIA DRIVE BEODMODURG, PA 17810-2017

No.: 2014-CV-417

#### Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for February 11, 2015 due to the following: The mongage company is pursuing alternatives to foreclosure with the Defendant(s).

Please be advised that no funds were reported to be received.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your carllest convenience.

Thurst you for your sooperation in this matter

Very Truly Yours. David Tran for Phelan Hallinan Diamond & Jones, LLP Phone 570-389-5622 Fax 570-389-5625 COLUMBIA COUNTY SHERIFF'S OFFICE TIMONTY T. CHAMBERLAIN, SHERIFF



To:	Dav	id Tran	From:	Sheriff Timothy T. Chamberlain	
Fax;		<u> </u>	Pages:	2	
Phone	et	<u> </u>	Date:	February 10, 2015	
Re:	Mort	ley foreclosure	GC:		
🖺 Urg	jent	☐ For Review	□ Please Comment	□ Please Reply	☐ Please Recycle
• Con	nment	s:			· · · · · · · · · · · · · · · · · · ·

I received your stay, attached is cost sheet showing a balance due of \$934.08.

TX RESULT REPORT

NAME :

TEL : DATE :FEB.10.2015 11:16

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
2414	тх	001	9912155670072	FEB. 10	11:16	000	00h00min00s	G3	NG
<u>.</u> .	<u>.</u>		OOFF:REDIAL ALL FAIL	<u> </u>		J		1	<u> </u>

# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citinaltique Inc. vs	Frank Me	olley a Michael	Hold ett
NO. 164-2014 ED	NO. 4	17-2014	JD
DATE/TIME OF SALE:FEBRUARY 11			
BID PRICE (INCLUDES COST)	\$		
POUNDAGE – 2% OF BID	\$		
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURCIL	ASE	\$	
PURCHASER(S):ADDRESS:			
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):			
- <u>-</u>			
TOTAL DUE:		\$	
LESS DEPOSIT:		\$	<del></del>
DOWN PAYMENT:		\$	
TOTAL DUE IN 8 D	AYS	\$	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

CITIMORTGAGE, INC.

VS.

Defendant

FRANK MORLEY MICHAEL H HILDRETH

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP

ONE PENN CENTER AT SUBURAN STATION

**SUITE 1400 1617 JFK BLVD** PHILADELPHIA, PA 19103-1814 Sheriff's Sale Date:

Wednesday, February 11, 2015

Writ of Execution No.: 2014CV417

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 920 GROVANIA DRIVE, BLOOMSBURG, PA 17815

#### **Sheriff Costs**

	Total Sheriff Costs	\$2,454.08
Surcharge		\$120.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$5.50
Distribution Form		\$25.00
Service Mileage		\$10.00
Service		\$165.00
Web Posting		\$100.00
<del>Tran</del> sfer Tax Form		\$25.00
		{ \$75.00 }
<del>Sheriff</del> 's Deed		<b>(</b> \$35.00 <b>)</b>
Sheriff Automation Fund		\$50.00
		\$10.00
Press Enterprise Inc.		\$1,672.08
Posting Handbill		\$15.00
Mailing Costs		\$54.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		<b>\$17</b> ,50
Advertising Sale (Newspaper)		\$15.00

**Distribution Costs** 

--- Recording Fees **Total Distribution Costs**  \$68.00

**Grand Total:** 

\$2,522.08

2284,08

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

**Plaintiff** 

CITIMORTGAGE, INC.

VS.

Defendant

FRANK MORLEY MICHAEL H HILDRETH

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP

ONE PENN CENTER AT SUBURAN STATION

SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814 Sheriff's Sale Date:

Wednesday, February 11, 2015

\$2,522.08

Writ of Execution No.: 2014CV417

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 920 GROVANIA DRIVE, BLOOMSBURG, PA 17815

#### **Sheriff Costs**

\$15.00 \$17.50 \$10.00 \$15.00 \$15.00 \$15.00 \$1,672.08 \$10.00 \$50.00 \$35.00 \$75.00 \$25.00 \$100.00
\$10.00 \$15.00 \$15.00 \$54.00 \$15.00 \$1,672.08 \$10.00 \$50.00 \$35.00 \$75.00 \$25.00
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\$25.00
\$5.50
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\$5.00
\$120.00
iff Costs \$2,454.08
. ,
\$68.00
'n

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

Grand Total:

# SHERIFF'S SALE COST SHEET

	V	S.	
NOE	D NO	JD DATE/TIN	ME OF SALE
DOCKET/RETUR	N	¢15.00	
SERVICE PER DE		\$15.00	
LEVY (PER PARC	- ·	\$ /45 /00	-
MAILING COSTS	\CL	\$15.00 \$ 54100	
	ALE BILLS & COPIES		_
	ALE (NEWSPAPER)	\$17.50	
MILEAGE	ALE (NEWSPAPER)	\$15.00	1350
POSTING HANDE	111 1	\$ 16.00	. 1030
CRYING/ADJOUR		\$15.00 \$10.00	
SHERIFF'S DEED		\$10.00	
TRANSFER TAX I		\$35.00 \$25.00	
DISTRIBUTION F		\$25.00 \$25.00	
COPIES	ORM	- \$23.00 • €.5°D	
NOTARY		\$ 15.00	
	TOTAL *******	*************************************	e 4/17.08
	TOTAL		3 7 8 8 100
WEB POSTING		\$150.00	
PRESS ENTERPRI	SE INC.	\$1672,08	
SOLICITOR'S SER	CVICES	\$75.00	
	VICES TOTAL *******	******	\$ 1897.08
			-
PROTHONOTARY	(NOTARY)	\$10.00	
RECORDER OF DI	EEDS	\$ 68,00	~~~
	(NOTARY) EEDS TOTAL *******	*****	\$_ <u>7.6,00</u>
REAL ESTATE TA			
BORO, TWI	2 & COUNTY 20	\$	
SCHOOL D	% COUNTY 20 ST. 20	\$	
DELINOUE	NT 20	\$ 5,00	
	TOTAL *********	******	\$ 500
			<u> </u>
MUNICIPAL FEES	DUE:		
SEWER	20	\$	
WATER	20 20 TOTAL *******	\$	☼
	TOTAL ********	*****	\$
SURCHARGE FEE	(INCTE)		c (10 m
MISC	` ,	Φ.	<u>\$ 170,00</u>
	<del></del>	\$	
	TOTAL ********	<b>ツ.</b> ************************************	8 -0-
	TOTAL COSTS (OPE	NING RIDY	\$0.4626°

James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice November 26, December 3 & 10, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

#### Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax: 215-568-7616

Timonthy Chamberlain Acting Sheriff PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: FEDERAL NATIONAL MORTGAGE ASSOCIATION v. FRANK J. MORLEY et al.

