

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FAIRWAY CONSUMER  
vs.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
12/15/2014	Advance Fee	Advance Fee	3277	\$0.00	\$1,350.00
12/15/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/15/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/15/2014	Crying Sale			\$10.00	\$0.00
12/15/2014	Docketing			\$15.00	\$0.00
12/15/2014	Levy			\$15.00	\$0.00
12/15/2014	Mailing Costs			\$24.00	\$0.00
12/15/2014	Posting Handbill			\$15.00	\$0.00
12/15/2014	Press Enterprise Inc.			\$1,232.25	\$0.00
12/15/2014	Sheriff Automation Fund			\$50.00	\$0.00
12/15/2014	Web Posting			\$100.00	\$0.00
02/05/2015	Service			\$165.00	\$0.00
02/05/2015	Service Mileage			\$8.00	\$0.00
02/05/2015	Copies			\$5.50	\$0.00
02/05/2015	Notary Fee			\$10.00	\$0.00
02/05/2015	Tax Claim Search			\$5.00	\$0.00
02/05/2015	Surcharge			\$120.00	\$0.00
				\$1,807.25	\$1,350.00

<b>TOTAL BALANCE:</b>	<b>\$(457.25)</b>
-----------------------	-------------------

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** David Schwager, Esq.

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** May 14, 2015

**Re:** Leighow

**CC:**

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

---

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$457.25

17721

**FAIRWAY CONSUMER DISCOUNT COMPANY**

P.O. BOX 12  
LUZERNE, PA 18709

**LUZERNE BANK**  
LUZERNE BRANCH

60-1228-313

May 18, 2015

VOID AFTER 90 DAYS

PAY TO THE  
ORDER OF

Sheriff of Columbia County

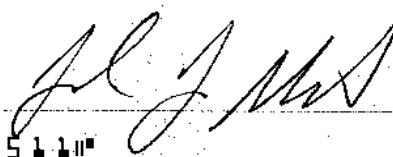
\$ 457.25

DOLLARS

Four hundred fifty-seven dollars and 25 cents

MEMO

Jeffrey Leighow - Balance Due #2014CV569



⑈017721⑈ ⑆031312288⑆ 0001165511⑈

LAW OFFICES  
**CHARITON, SCHWAGER & MALAK**

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

138 SOUTH MAIN STREET  
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PHONE (570) 824-3511  
FAX (570) 824-3580

Direct E-Mail  
[des@csmlawoffices.com](mailto:des@csmlawoffices.com)

May 12, 2015

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

**VIA FAX**  
**389-5625**

Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

Dear Sheriff Chamberlain:

Please stay the Sheriff's Sale of the above-referenced premises in the above-captioned mortgage foreclosure action scheduled for Wednesday, June 10, 2015.

Thank you very much for your courtesy and cooperation. Should you have any questions, please do not hesitate to contact me.

Sincerely,

CHARITON, SCHWAGER & MALAK



DAVID E. SCHWAGER

DES/cs

cc: Melvin Warshal, President

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JEFFREY B. LEIGHOW,

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 2014-CV-569

CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PA

2015 MAY 6 AM 10 58

FILED  
PROTHONOTARY

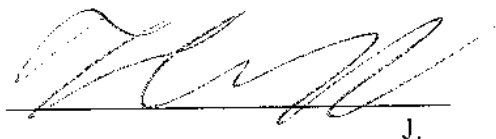
**ORDER**

AND NOW, this 5<sup>th</sup> day of May, 2015, upon consideration of the Motion of Plaintiff, Fairway Consumer Discount Company, to Continue Sheriff's Sale of Real Estate, it is hereby ORDERED, ADJUDGED, and DECREED that the Sheriff's Sale scheduled in this case for Wednesday, May 13, 2015, is hereby postponed until Wednesday, June 10, 2015, at 9:00 A.M.

It is further ORDERED, ADJUDGED, and DECREED that the Sheriff of Columbia County shall make a public announcement to those assembled at the Sheriff's Sale on Wednesday, May 13, 2015, of the continuance of such sale to Wednesday, June 10, 2015, at 9:00 A.M., without the requirement of any new notice or advertisement of such continuance.