No.: <u>2014-CV-417</u>

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

\*\*Property is listed for the <u>02/11/2015</u> Sheriff Sale.\*\*

Very truly yours,

Phelan Hallinan, LLP

By:

Legal Assistant

CC: FRANK J. MORLEY and MICHAEL H. HILDRETH

Attorney for Plaintiff

PHELAN HALLINAN, LLP Paul Cressman, Esq., Id. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 paul.cressman@phelanhallinan.com 215-563-7000

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION Plaintiff	: : CIVIL DIVISION
v.	: : No.: <u>2014-CV-417</u>
FRANK J. MORLEY MICHAEL H. HILDRETH Defendant(s)	: :

#### **CERTIFICATE OF FILING**

On this date, I filed with the	Prothonotary of COLUMBIA County a copy of the Notice
of the Date of Continued Sheriff's S	ale in the above captioned matter.
10/0/01	
Date:	
( 1	Paul Cressman Esq., Id. No.318079
	Attorney for Plaintiff
	V

Attorney for Plaintiff

PHELAN HALLINAN, LLP Paul Cressman, Esq., Id. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 paul.cressman@phelanhallinan.com 215-563-7000

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION Plaintiff	: : CIVIL DIVISION
v.	: No.: 2014-CV-417
FRANK J. MORLEY	;

FRANK J. MORLEY
MICHAEL H. HILDRETH
Defendant(s)

## NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

Attorney for Plaintiff

PHELAN HALLINAN, LLP Paul Cressman, Esq., Id. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 paul.cressman@phelanhallinan.com 215-563-7000

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Plaintiff : CIVIL DIVISION

v. : No.: <u>2014-CV-417</u>

FRANK J. MORLEY MICHAEL H. HILDRETH

Defendant(s)

#### **CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

FRANK J. MORLEY 480 EAST PALETOWN ROAD QUAKERTOWN, PA 18951-2835

MICHAEL H. HILDRETH 4664 TURNER ROAD MULBERRY, FL 33860-9172 FRANK J. MORLEY 920 GROVANIA DRIVE BLOOMSBURG, PA 17815-9617

MICHAEL H. HILDRETH 920 GROVANIA DRIVE BLOOMSBURG, PA 17815-9617

Paul Cressman, Esq., Id. No.318079 Attorney for Plaintiff

#### Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103-1814 215-320-0007 Fax: 215-563-7009

Judith Pomroy Legal Assistant, Ext. 1630

Representing Lenders in Pennsylvania and New Jersey

November 28, 2014

Office of the Sheriff **COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy Enclosure

#### AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF CITIMORTGAGE, INC.

COLUMBIA COUNTY

PH# 819262

DEFENDANT FRANK J. MORLEY MICHAEL H, HILDRETH

SERVICE TEAM/Inm COURT NO.: 2014-CV-417

SERVE MICHAEL H. HILDRETH AT: 4664 TURNER ROAD MULBERRY, FL 33860-9172

TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: December 17, 2014

(856) \$13 1480

#### SUDVED

<u>SERVED</u>
Served and made known to MICHAEL H. HILDRETH, Defendant on the 30thday of October, 2014, at 9:38, o'clock P. M., at 4664 Turner Rd, Mulberry, FL, in the manner described below:  Defendant personally served.  X. Adult family member with whom Defendant(s) reside(s).  Relationship is Wife (Stephanie H.)  Adult in charge of Defendant's residence who refused to give name or relationship.  Manager/Clerk of place of lodging in which Defendant(s) reside(s).  Agent or person in charge of Defendant's office or usual place of business.  an officer of said Defendant's company.  Other:
Description: Age 40+ Height 5'9 Weight 195 Race W Sex F Other Hair: Blonde/Brown
I. Jonathan McRae, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.
State of Florida County of Polk Sworn to and subscribed before me this 31sth day of October 3.20.  Notary: Acht. As As As As Joyathan McRae CA-531, Certified Process Server
On theday ofato'clockM.,a competent adult hereby
Other:  Sworn to and subscribed before me this day of By:  FSS ACQUISITION CO., LLC 2727 W CYPRESS CREEK 70 FORT LAUDERDALL FL 83309

BECKY S. GASTON

MY COMMISSION # EE 187699

EXPIRES: May 31, 2016

Sonder Thru Budget Notary Services



## AFFIDAVIT OF SERVICE

Commonwealth of Pennsylvania

County of Columbia

Common Pleas Court

Plaintiff:

CITIMORTGAGE, INC.

VS.

Defendant:

FRANK J. MORLEY and MICHAEL H. HILDRETH

For:

PHELAN HALLINAN, LLP.

Received by JONATHAN MCRAE on the 23rd day of October, 2014 at 3:58 pm to be served on MICHAEL H. HILDRETH, 4664 TURNER RD, MULBERRY, FL 33860.

I, JONATHAN MCRAE, being duly sworn, depose and say that on the 30th day of October, 2014 at 9:38 pm, it

SUBSTITUTE served by delivering a true copy of the NOTICE OF SHERIFF'S SALE with the date and hour of service endorsed thereon by me, to: STEPHANIE HILDRETH as CO-RESIDENT/WIFE at the address of: 4664 TURNER RD, MULBERRY, FL 33860, the within named person's usual place of Abode, who resides therein, who is fifteen (15) years of age or older and informed said person of the contents after the provisions as set forth in Section 48.031 (1)(a), Florida Statutes have been met.

Military Status: Based upon inquiry of party served, Defendant is not in the military service.

Marital Status: Yes

**Description** of Person Served: Age: 40+, Sex: F, Race/Skin Color: WHITE, Height: 5'9, Weight: 195, Hair: BLONDE/BROWN, Glasses: N

Under penalty of perjury. I declare that I have read the foregoing Return of Service and that the facts stated in it are true. I certify that I am over the age of 18, have no interest in the above action, and am a Certified Process Server, in good standing, in the judicial circuit in which the process was served. NO NOTARY REQUIRED PURSUANT TO F.S. 92.525(2)

State of Florida County of Polk

Subscribed and Sworn to before me on the 31st day of October, 2014 by the affiant who is personally known to me:

NOTARY PUBLIC BECKY S. GASTON

> BEÓKY, S. GASTON MY COMMISSION # EE 187699 EXPIRES: May 31, 2018 Bandoo Triu Budgal Notery Services

JONATHAN MCRAE

Certified Process Server CA531

FULL SPECTRUM SERVICES, INC.

320 W Bearss Ave, Suite 320

Tampa, FL 33613 (856) 813-1460

Our Job Serial Number: BGX-2014008667

Ref: 819262



Note 10 31.14

# Phelan Hallinan, LLP One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 (215) 563-7000 Fax: (215) 563-7009

Representing Lenders in Pennsylvania

Foreclosure Manager

November 25, 2014

Office of the Sheriff Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: FEDERAL NATIONAL MORTGAGE ASSOCIATION v.

FRANK J. MORLEY and MICHAEL H. HILDRETH

920 GROVANIA DRIVE BLOOMSBURG, PA 17815-9617

No.: 2014-CV-417

#### Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for December 17, 2014 due to the following: Loss Mitigation.

The Property is to be relisted for the February 11, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours, PATRICK WIRT for Phelan Hallman, LLP

#### Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax 215-568-7616

Kathryn McGurl Legal Assistant, 1482

Representing Lenders in Pennsylvania

Office of the Prothonotary Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815

No.: 2014-CV-417 No.: 2014-ED-164

Re: FEDERAL NATIONAL MORTGAGE ASSOCIATION VS. FRANK J. MORLEY, and MICHAEL H. HILDRETH

No.: 2014-CV-417, No.: 2014-ED-164

## AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments tegarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale is to be stayed or postponed.\*\*\*

\*\*Property is listed for the <u>12/17/2014</u> Sheriff Sale.\*\*

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

Very truly yours,

Phelan Hallinan, LLP

By:

Kathryn McGurl, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 819262

PHELAN HALLINAN, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000

Attorney for Plaintiff

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

OF COLUMBIA COUN	TLY, PENNSYLVANIA
FEDERAL NATIONAL MORTGAGE ASSOCIATION	: COLUMBIA COUNTY
Plaintiff,	COURT OF COMMON PLEAS
v.	CIVIL DIVISION
FRANK J. MORLEY	
MICHAEL H. HILDRETH	. No - 2014 CW 415
Defendant(s)	No.: 2014-CV-417
.,	No.: <u>2014-ED-164</u>
AFFIDAVIT OF SERVICE PU COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY	JRSUANT TO RULE 3129.2 ) ) SS:
As required by Pa. R.C.P. 3129.2(a) Not and any known interested party in the manner the persons or parties named, at that address, s applicable. A copy of the Certificate of Mailing Receipt stamped by the U.S. Postal Service is at	et forth on the Affidavit and as amended if (Form 3817) and/or Certified Mail Return tached hereto Exhibit "A".
	Adam H. Davis, Esq., Id. No.203034
Date:///20//9	Attorney for Plaintiff