It is further ORDERED, ADJUDGED, and DECREED that Fairway Consumer Discount Company shall send a copy of this Order by first class mail, postage prepaid, to Defendant, Jeffrey B. Leighow, at his last known address, 50 Sherwood Drive, Bloomsburg, Pennsylvania 17815.

BY THE COURT,



J.

LAW OFFICES  
**CHARITON, SCHWAGER & MALAK**

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

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Direct E-Mail  
des@charitonschwager.com

April 10, 2015

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

Dear Sheriff Chamberlain:

Enclosed please find time-stamped copy of the Amended 3129.1 Affidavit in connection with the Sheriff's Sale scheduled in the above-captioned mortgage foreclosure action.

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

Sincerely,

CHARITON, SCHWAGER & MALAK

DAVID E. SCHWAGER

DES/cs  
Enclosure

cc: Melvin Warshal, President

FAIRWAY CONSUMER DISCOUNT  
COMPANY.

Plaintiff

v.

JEFFREY B. LEIGHOW,

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 2014-CV-569

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

FAIRWAY CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 50 Sherwood Drive, Bloomsburg, Scott Township, Columbia County, Pennsylvania, the same being more particularly described in the attached Exhibit "A".

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

Name

Jeffrey B. Leighow

Address

50 Sherwood Drive  
Bloomsburg, PA 17815

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

Name

Jeffrey B. Leighow

Address

50 Sherwood Drive  
Bloomsburg, PA 17815

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

Name

None

Address

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

Name

Fairway Consumer Discount Company

Address

8 Marion Street  
Luzerne, PA 18709

The Secretary of Housing and Urban Development 100 Penn Square East  
Philadelphia, PA 19107-3380

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

Name

None

Address

FILED  
PROTHONOTARY

2015 FEB 7 AM 10 17

CLERK OF COURT  
COLUMBIA COUNTY

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

<u>Name</u>	<u>Address</u>
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:


<u>Name</u>	<u>Address</u>
H. James Hock Scott Township Tax Collector	2626 Old Berwick Road Bloomsburg, PA 17815
Scott Township Sewer Authority	350 Tenny Street Bloomsburg, PA 17815
Nicole Lenhart Central Columbia School District Tax Collector	P.O. Box 219 Berwick, PA 18603-0219
Columbia County Tax Claim Bureau	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
Domestic Relations Section Columbia County Court of Common Pleas	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Revenue	Inheritance Tax Division Department 280601 Harrisburg, PA 17128-0601
Commonwealth of Pennsylvania Department of Public Welfare	Estate Recovery Program TPL Casualty Unit P.O. Box 8486 Harrisburg, PA 17105
District Director Internal Revenue Service	Philadelphia District 600 Arch Street Philadelphia, PA 19106
Commonwealth of Pennsylvania Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946
Commonwealth of Pennsylvania Department of Public Welfare	200 Scranton State Office Building 100 Lackawanna Avenue Scranton, PA 18503-1972



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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

FAIRWAY CONSUMER DISCOUNT COMPANY

DATE: 2/4/15

By:   
Melvin Warshal, President

## SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-569, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the City of Bloomsburg, Columbia County, Pennsylvania, on Wednesday, February 11, 2015, at 9:00 a.m., in the forenoon of the said day, all the right, title and interest of the Defendant in and to:

ALL THAT CERTAIN piece, parcel or tract of land situate in Sherwood Village, in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

LOT NO. 169A - BEGINNING at an iron pin at the southeast corner of Friar Road and Sherwood Drive, said pin being north eighty-two degrees twenty minutes east (N82-20E) forty-one and fifty-one one-hundredths (41.51) feet and south twenty-three degrees ten minutes east (S23-10E) thirty-one and thirteen one-hundredths (31.13) feet from the center line intersection of Sherwood Drive and Friar Road;

THENCE along the southerly line of Friar Road, north eighty-two degrees twenty minutes east (N82-20E), eighty and thirty-four one-hundredths (80.34) feet to an iron pin in the northwest corner of Lot 170A;

THENCE along said lot, south twenty degrees twenty-nine minutes east (S20-29E), one hundred two and eighty-five one-hundredths (102.85) feet to an iron pin on the northerly line of Tract No. 3;

THENCE along said Tract, south eighty-two degrees thirty minutes west (S82-30W), seventy-five and forty one-hundredths (75.40) feet to an iron pin on the easterly side of Sherwood Drive;

THENCE along the easterly side of Sherwood Drive, north twenty-three degrees ten minutes west (N23-10W), one hundred three and eighty-four one-hundredths (103.84) feet to the place of beginning.