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

PH # 819262

Name and Address Of Sender



Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza

		Philadelphia, PA 191		2K/CAG - 12/17/2014 SALE	•	
Line	Article Number		Street, and Post Office Addre	ee		
1	***	TENANT/OCCUPA	NT	-30	Postage	
	•	920 GROVANIA DI			\$0.47	
		BLOOMSBURG, P				- 4 1 to
2	****	Commonwealth of P	ennsylvania Rureau of Individ	dual Taxes Inheritance Tax Division		
		6th Floor, Strawberr	rv Sn.	MAI 1 PASS THE STRUCK 187 DIARION	\$0.47	12 ATM -
		Dept 280601	7		1	37.76%
		Harrisburg, PA 1717	28		1	
3	***	Department of Publi	e Welfare, TPL Casualty Unit	. Estate Recovers Program	\$0.47	
		P.O. Box 8486			30,47	
		Willow Oak Building			Ì	Likeby
		Harrisburg, PA 1710				···. Ruint
4	****	Domestic Relations of	ef .		50.47	Miller !
- 1		Columbia County			30.93	1016
		COLUMBIA COUN	TY COURTHOUSE		~ .16 <sup>3</sup>	30
		P.O. BOX 380				/so/
	****	BLOOMSBURG, PA				A
5	****	Commonwealth of P.			50.47	<del>}</del>
-		Department of Welfa	re		444	
i		P.O. Box 2675	_		i	
6	****	Harrisburg, PA 1710			ļ	ļ
o	****	Internal Revenue Ser	vice Advisory		\$0.47	<del></del>
		1000 Liberty Avenue	Room 704			
7	****	Pittsburgh, PA 15222				
' ]	7	U.S. Department of J			\$9.47	
į		Federal Building	Middle District of PA			Ì
		228 Walnut Street, St	de ano		•	1
- 1		PO Box 11754	iite 220		[	Ì
	Starios con color		0 17#4		]	1
-		Harrisburg, PA 1710: RE: FRANK J. MOR			<u> </u>	
<u>i</u>	·····	RES FRAISK 3. MOR	CEL (COLUMBIA) PHA	819262/1921 Page 1 of 1 Writ Team	\$3.29	
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Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomshurg PA 17845



MICHAEL H. HILDRETH 4664 TURNER ROAD

MULBERRY FL 33860

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

01.04	Pa.R.C.P. 3180-3183 ar	nd Rule 32	257
CitiMortgage, Inc.			COURT OF COMMON PLEAS
VS.			CIVIL DIVISION
Frank J. Morley Michael H. Hildreth			NO.: <u>2014-CV-417</u>
Commonwealth of Pe	nnsylvania:	)	COLUMBIA COUNTY
County of Columbia			
TO THE SHERIFF O	F <u>COLUMBIA</u> COUNTY, PENNSYLVANIA	Λ;	
To satisfy the following property (s	e judgment, interest and costs in the above repecifically described property below):	natter you	are directed to levy upon and sell the
PREMISES: 920 Gro (See I	vania Drive, Bloomsburg, PA 17815-9617 Legal Description attached)		
	Amount Due Interest from 10/10/2014 to Date of Sale @ \$42.27 per diem		\$257,161.95 \$ and costs.
Dated 10 - 17 - 17		(Clerk) of Cohir	Dance Of Silveth KPB Office of the Prothy Support, Common Pleas Court ubia County, Penna.
(SEAL) PH#819262			
1174 017202			

CitiMortgage, Inc.

COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

VS.

: NO.: 2014-CV-417

Frank J. Morley Michael II, Hildreth

: COLUMBIA County

Defendant(s) :

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Frank J. Morley

480 East Paletown Road Quakertown, PA 18951-2835

Frank J. Morley Michael H. Hildreth 920 Grovania Drive Bloomsburg, PA 17815-9617

Michael H. Hildreth 4664 Turner Road Mulberry, FL 33860-9172

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

Your house (real estate) at 920 Grovania Drive, Bloomsburg, PA 17815-9617 is scheduled to be sold at the Sheriff's Sale on Dec 17 2014 at 900 in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$257,161.95 obtained by CitiMortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

#### NOTICE OF OWNER'S RIGHTS

### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 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.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling  $\underline{215}$ - $\underline{563}$ - $\underline{7000}$ .
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call  $\underline{215-563-7000}$ .
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 (570) 784-8760

#### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-417

CitiMortgage, Inc.

v

Frank J. Morley Michael H. Hildreth

owner(s) of property situate in the **MONTOUR TOWNSHIP**, COLUMBIA County, Pennsylvania, being

<u>920 Grovania Drive, Bloomsburg, PA 17815-9617</u> <u>Parcel No. 25,01-003-01,000</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: **\$257,161.95** 

Attorneys for Plaintiff Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

#### Tract No 1:

ALL THAT CERTAIN piece parcel and tract of land situate in Montour Township, Columbia County, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the Southern edge of land now or formerly of John D. and Sandra Vincent and at the Northeast corner of lands now or formerly of Lawrence E. and Florence E. Kile said iron pin being situate on the Northern edge of Legislative Route #19025 between Grovania And Catawissa;

Thence along the edge of lands now or formerly of John D. and Sandra Vincent and Myron Keller, North 82 degrees 54 minutes 52 seconds, East 200 feet to a stone corner in place;

Thence along lands now or formerly of Ruth C. Hatch, South 7 degrees 05 minutes 08 seconds East 2,392 feet to an iron pin in place;

Thence along lands now or formerly of Thomas G. Wilma Mckenna, South 80 degrees 16 minutes 19 seconds, West 200.21 feet to an iron pin;

Thence along lands now or formerly of Lawrence E. and Florence E. Kile, North 7 degrees 05 minutes 08 seconds. West 2,401.73 feet to an iron pin, the place of beginning.

CONTAINING 11,006 acres

LESS AND EXCEPTING ALL THAT CERTAIN portion of the premises as conveyed in deed book 610 page 795, dated November 9, 1995, to Dennis J. Buckley and Bettejean Buckley, husband and wife. The same parcel later conveyed in deed book 728 at page 341, dated June 15, 1999 to Kevin J. Buckley.

Parcel ID: 25-01-003-01

Tract No 2:

ALL THAT CERTAIN piece parcel and tract of land situate in Montour Township, Columbia County, more fully described as follows:

BEGINNING at a rebar found in concrete at the southeast corner of lands now or formerly of Barry L. and Patricia  $\Lambda$ . Wagner and on the Westerly line of lands now or formerly of Kevin J. Buckley;

Thence along the Westerly line of lands now or formerly of Kevin J. Buckley and along the Westerly line of other lands now or formerly of Dennis J. and Bettejean Buckley, South 05

degrees 49 minutes 07 seconds West a distance of 441.26 feet to a rebar set at the Northeast corner of Lot No. 1;

Thence along the Northerly line of said Lot No. 1, North 86 degrees 38 minutes 49 seconds West, a distance of 200.24 feet to a rebar set at the Southeast corner of Lot No. 2;

Thence along the Northerly line of said Lot No. 1, North 86 degrees 13 minutes 28 seconds East, a distance of 200.19 feet to the place of beginning.

CONTAINING 2.047 acres of land in all. All of the above being designated as Lot No. 3 as more fully shown on a survey draft prepared by Drumheller Surveying dated February 16, 2001.

Parcel ID: 25-01-003-08

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TITLE TO SAID PREMISES IS VESTED IN Frank J. Morley and Michael H. Hildreth, Joint Tenants, by Deed from Dennis J. Buckley, Jr, Trustee Under the Buckley Irrevocable Grantor Trust Dated August 10, 2006., dated 07/27/2007, recorded 09/04/2007 in Instrument Number 200709061.

Tax Parcel: 25,01-003-01,000

Premises Being: 920 Grovania Drive, Bloomsburg, PA 17815-9617

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORTGAGE, INC. vs. FRANK MORLEY (et al.)

Case Number 2014CV417

#### SHERIFF'S RETURN OF SERVICE

11/12/2014 03:42 PM - DEPUTY SCOTT MAYERNICK, 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 920 GROVANIA DRIVE, BLOOMSBURG, PA 17815.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

November 12, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

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

Affirmed and subscribed to before me this

10TH downs NOVE

12TH day of

NOVEMBER

2014

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BEVD, PHILADELPHIA

**NOTARY** 

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	BAGE, INC.			Case	Number
vs. FRANK MOI	RLEY (et al.)				4CV417
	SERVICE (	COVER SH	EET		
Service Deta	alls;				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
	< Not Specified >	Expires:		Warrant:	)
Notes:	SHERIFF'S SALE BILL				A
Serve To:		Final Servi	cer .		
Name: (	(POSTING)	Served:	Personally · A	dult In Charge	Posted Other
	920 GROVANIA DRIVE BLOOMSBURG, PA 17815	Adult In Charge:		······································	
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Attorney / Or	riginator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	)	
Service Atte	mpts:				
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014CV417

920 GROVANIA DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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#### AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF CUTTMORTGAGE, INC. COLUMBIA COUNTY

PH#819262

DEFENDANT FRANK J. MORLEY MICHAEL H. HILDRETH SERVICE TEAM/ lnm COURT NO.: 2014-CV-417

SERVE FRANK J. MORLEY AT: 480 EAST PALETOWN ROAD QUAKERTOWN, PA 18951-2835 TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: December 17, 2014

Served and made known to FRANK I MORLEY. Defendant on the 27 day of October 20 14, at 400, o'clock P.M., at 480 & FRICTOWN, in the manner described below: Defendant personally served. Adult family member with whom Defendant(s) reside(s). Relationship is WIFC. Adult in charge of Defendant's residence who refused to give name or relationship. Manager/Clerk of place of lodging in which Defendant(s) reside(s). Agent or person in charge of Defendant's office or usual place of business. an officer of said Defendant's company. Description: Age 64 Height 56 Weight 130 Race W Sex F Other Paul Seitz, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities. DATE: 10/27/14 Paul Seitz PRINTED NAME: \_\_\_\_ Process Server TITLE: On the \_\_day of \_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_. M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because: \_\_ Moved \_\_\_ Does Not Reside (Not Vacant) \_\_ Vacant \_\_ Does Not Exist \_\_ No Answer on \_\_\_\_\_at \_\_\_\_; \_\_\_\_\_ \_\_ Service Refused Other: I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities. PRINTED NAME:

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

REAL ESTATE TAX CERTIFICATION

Date: 10/31/2014 Fee: \$5.00 Cert. NO: 19234

MORLEY FRANK J MICHAEL H HILDRETH 920 GROVANIA DRIVE BLOOMSBURG PA 17815 District: MONTOUR TWP Deed: 20070 -9061 Location: 920 GROVANIA DR Parcel Id:25 -01 -003-01,000

Assessment: 33,935 Balances as of 10/31/2014

YEAR TAX TYPE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE NO TAX CLAIM TAXES DUE

By: Olumbia County Sheriff Per: CS

\*CERTIFICATION DOES NOT INCLUDE ANY 2014 TAX AMOUNTS. WE WILL NOT KNOW IF THEY ARE DELINQUENT UNTIL THE MIDDLE OF JANUARY 2015 WHEN THE TAX COLLECTORS TURN THEIR DELINQUENT REAL ESTATE TAX INFORMATION OVER TO COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORTGAGE, INC. vs. FRANK MORLEY (et al.)

Case Number 2014CV417

#### SHERIFF'S RETURN OF SERVICE

10/20/2014 09:51 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: MICHAEL H HILDRETH, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 920 GROVANIA DRIVE, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

KEVIN DENT, DEPUTY

SO ANSWERS.

October 20, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Affirmed	and	subscribed t	ho	hefore	me	thic
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20TH day of

**OCTOBER** 

2014

Sarah Jane Klingama

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD PHILADELPHIA

**NOTARY** 

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	GAGE, INC.		 	Case	Number	
vs. FRANK Mo	ORLEY (et al.)				4CV417	
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Attorney / C	Priginator:			CONTROL (MANUAL)		Ž
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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ame:	PHELAN & HALLINAN LLP	Phone:	215-563-7000
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# SIC

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	GAGE, INC. ORLEY (et al.)					Number ICV417
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Vame:	PHELAN & HALLINAN LLP		Phone:	215-563-7000	Adam ( ) Adamatan (	
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### SIC

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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vs. FRANK M	ORLEY (et al.)		Case Number 2014CV417	
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Attorney / (	Originator:			BUCKHORN
Name:	PHELAN & HALLINAN LLP	<b>Phone:</b> 215-563-700	0	
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# 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 10/17/14

Ad ID:

1011860

Description:

F Morley & M. Hildreth

Run Dates: Class: 11/26/14 to 12/10/14

Agate Lines:

Blind Box:

306

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

**IFF** 

Address:

PO BOX 380

BLOOMSBURG, PA 17815

Total Ad Cost

\$1,672.08

**Amount Paid** 

\$0.00

Publication

Start

Stop

Inserts Cost

Press Enterprise

11/26/14 12/10/14

\$1.672.08

### SHERIFPS SALE

#### WEDNESDAY, DECEMBER 17, 2014 AT 9:00 OYLLOCK A.M.

AT 900 OCLOYA AM.

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Tay Parcet 25.01-003-01-000 Premises Serry, 920 Souvary, Drive, Stoomsburg, PA 17815-9617

PROPERTY ADDRESS: 920 DROVANIA ORIVE HUDOVASHURG HA 17815

JP / 1AX PARCEL NUMBER 25,01-003-01,000

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HILLIPETT In our MCT MONTGAGE INC.

TERMS OF SALE MINIMUM PAYMENT AT ITME OF SALE The greater of leaf 117% point of the declared to cases, logistry and as each, Minimum propriett is to help of a case, until reflect to excellent schools or period size, REMAINING BALANCE OF 800 FACE Any among protect of the high project is to be specified and an analysis of their disease or is sales in the ALEXT TO SET AND THE SE

TIMOTHY T. CHAMBERLAIN, Siverifi COLUMBIA COUNTY, Pormayhani

Attorney for the Plainoff: PHC: AN 6: IALLINAN L. P PHLADE, PHA: PA 215-563-7000

# WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

ANATAK	1 a.K.C.1. 5160-5165 and Rule 325/
CitiMortgage, Inc.	COURT OF COMMON PLEAS
VS.	CIVIL DIVISION
Frank J. Morley	NO.: <u>2014-CV-417</u>
Michael H. Hildreth	2014-ED-164
Commonwealth of Pennsylvania:	COLUMBIA COUNTY

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 920 Grovania Drive, Bloomsburg, PA 17815-9617 (See Legal Description attached)

> Amount Due Interest from 10/10/2014 to Date of Sale @ \$42.27 per diem

\$257,161.95 \$\_ \_\_\_\_ and costs.