BEING the same premises conveyed to Jeffrey B. Leighow by Deed of Jeffrey B. Leighow, et al., dated August 29, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200810885.

The Tax Map Number for the above-described parcel is 31-03B02101.

PREMISES improved with a single family frame dwelling more commonly known as 50 Sherwood Drive, Scott Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

EXHIBIT "A"

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JEFFREY B. LEIGHOW, and will be sold by:

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON, SCHWAGER & MALAK  
Attorneys

EXHIBIT "A"

LAW OFFICES  
**CHARITON, SCHWAGER & MALAK**

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

138 SOUTH MAIN STREET  
P.O. BOX 910  
WILKES-BARRE, PENNSYLVANIA 18703-0910  
WWW.CHARITONSCHWAGER.COM

LOUIS SHAFFER (1931-1984)  
PHONE (570) 824-3511  
FAX (570) 824-3580

Direct E-Mail  
des@charitonschwager.com

March 26, 2015

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

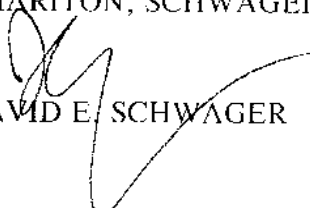
Dear Sheriff Chamberlain:

Enclosed please find time-stamped copy of the Notice of Continuance and Certificate of Filing in the above-captioned mortgage foreclosure action.

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

Sincerely,

CHARITON, SCHWAGER & MALAK

  
DAVID E. SCHWAGER

DES/cs  
Enclosure

cc: Melvin Warshal, President

FILED  
PROTHONOTARY

2015 MAR 20 AM 10 04

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

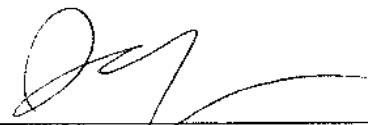
FAIRWAY CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
v.	:	IN MORTGAGE FORECLOSURE
	:	
JEFFREY B. LEIGHOW,	:	
	:	
Defendant	:	NO. 2014-CV-569

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

The Sheriff's Sale scheduled for Wednesday, March 18, 2015, at 9:00 A.M. in the above-captioned matter has been continued until Wednesday, May 13, 2015, at 9:00 A.M.

CHARITON, SCHWAGER & MALAK

BY: \_\_\_\_\_

  
David E. Schwager, Esquire  
Supreme Court I.D. No. 52683  
138 South Main Street  
P.O. Box 910  
Wilkes-Barre, PA 18703-0910  
(570) 824-3511  
Fax: (570) 824-3580  
E-mail: des@charitonschwager.com

Attorneys for Plaintiff  
Fairway Consumer Discount Company

Date: March 18, 2015

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JEFFREY B. LEIGHOW,

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 2014-CV-569

FILED  
PROTHONOTARY  
2015 MAR 20 AM 10 04  
CLERK OF COURT  
COUNTY OF COLUMBIA, PA

**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 Sale in the above-captioned matter.

CHARITON, SCHWAGER & MALAK

BY: \_\_\_\_\_

David E. Schwager, Esquire  
Supreme Court I.D. No. 52683  
138 South Main Street  
P.O. Box 910  
Wilkes-Barre, PA 18703-0910  
(570) 824-3511  
Fax: (570) 824-3580  
E-mail: des@charitonschwager.com

Attorneys for Plaintiff  
Fairway Consumer Discount Company

Date: March 18, 2015

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

LAW OFFICES  
**CHARITON, SCHWAGER & MALAK**  
138 SOUTH MAIN STREET  
P.O. BOX 910  
WILKES-BARRE, PENNSYLVANIA 18703-0910  
WWW.CHARITONSchWAGER.COM