PH#819262

Profit 2 Civil of Sev. Courts 20y Chaulia Debrianity is 2016

(Clerk) Office of the Prothy Support, Common Pleas

of Columbia County, Penna,

No.: 2014-CV-417

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CitiMortgage, Inc.

Michael H. Hildreth vs. Frank J. Morley

\$115, copd... \$ 15,00 pd \$ 35,00 pd \$ 10,00

WRIT OF EXECUTION (Mortgage Foreclosure) Costs

Office of Judicial Support

Judg. Fee

5

Sat.

Phelag/Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174 Attorney for Plaintiff

Address where papers may be served: Frank J. Morley 480 East Paletown Road Quakertown, PA 18951-2835

4664 Turner Road Mulberry, FL 33860-9172 Michael H. Hildreth

# REAL ESTATE OUTLINE

ED#<u>2014 & D</u> 164

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NOTICES OF SHERIFF SALE	<del>//</del>	
WAIVER OF WATCHMAN	<del>-/-</del>	
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	2 <sup>ND</sup> WEEK —	
	3 <sup>RD</sup> WEEK	
	3 WEEK	<del>_</del>

DOMESTIC RELATIONS OF

### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	rgage, Inc.				Number CV417
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Name: Primary	Domestic Relations Office of Columbia Co.	Served:	Personally Add	Promise -	
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Attorney /	Originator:	100			
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	· · · · · · · · · · · · · · · · · · ·	
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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	rgage, Inc. ORLEY (et al.)		1		Number CV417
		COVER SH	EET		
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Serve To: Name: Primary Address:	Columbia County Tax Office PO Box 380 Bloomsburg, PA 17815	Final Serv Served: Adult In Charge:	Personally Adu	ulon Charge I 1 Erans Leek	
Phone:	570-389-5649 <b>DOB</b> ;	Relation:	C	leek	
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Attorney / ( Name:	Originator: PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	empts:				
Date: Time: Mileage: Deputy:					
Service Att	empt Notes:				
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# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV417

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

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

Tract No 1

ALL THAT CERTAIN piece parcel and tract of land situate in Montour Township, Columbia County, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the Southern edge of land now or formerly of John D. and Sandra Vincent and at the Northeast corner of lands now or formerly of Lawrence E. and Florence E. Kile said iron pin being situate on the Northern edge of Legislative Route #19025 between Grovania And Catawissa; Thence along the edge of lands now or formerly of John D. and Sandra Vincent and Myron Keller, North 82 degrees 54 minutes 52 seconds, East 200 feet to a stone corner in place; Thence along lands now or formerly of Ruth C. Hatch, South 7 degrees 05 minutes 08 seconds East 2,392 feet to an iron pin in place; Thence along lands now or formerly of Thomas G. Wilma Mckenna. South 80 degrees 16

minutes 19 seconds, West 200.21 feet to an iron pin; Thence along lands now or formerly of Lawrence E. and Florence E. Kile, North 7 degrees 05 minutes 08 seconds, West 2,401.73 feet to an iron pin, the place of beginning. CONTAINING 11.006 acres

LESS AND EXCEPTING ALL THAT CERTAIN portion of the premises as conveyed in deed book 610 page 795, dated November 9, 1995, to Dennis J. Buckley and Bettejean Buckley, husband and wife. The same parcel later conveyed in deed book 728 at page 341, dated June 15, 1999 to Kevin J. Buckley.

Parcel ID: 25-01-003-01

Tract No 2:

ALL THAT CERTAIN piece parcel and tract of land situate in Montour Township, Columbia County, more fully described as follows: BEGINNING at a rebar found in concrete at the southeast corner of lands now or formerly of Barry L. and Patricia A. Wagner and on the Westerly line of lands now or formerly of Kevin J. Buckley;

Thence along the Westerly line of lands now or formerly of Kevin J. Buckley and along the Westerly line of other lands now or formerly of Dennis J. and Bettejean Buckley, South 05 degrees 49 minutes 07 seconds West a distance of 441.26 feet to a rebar set at the Northeast corner of Lot No.1; Thence along the Northerly line of said Lot No.1, North 86 degrees 38 minutes 49 seconds West, a distance of 200.24 feet to a rebar set at the Southeast corner of Lot No.2; Thence along the Northerly line of said Lot No.1, North 86 degrees 13 minutes 28 seconds East, a distance of 200.19 feet to the place of beginning.

CONTAINING 2.047 acres of land in all. All of the above being designated as Lot No. 3 as more fully shown on a survey draft prepared by Drumheller Surveying dated February 16, 2001.

Parcel ID: 25-01-003-08

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN

SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TITLE TO SAID PREMISES IS VESTED IN Frank J. Morley and Michael H. Hildreth, Joint Tenants, by Deed from Dennis J. Buckley, Jr. Trustee Under the Buckley Irrevocable Grantor Trust Dated August 10, 2006., dated 07/27/2007, recorded 09/04/2007 in Instrument Number 200709061.

Tax Parcel: 25.01-003-01.000

Premises Being: 920 Grovania Drive, Bloomsburg, PA 17815-9617

PROPERTY ADDRESS: 920 GROVANIA DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25,01-003-01,000

Seized and taken into execution to be sold as the property of FRANK MORLEY, MICHAEL H HILDRETH in suit of CITIMORTGAGE, INC..

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 failts 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 agiainst 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHELAN & HALLINAN LLP PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

# IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC.

Plaintiff

Court of Common Pleas

Civil Division

COLUMBIA Counts

No. 2014-CV-417

VS.

FRANK J. MORLEY MICHAEL H. HILDRETH

Defendants

ORDER

AND NOW, this 29<sup>th</sup> day of July, 2014, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby ORDERED and DECREED, that said Motion is GRANTED.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C)\*, on the above captioned Defendants, MICHAEL H. HILDRETH, by:

- Posting of the premises: 920 GROVANIA DRIVE, BLOOMSBURG, PA
   17815-9617 by the Sheriff or a non-party competent adult; and
- First class mail to MICHAEL H. HILDRETH at the mortgaged premises located at 920 GROVANIA DRIVE, BLOOMSBURG, PA 17815-9617 and 4664 TURNER RD, MULBERRY, FL 33860. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

\*Prior to fulfilling the requirements of service of Notice of Sale as set forth in this Order, Plaintiff must first attempt service as set forth in Pa.RCP. 3129.2(c)(1)(i) (A) or (B). In the event this attempted service is not successful, Plaintiff may proceed with service of the Notice of Sale in conformity with this Order.

PH # 819262/SDK

#### Phelan Hallinan, LLP

1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia. PA 19103 Phone - 215-563-7000 Fax - 215-563-3826

Patricia Singiser Ext. 1125

Representing Lenders in Pennsylvania

October 15, 2014

Office of the Prothonotary Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815

RE: CitiMortgage, Inc.

v.

Frank J. Morley Michael H. Hildreth

No.: <u>2014-CV-417</u>

Action in Mortgage Foreclosure

Premises: 920 Grovania Drive, Bloomsburg, PA 17815-9617

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff's Othat it can be placed on the Sheriff's Sale list for \_\_\_\_\_\_.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praccipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

PAS/ CAG for Phelan Hallinan, LLP PHELAN HALLINAN, LLP Jonathan Lobb, Esq., Id. No.312174 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Jonathan.Lobb@phelanhaflinan.com 215-563-7000

Attorneys for Plaintiff

COURT OF COMMON PLEAS

CitiMortgage, Inc.

Plaintiff

: CIVIL DIVISION

v.

: NO.: <u>2014-CV-417</u>

Frank J. Morley Michael H. Hildreth

Defendant(s)

: COLUMBIA County

#### <u>CERTIFICATION</u>

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174

Attorney for Plaintiff

PHELAN HALLINAN, LLP Jonathan Lobb, Esq., Id. No.312174 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Jonathan.Lobb@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

CitiMortgage, Inc. : COLUMBIA County

•

: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

Frank J. Morley Michael H. Hildreth

: NO.: <u>2014-C</u>V-417

:

#### VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that defendant Frank J. Morley is over 18 years of age and resides at 480 East Paletown Road, Quakertown, PA 18951-2835.
- (c) that defendant Michael H. Hildreth is over 18 years of age and resides at 4664 Turner Road, Mulberry, FL 33860-9172.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174

Attorney for Plaintiff

CitiMortgage, Inc. : COURT OF COMMON PLEAS

Plaintiff :

: CIVIL DIVISION

v.

: NO.: 2014-CV-417

Frank J. Morley

Michael H. Hildreth ;

Defendant(s) : COLUMBIA COUNTY

#### AFFIDAVIT PURSUANT TO RULE 3129.1

**CitiMortgage, Inc.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **920 Grovania Drive**, **Bloomsburg**, **PA 17815-9617**.

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

Name Address (if address cannot be reasonably ascertained,

please so indicate)

Frank J. Morley 480 East Paletown Road, Quakertown, PA 18951-

2835

Michael H. Hildreth 4664 Turner Road, Mulberry, FL 33860-9172

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

Frank J. Morley

Name Address (if address cannot be reasonably

ascertained, please so indicate)
480 East Paletown Road
Quakertown, PA 18951-2835

Michael H. Hildreth 4664 Turner Road

Mulberry, FL 33860-9172

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 (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name Address tif address cannot be

reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

sale.

Name Address (if address cannot be

reasonably ascertained, please indicate)

#### 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 (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant

920 Grovania Drive

Bloomsburg, PA 17815-9617

Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division

6th Floor, Strawberry Sq.

Dept 280601

Harrisburg, PA 17128

Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program

P.O. Box 8486

Willow Oak Building Harrisburg, PA 17105

Domestic Relations of Columbia County Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania

Department of Welfare

P.O. Box 2675

Harrisburg, PA 17105

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

U.S. Department of Justice

U.S. Attorney for The Middle District of PA

Federal Building

228 Walnut Street, Suite 220

PO Box 11754

Harrisburg, PA 17108-1754

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 19/16/19

љу. <del>\_\_</del>

Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174

Attorney for Plaintiff

PHELAN HALLINAN, LLP 1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

CitiMortgage, Inc. : COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

:

vs. : NO.: 2014-CV-417

:

Frank J. Morley

Michael H. Hildreth : COLUMBIA County

Defendant(s) :

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

TO: Frank J. Morley 480 East Paletown Road Quakertown, PA 18951-2835 Frank J. Morley Michael H. Hildreth 920 Grovania Drive Bloomsburg, PA 17815-9617

Michael H. Hildreth 4664 Turner Road Mulberry, FL 33860-9172

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

#### 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 the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: <u>215-563-7000 x1230</u>.
- 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.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling <u>215-563-7000</u>.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call <u>215-563-7000</u>.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 (570) 784-8760

#### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-417

CitiMortgage, Inc.

V.

Frank J. Morley Michael H. Hildreth

owner(s) of property situate in the **MONTOUR TOWNSHIP**, COLUMBIA County, Pennsylvania, being

<u>920 Grovania Drive, Bloomsburg, PA 17815-9617</u> <u>Parcel No. 25,01-003-01,000</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$257,161.95

Attorneys for Plaintiff Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

Tract No 1:

ALL THAT CERTAIN piece parcel and tract of land situate in Montour Township, Columbia County, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the Southern edge of land now or formerly of John D. and Sandra Vincent and at the Northeast corner of lands now or formerly of Lawrence E. and Florence E. Kile said iron pin being situate on the Northern edge of Legislative Route #19025 between Grovania And Catawissa:

Thence along the edge of lands now or formerly of John D. and Sandra Vincent and Myron Keller, North 82 degrees 54 minutes 52 seconds, East 200 feet to a stone corner in place:

Thence along lands now or formerly of Ruth C. Hatch, South 7 degrees 05 minutes 08 seconds East 2,392 feet to an iron pin in place:

Thence along lands now or formerly of Thomas G. Wilma Mckenna, South 80 degrees 16 minutes 19 seconds, West 200.21 feet to an iron pin;

Thence along lands now or formerly of Lawrence E. and Florence E. Kile, North 7 degrees 05 minutes 08 seconds, West 2,401.73 feet to an iron pin, the place of beginning.

CONTAINING 11.006 acres

LESS AND EXCEPTING ALL THAT CERTAIN portion of the premises as conveyed in deed book 610 page 795, dated November 9, 1995, to Dennis J. Buckley and Bettejean Buckley, husband and wife. The same parcel later conveyed in deed book 728 at page 341, dated June 15, 1999 to Kevin J. Buckley.

Parcel ID: 25-01-003-01

Tract No 2:

ALL THAT CERTAIN piece parcel and tract of land situate in Montour Township, Columbia County, more fully described as follows:

BEGINNING at a rebar found in concrete at the southeast corner of lands now or formerly of Barry L. and Patricia A. Wagner and on the Westerly line of lands now or formerly of Kevin J. Buckley;

Thence along the Westerly line of lands now or formerly of Kevin J. Buckley and along the Westerly line of other lands now or formerly of Dennis J. and Bettejean Buckley, South 05

degrees 49 minutes 07 seconds West a distance of 441.26 feet to a rebar set at the Northeast corner of Lot No. 1;

Thence along the Northerly line of said Lot No. 1, North 86 degrees 38 minutes 49 seconds West, a distance of 200.24 feet to a rebar set at the Southeast corner of Lot No. 2;

Thence along the Northerly line of said Lot No. 1, North 86 degrees 13 minutes 28 seconds East, a distance of 200.19 feet to the place of beginning.

CONTAINING 2.047 acres of land in all. All of the above being designated as Lot No. 3 as more fully shown on a survey draft prepared by Drumheller Surveying dated February 16, 2001.

Parcel ID: 25-01-003-08

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TITLE TO SAID PREMISES IS VESTED IN Frank J. Morley and Michael H. Hildreth, Joint Tenants, by Deed from Dennis J. Buckley, Jr, Trustee Under the Buckley Irrevocable Grantor Trust Dated August 10, 2006., dated 07/27/2007, recorded 09/04/2007 in Instrument Number 200709061.

Tax Parcel: 25,01-003-01,000

Premises Being: 920 Grovania Drive, Bloomsburg, PA 17815-9617

PHELAN HALLINAN, LLP Jonathan Lobb, Esq., Id. No.312174 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Jonathan.Lobb@phelanhallinan.com 215-563-7000

Attorneys for Plaintiff

CitiMortgage, Inc.

Plaintiff

CIVIL DIVISION

NO.: 2014-CV-417

**COLUMBIA County** 

COURT OF COMMON PLEAS

ν.

: CIVIL DIVISION

Frank J. Morley Michael H. Hildreth

Defendant(s)

:

:

#### **CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: \_\_\_\_\_\_Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174

Attorney for Plaintiff

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Tax Parcel: 25,01-003-01,000

Premises Being: 920 Grovania Drive, Bloomsburg, PA 17815-9617

#### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2014-CV-417

CitiMortgage, Inc.