LOUIS SHAFFER (1931-1984)  
PHONE (570) 824-3511  
FAX (570) 824-3580

Direct E-Mail  
des@charitonschwager.com

March 17, 2015

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

**VIA FAX**  
**389-5625**

Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

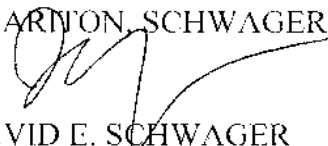
Dear Sheriff Chamberlain:

Please continue the Sheriff's Sale in the above-captioned case until the Sheriff's Sale scheduled for May 13, 2015, at 9:00 a.m.. Please make the appropriate announcement at the sale of this continuance.

Thank you very much for your courtesy and cooperation. Should you have any questions, please do not hesitate to contact me.

Sincerely,

CHARITON, SCHWAGER & MALAK

  
DAVID E. SCHWAGER

DES/cs

Enclosures

cc: Melvin Warshal, President

P:\DES\FWY\CORRES\2015\COLUMBIASHER7 LEIGHOW

LAW OFFICES

CHARITON, SCHWAGER & MALAK

JERRY B. CHARITON

DAVID E. SCHWAGER

JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

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LOUIS SHAFFER (931-1984)

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FAX (570) 824-3580

Direct E-Mail  
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March 17, 2015

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

**VIA FAX**  
**389-5625**

Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

Dear Sheriff Chamberlain:

Please continue the Sheriff's Sale in the above-captioned case until the Sheriff's Sale scheduled for May 13, 2015, at 9:00 a.m.. Please make the appropriate announcement at the sale of this continuance.

Thank you very much for your courtesy and cooperation. Should you have any questions, please do not hesitate to contact me.

Sincerely,

CHARITON, SCHWAGER & MALAK

  
DAVID E. SCHWAGER

DES/es

Enclosures

cc: Melvin Warshal, President

P:\DES\FWY\CORRES\2015\COLUMBIASHER7\LEIGHOW



# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Freeway Consumer vs Jeffrey Leighaw  
NO. 178-2014 ED NO. 569-2014 JD

DATE/TIME OF SALE March 18, 2015 9:00 AM

BID PRICE (INCLUDES COST) \$

POUNDAGE – 2% OF BID \$

TRANSFER TAX – 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$

LESS DEPOSIT: \$

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

LAW OFFICES  
**CHARITON, SCHWAGER & MALAK**  
138 SOUTH MAIN STREET  
P.O. BOX 910  
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LOUIS SHAFFER (1931-1984)  
PHONE (570) 824-3511  
FAX (570) 824-3580

Direct E-Mail  
des@charitonschwager.com

February 16, 2015

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

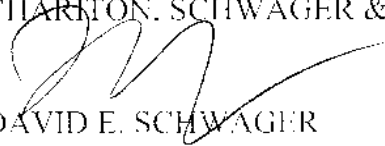
Dear Sheriff Chamberlain:

Enclosed please find time-stamped copy of an Affidavit of Service in connection with the Sheriff's Sale in the above-captioned mortgage foreclosure action.

Thank you very much for your courtesy and cooperation in this matter. Should you have any questions or should you require anything additional information, please feel free to contact me.

Sincerely,

CHARITON, SCHWAGER & MALAK

  
DAVID E. SCHWAGER

DES/rk  
Enclosure

cc: Melvin Warshal, President

FILED  
PROTHONOTARY

2015 FEB 9 AM 10 52

CLERK OF JUDICIAL OFFICE  
COUNTY OF CO

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JEFFREY B. LEIGHOW,

Defendant

COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 2014-CV-569

AFFIDAVIT OF SERVICE

The undersigned, being duly sworn according to law, does hereby state that he is a person of such age and discretion as to be competent to serve papers; that on February 5, 2015, he served a Notice of Sheriff's Sale of Real Estate pursuant to Pennsylvania Rules of Civil Procedure 3129.2, inter alia, describing the property to be sold, its location, the improvements, if any, the judgment of the court on which the sale is being held, the name of the owners, and the time and place of sale by placing same in a post paid envelope first class mail, addressed to the persons who are named in this Affidavit, who are or may be lienholders on the real estate subject to sale, at the places and addresses stated below, by delivering said envelopes and contents to a United States Postal Service employee at a United States Post Office in Wilkes-Barre, Luzerne County, Pennsylvania and obtaining Certificates of Mailing for the Notices. Copies of the Certificates of Mailing are attached to this Affidavit, marked Exhibit "A", and incorporated into this Affidavit by reference.

The facts set forth in this Affidavit of Service are true and correct to the best of his knowledge, information and belief; and this statement is made subject to the penalties of law contained in 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Names

Addresses

The Secretary of Housing and Urban Development	100 Penn Square East Philadelphia, PA 19107-3380
------------------------------------------------	-----------------------------------------------------

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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

CHARITON, SCHWAGER & MALAK

BY:

  
DAVID F. SCHWAGER, ESQUIRE

# **Exhibit “A”**



**Certificate Of Mailing**

To pay fee, affix stamp or  
meter postage here.

This is  
true.

From: David E. Schwager, Esquire  
- Chariton, Schwager & Malak  
- 138 South Main Street, P.O. Box 910  
- Wilkes-Barre, PA 18703-0910

To: Secretary of Housing and  
- Urban Development  
- 100 Penn Square East  
- Philadelphia, PA 19107-3380

Postmark Here

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

LAW OFFICES  
**CHARITON, SCHWAGER & MALAK**  
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February 17, 2015

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

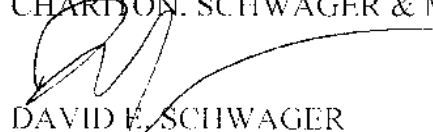
Dear Sheriff Chamberlain:

Enclosed please find time-stamped copy of the Notice of Continuance and Certificate of Filing in the above-captioned mortgage foreclosure action.

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

Sincerely,

CHARITON, SCHWAGER & MALAK



DAVID E. SCHWAGER

DES/rk  
Enclosure

cc: Melvin Warshal, President

FILED  
PROTHONOTARY

2015 FEB 13 AM 10 10

CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

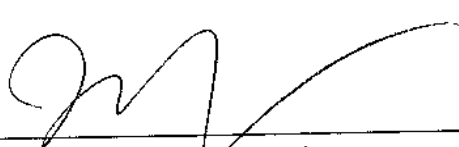
FAIRWAY CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
v.	:	IN MORTGAGE FORECLOSURE
	:	
JEFFREY B. LEIGHOW,	:	
	:	
Defendant	:	NO. 2014-CV-569

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

The Sheriff's Sale scheduled for Wednesday, February 11, 2015, at 9:00 A.M. in the above-captioned matter has been continued until Wednesday, March 18, 2015, at 9:00 A.M.

CHARITON, SCHWAGER & MALAK

BY: \_\_\_\_\_

  
David E. Schwager, Esquire  
Supreme Court I.D. No. 52683  
138 South Main Street  
P.O. Box 910  
Wilkes-Barre, PA 18703-0910  
(570) 824-3511  
Fax: (570) 824-3580  
E-mail: des@charitonschwager.com

Attorneys for Plaintiff  
Fairway Consumer Discount Company

Date: February 11, 2015

FILED  
PROTHONOTARY

2015 FEB 13 AM 10 10

CLERK OF DEPUTY CLERK  
COUNTY OF COLUMBIA, PA

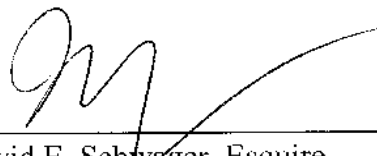
FAIRWAY CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
v.	:	IN MORTGAGE FORECLOSURE
	:	
JEFFREY B. LEIGHOW,	:	
	:	
Defendant	:	NO. 2014-CV-569

**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 Sale in the above-captioned matter.

CHARITON, SCHWAGER & MALAK

BY: \_\_\_\_\_

  
David E. Schwager, Esquire  
Supreme Court I.D. No. 52683  
138 South Main Street  
P.O. Box 910  
Wilkes-Barre, PA 18703-0910  
(570) 824-3511  
Fax: (570) 824-3580  
E-mail: des@charitonschwager.com