٧.

Frank J. Morley Michael H. Hildreth

owner(s) of property situate in the **MONTOUR TOWNSHIP**, COLUMBIA County, Pennsylvania, being

920 Grovania Drive, Bloomsburg, PA 17815-9617 Parcel No. 25,01-003-01,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$257,161.95

Attorneys for Plaintiff Phelan Hallinan, LLP

# SHERIFF'S RETURN

CitiMortgage, Inc. vs.	Plaintiff	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY		
F <u>rank J. Morley</u> Mi <u>chael</u> H <u>. Hildreth</u>		No.: <u>2014-CV-417</u>		
	Defendants	ISSUED		
made at the request and risk of the Plaintiff.  Defendants alleged address is	<del></del>	High Sherift of Columbia County, Pennsylvania, do County, Pennsylvania, to execute this Writ. This deputation being		
		Sheriff, Columbia County, Pennsylvania  By  Deputy Sheriff		
	AFFIDAVIT (	OF SERVICE		
		O'Clock m., served the within		
		atby handing to		
		a true and correct copy of the original Notice of		
Sworn and Subscribed before me		So Answers,		
this				
day of				
Notary Public		BY:		
		20, See return endorsed hereon by Sheriff of County, Pennsylvania, and made a part of this		
return		,		
		So Answers,		
		Sheriff		
		Deputy Sheriff		

# SHERIFF'S DEPARTMENT SHERIFF SERVICE INSTRUCTIONS: Pla

PROCESS RECEIPT and AFFIDAVIT OF RETUR	N rea	dability of all copies	ease type or print legibly, insuring s. Do not detach any copies.
	F	piration date	
Plaintiff CitiMortgage, Inc.		No.: <u>2014-C</u> V	-41 <u>7</u>
Defendant Frank J. Morley Michael H. Hildreth	<u>.</u>	Type or Write EXECUTION	of Complaint ON/NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, LTC., TO SERVE	CE OR DESCRIP	HON OF PROPERTY TO I	BE LEVIED, ATT ACHED OR SALE,
ADDRESS (Saver or RFD, Apartment No., City, Boro, Twp., State and Zap Co. 920 Grovania Drive	ode)		
Bloomsburg, PA 17815-9617			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN E.	XPEDITING SI	ERVICE.	
PLEASE POST THE PREMISES WITH THE SHERIFF'S HAND			
NOW,	do hereby deput	ize the Sheriff of	
	Sheriff of COI	.UMBJA County, Penna.	<del></del>
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION. N.B. WAIVER OF W property under within writ may leave same without a watchman, in custody of who attachment without liability on the part of such deputy or sheriff to any plaintiff her sheriff's sale thereof.	unever is found i	a proceeding, after parify	and narrow of laws or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Peno Center at Suburban Station, 1617 John F. Kennedy Boulevard, S. Philadelphia, PA 19103-1814	nt :	215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ON	$\overline{NLY - DO}$	NOT WRITE B	ELOW THIS LINE
PLAINTIFF	-	Court Number	
	-		<del></del>
RETURNED:  AFFIRMED and subscribed to before me this day SO A	ANSWERS		T I vs
	ature of Dep. Sh	eriff	Date
of	•		
Signa	ature of Sheriff		Date
Sheri			
Sner	111 471		

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring RN readability of all copies. Do not detach any copies.			
		Expiration date			
Plaintiff CitiMortgage, Inc.	· -	No.: <u>2014-CV-4</u> 17			
Defendant Frank J. Morley Michael H. Hildreth		Type or Writ of Complaint EXECUTION/NOTICE OF SALE			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE FRANK J. MORLEY ADDRESS (Street or RFD, Apartment No., Chy., Boro, Twp., State and 7 920 Grovania Drive		RIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.			
Bloomsburg, PA 17815-9617					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW,	PA do hereby dep	eputize the Sheriff of			
	Sheriff of CO	OLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintif sheriff's safe thereof.	whomever is found	nd in possession, after notifying person of levy or			
Signature of Attorney or other Originator requesting service on behalf of XX Plaint  Defe ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814	ndant	Telephone Number Date (215)563-7000			
SPACE BELOW FOR USE OF SHERIFF	ONLY — D	OO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number			
RETURNED:					
	SO ANSWERS Signature of Dep. 9	. Sheriff Date			
of20	Signature of Sherit	iff Date			
	Sheriff of				

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.			
		piration date	Do to detach any copies.		
Plainuit CitiMortgage, Inc.		No.: 2014 CV-4	<del></del>		
Defendant Frank J. Morley Michael H. Hildreth	·	Type or Writ of C EXECUTION	Complaint N/NOTICE OF SALE		
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE FRANK J. MORLEY		MON OF PROPERTY TO BE	DEVIED, ATTACHED OR SALE.		
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 7  920 Grovania Drive	(ip Code)				
Bloomsburg, PA 17815-9617					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	IN EXPEDITING SE	RVICE.	<del></del>		
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW,	PA do horoby deput	ize the Sheriff of			
	Sheriff of COL	UMBIA County, Penna.	· <del></del> -		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER ( property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintif sheriff's sale thereof.	whomever is found i	n proceeding after mailing	a name of Luciae		
Signature of Attorney or other Originator requesting service on behalf of XX Plaint Defe. ADDRESS: Sine Penn Center at Suburban Station, 1617 John F. Kennedy Boulevan Philadelphia, PA 19103-1814	ndant	15)563-7000	Date		
SPACE BELOW FOR USE OF SHERIFF	ONLY - DO	NOT WRITE BEI	LOW THIS LINE		
PLAINTIFF		Court Number			
	·		<del>_</del>		
RETURNED:					
<del></del>	SO ANSWERS	·	Date		
S	Signature of Dep. She	riff			
of 20	1	•••			
	Signature of Shoriff		Date		
	Sheriff of				