Attorneys for Plaintiff  
Fairway Consumer Discount Company

Date: February 11, 2015



JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

LAW OFFICES  
**CHARITON, SCHWAGER & MALAK**  
138 SOUTH MAIN STREET  
P.O. BOX 910  
WILKES-BARRE, PENNSYLVANIA 18703-0910  
WWW.CHARITONSCHWAGER.COM

LOUIS SHAFFER (1931-1984)  
PHONE (570) 824-3511  
FAX (570) 824-3580

Direct E-Mail  
des@charitonschwager.com

February 10, 2015

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

**VIA FAX**  
**389-5625**

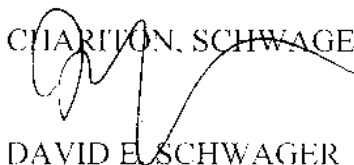
Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

Dear Sheriff Chamberlain:

Please continue the Sheriff's Sale in the above-captioned case until the Sheriff's Sale scheduled for March 18, 2015, at 9:00 a.m.. Please make the appropriate announcement at the sale of this continuance.

Thank you very much for your courtesy and cooperation. Should you have any questions, please do not hesitate to contact me.

Sincerely,

  
CHARITON, SCHWAGER & MALAK  
DAVID E. SCHWAGER

DES/rk  
Enclosures

cc: Melvin Warshal, President  
Garry Wamser, Esquire

LAW OFFICES

CHARITON, SCHWAGER & MALAK

138 SOUTH MAIN STREET

P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910

WWW.CHARITONSCHWAGER.COM

JERRY B. CHARITON

DAVID E. SCHWAGER

JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

LOUIS SHAFFER (1931-1984)

PHONE (570) 824-3511

FAX (570) 824-3580

Direct E-Mail  
des@charitonschwager.com

February 10, 2015

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

VIA FAX  
**389-5625**

Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

Dear Sheriff Chamberlain:

Please continue the Sheriff's Sale in the above-captioned case until the Sheriff's Sale scheduled for March 18, 2015, at 9:00 a.m.. Please make the appropriate announcement at the sale of this continuance.

Thank you very much for your courtesy and cooperation. Should you have any questions, please do not hesitate to contact me.

Sincerely,

CHARITON, SCHWAGER & MALAK

DAVID E. SCHWAGER

DES/rk  
Enclosures

cc: Melvin Warshal, President  
Garry Wamser, Esquire

# SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

---

February 10, 2015

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

Reference Docket # 2014-CV-569  
50 Sherwood Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Jeffrey Leighow, for the property located at 50 Sherwood Drive, Bloomsburg, PA 17815, Columbia County in the amount of \$157.10. Services dates for the fees in question are from October 24, 2014 – February 11, 2015.

If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

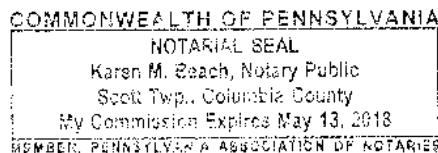
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 21, 28 and February 4, 2015 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.

*RR*

Sworn and subscribed to before me this 6<sup>th</sup> day of February 2015.

*Karen M. Beach*

(Notary Public)



And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>385.00</u>	

1350

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1232.25</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1457.25</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>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2544.25

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

REAL ESTATE TAX CERTIFICATION

Date: 01/29/2015

Fee: \$5.00

Cert. NO: 19587

LEIGHOW JEFFREY B  
50 SHERWOOD DRIVE  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 20081 -0885  
Location: LOT 169 SHERWOOD VILL  
Parcel Id:31 -03B-021-01,000

Assessment: 29,223  
Balances as of 01/29/2015

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

By: Columbia County Sheriff

Per: dm.

LAW OFFICES  
**CHARITON, SCHWAGER & MALAK**

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

138 SOUTH MAIN STREET  
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LOUIS SHAFFER (1931-1984)  
PHONE (570) 824-3511  
FAX (570) 824-3580

Direct E-Mail  
[des@charitonschwager.com](mailto:des@charitonschwager.com)

January 16, 2015

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

Dear Sheriff Chamberlain:

Enclosed please find time-stamped copies of the following documents in connection with the upcoming Sheriff's Sale, in the above-captioned mortgage foreclosure action:

1. 3129.1 Affidavit.
2. Affidavit of Service.