Plaintiff CittMortgages. Inc.  PleTonk J. Morkey  Michael H. Hildreth  SERVE  AT  AT  AT  AT  AT  AT  AT  AT  AT  A	SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RE	ETURN	INSTRUCTIONS: Please type or print legibly, insurin readability of all copies. Do not detach any copies.			
Second Companies   Second Comp		510111			of detach any copies.	
Frank J. Mortley Michael H. Hildrich SERYE AT  AT  AT  ADDRESS SEX OF MICHAEL II. HILDRETH AT  AT  AT  Bloomsburg, PA 17815-9617.  SPECIAL INSTRUCTIONS OF OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SURVICE.  SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW.  AD. I. Shariff of COLUMBIA County, PA de hereby departize the Sheriff of County, for execute the workin and made neutral thereof acroeding to hav.  Sheriff of COLUMBIA County, Pana.  NOTE ONLY APPLICABLE ON WRIT OF EXECUTION. N.B. WAIVER OF WAICHMAN - Any departy school file vaying upon or attachment without lability on the part of such departy or sheriff to any plaintiff therein for any loss. destruction or cremoval of any such property likese statement without lability on the part of such departy or should be properly before the part of such formation or cremoval of any such property likese statement. Telephone Namber  Date  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE  PLAINTIFF  RETURNED:  ATFERMED and subscribed to before me this			·			
MICHAEL II. HII DRETH ADDRESS Shace or REP. Aparticent No. Cey. Book. Top., State and Zip Code) 2020 Growania Drive Bloomsburg, PA 17815-9617  PRICIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SIEVICE.  SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW	Frank J. Morley	·····				
Bloomsburg, PA 17815-9617  SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE  SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW	MICHAEL H. HILDRETH		CRIPTION OF	PROPERTY TO BELL	EVIBO, A ITACHED OR SALE.	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE  SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW	AT ADDRESS (Street or RFD, Apartment No., City, Buro, Twp., State at 920 Grovania Drive	nd Zip Code)			·······	
SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW	Bloomsburg, PA 17815-9617					
SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW	SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIS	ST IN EXPEDITIN	G SERVICE.		<del></del>	
NOW						
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WAICHMAN - Any deputy sheriff levying upon or attaching any property under within with may leave same without a warehnant, in custody of whomever is found in possession, after notifying person of levy or attaching attaching the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff v sale thereof.  Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant Defendant Originator requesting service on behalf of AX Plaintiff Defendant Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE Court Number  PLAINTIFF Court Number  RETURNED:  AFFRAMED and subscribed to before the this	NOW , 20 . I, Sheriff of COLUMBIA Coun	ity, PA do hereby	deputize the S	heriff of	·	
properly under without failuly leave same without a watchman, in custody of whomever is found in possession, after notifying person of lavy or attachment without failulity on the part of such deputy or sheriff to any plaintiff therein for any loss, destruction or removal of any such property betwee sheriff's sale thereof.    Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff		Sheriff of	COLUMBIA	County, Ponna.		
ADDRIES: One Penn Center at Suburban Station, 1617 John F. Kennedy Boalevard, Suite 1400 Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE  PLAINTIPF  RETURNED:  AFFIRMED and subscribed to before the this day SO ANSWERS Signature of Dep. Sheriff  of 20  Signature of Sheriff Date	property under within writing leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plain	of whomever is for	and in passage	ion after potitions.	Schenzen zuf Laure zu.	
RETURNED:  AFFIRMED and subscribed to before me this	ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Bould	efendant	İ		Date	
RETURNED:  AFFIRMED and subscribed to before me this day  SO ANSWERS  Signature of Dep. Sheriff  of 20  Signature of Sheriff  Date	<del></del>	FF ONLY —	DO NOT	WRITE BEL	OW THIS LINE	
AFFRMED and subscribed to before me this	PLAINTIFF				OW THIS LITTE	
AFFRMED and subscribed to before me this						
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AFFRMED and subscribed to before me this						
AFFRMED and subscribed to before me this						
Signature of Dep. Sheriff  Signature of Sheriff  Date	RETURNED:					
Signature of Sheriff Date	AFFIRMED and subscribed to before me this day	1			Date	
	of20					
Sheriff of Sheriff of		Signature of She	eriff		Date	
		Sheriff of		··	I	

ħ	SHERIFF SERVICE ROCESS RECEIPT and AFFIDAVIT OF RE	TURN	INSTRUCTION readability of all	IS: Please type or pr I copies. Do not deta	int legibly, insuring tch any copies.
Plaintiff -			Expiration date		
CitiMortgage, l	Inc.		No.: 2	20 <u>1</u> 4-CV-117	
Defendant Frank J. Morley Michael H. Hill		<del>-</del> · . <u></u>		or Writ of Complaint	OF SALE
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORATION, FIG. TO MICHAEL H. HILDRETH	SERVICE OR DES	CRIPTION OF PROPER	RTY TO BE LEVIED. ATT/	ACTIED OR SALE.
AT	ADDRESS (Sweet or RFD, Apartment No., City, Boro, Twp., State and 920 Grovania Drive	l Zip Code)	<u></u>		
Bloomsburg, P.	A 17815-9617				
SPECIAL INSTRU	CTIONS OR OTHER INFORMATION THAT WILL ASSIST	LIN EXPEDITIN	G SERVICE.		<del></del>
SERVE DEFE	NDANT WITH THE NOTICE OF SALE.				
NOW County, to execute	the within and make return thereof according to law.	y, PA do hereby (	deputize the Sheriff o	rf	<del></del> .
		Sheriff of	COLUMBIA County	4. Penna.	
property and:	APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER is within writingly leave same without a watchman, in custody of thout liability on the part of such deputy or sheriff to any plaint hereof.	at whomever is fo	und in noveeestion, att	المسلكين ومحمومهم ومعترف أفارينا	
ADDRESS: One P	or other Originator requesting service on behalf of XX Plai  December of Suburban Station, 1617 John F. Kennedy Boules delphia, PA 19103-1814	fendant	Telephone Number (215)563-7000		·
	SPACE BELOW FOR USE OF SHERIF	FONLY —	DO NOT WRI	TE BELOW TH	S LINE
PLAINTIFF		-		Number	
		<del></del>			
RETURNED:					
AFFIRMED and sub	oscribed to before me thisday	SO ANSWERS Signature of Dep	o. Sheriff		Date
of	20	(2)	· •	-	
		Signature of She	an <b>ii</b>		Date
		Sheriff of	··	·	

### To the Sheriff of COLUMBIA County

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) Frank J.

Morley, Michael H. Hildreth at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Patricia A. Singiser Supervisor Writ Department Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Automated Attendant: (215) 320-0007 ext. 1125

Front Desk: (215) 563-7000 ext. 1125

Fax: (215) 563-3826

Print Your Documents Page 1 of 1

Document Receipt

Trans # 3999 Carrier / service: USPS Server First-Class Mail®

**10/17/2014 12:00:00** 

TECHNICAL SUPPORT GROUP INTERI SERVIC

Ship to:

INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000039977

Doc Ref #: 2014ED164 Postage 5.3400

Postage 5.3 PHILADELPHIA PA 19106

164

Decument	Daggios
Document	Receipt

Trans #

3998

Carrier / service: USPS Server

First-Class Mail®

10/17/2014 12:00:00

ΑM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING Tracking #

71901140006000039960

Doc Ref # Postage

2014ED164 5.3400

PHILADELPHIA PA 19107

Document	Persint
Document	L GUGIUI

Trans# 3998 Carrier / service: USPS Server First-Class Mail® 10/17/2014 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR Tracking # 71901140006000039960

ROBERT N.C. NIX FEDERAL BUILDING Doc Ref# 2014ED164 5.3400

Postage PHILADELPHIA PA 19107

D	
Document	Receipt

Trans # 3997 Carrier / service: USPS Server First-Class Mail® 10/17/2014 12:00:00

Ship to:

OFFICE OF FIAILR. DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking # 71901140066000039953

Doc Ref #: 2014ED164 Postage 5.3400

HARRISBURG PA 17105 Postage 5.3

Document	Receipt
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Trans #

3997

Carrier / service: USPS Server

First-Class Mail®

10/17/2014 12:00:00

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #:

71901140006000039953

Doc Ref#: Postage

2014ED164 5.3400

HARRISBURG

PA 17105

DAG:	mont	Receipt

Trans#

3996

Carrier / service: USPS Server

First-Class Mail®

10/17/2014 12:00:00

AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000039946

Doc Ref#:

2014ed164

5.3400

Postage

HARRISBURG PA 17128

10/17/2014

Document R	eceint
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Trans # 4001 Carrier / service: USPS Server First-Class Mail® 10/17/201412:00:00

Ship to:

MICHAEL H. HILDRETH

4664 TURNER ROAD

Tracking #:

71901140006000039991

Doc Ref#:

2014ED164

Postage 5.3400

MULBERRY FL 33860

10/17/2014

Document Receipt	Docu	ment	Receipt
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Trans # 4001 Carrier / service: USPS Server First-Class Mail® 10/17/2014 12:00:00 AM

Ship to:

MICHAEL H. HILDRETH

4664 TURNER ROAD

Tracking #:

**\***: 71901140006000039991

Doc Ref #:

7190114000600003999 2014ED164

Postage

5.3400

MULBERRY

FL 33860

Document	Receipt
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Trans #

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