Thank you very much for your courtesy and cooperation in this matter. Should you have any questions concerning the enclosed documents or should you require anything additional information, please feel free to contact me.

Sincerely,

CHARITON, SCHWAGER & MALAK

  
DAVID E. SCHWAGER

DES/rk  
Enclosures

cc: Melvin Warshal, President

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JEFFREY B. LEIGHOW,

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 2014-CV-569

AFFIDAVIT PURSUANT TO RULE 3129.1

FAIRWAY CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at 50 Sherwood Drive, Bloomsburg, Scott Township, Columbia County, Pennsylvania, the same being more particularly described in the attached Exhibit A.

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

Name

Jeffrey B. Leighow

Address

50 Sherwood Drive  
Bloomsburg, PA 17815

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

Name

Jeffrey B. Leighow

Address

50 Sherwood Drive  
Bloomsburg, PA 17815

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

Name

None

Address

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

Name

Fairway Consumer Discount Company

Address

8 Marion Street  
Luzerne, PA 18709

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

Name

None

Address

FILED  
PROTHONOTARY

2015 JUN 12 AM 9 10

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA



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  
None

Address

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

H. James Hock  
Scott Township Tax Collector

2626 Old Berwick Road  
Bloomsburg, PA 17815

Scott Township Sewer Authority

350 Tenny Street  
Bloomsburg, PA 17815

Nicole Lenhart  
Central Columbia School District Tax Collector

P.O. Box 219  
Berwick, PA 18603-0219

Columbia County Tax Claim Bureau

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

Domestic Relations Section  
Columbia County Court of Common Pleas

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

Commonwealth of Pennsylvania  
Department of Revenue

Inheritance Tax Division  
Department 280601  
Harrisburg, PA 17128-0601

Commonwealth of Pennsylvania  
Department of Public Welfare

Estate Recovery Program  
TPL Casualty Unit  
P.O. Box 8486  
Harrisburg, PA 17105

District Director  
Internal Revenue Service

Philadelphia District  
600 Arch Street  
Philadelphia, PA 19106

Commonwealth of Pennsylvania  
Department of Revenue

Bureau of Compliance  
Department 280946  
Harrisburg, PA 17128-0946

Commonwealth of Pennsylvania  
Department of Public Welfare

200 Scranton State Office Building  
100 Lackawanna Avenue  
Scranton, PA 18503-1972


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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

FAIRWAY CONSUMER DISCOUNT COMPANY

DATE:

12/12/14

By:

  
\_\_\_\_\_  
Melvin Warshal, President

### SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-569, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the City of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_, 2015, at \_\_\_\_\_ m., in the forenoon of the said day, all the right, title and interest of the Defendant in and to:

ALL THAT CERTAIN piece, parcel or tract of land situate in Sherwood Village, in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

LOT NO. 169A - BEGINNING at an iron pin at the southeast corner of Friar Road and Sherwood Drive, said pin being north eighty-two degrees twenty minutes east (N82-20E) forty-one and fifty-one one-hundredths (41.51) feet and south twenty-three degrees ten minutes east (S23-10E) thirty-one and thirteen one-hundredths (31.13) feet from the center line intersection of Sherwood Drive and Friar Road;

THENCE along the southerly line of Friar Road, north eighty-two degrees twenty minutes east (N82-20E), eighty and thirty-four one-hundredths (80.34) feet to an iron pin in the northwest corner of Lot 170A;

THENCE along said lot, south twenty degrees twenty-nine minutes east (S20-29E), one hundred two and eighty-five one-hundredths (102.85) feet to an iron pin on the northerly line of Tract No. 3;

THENCE along said Tract, south eighty-two degrees thirty minutes west (S82-30W), seventy-five and forty one-hundredths (75.40) feet to an iron pin on the easterly side of Sherwood Drive;

THENCE along the easterly side of Sherwood Drive, north twenty-three degrees ten minutes west (N23-10W), one hundred three and eighty-four one-hundredths (103.84) feet to the place of beginning.

BEING the same premises conveyed to Jeffrey B. Leighow by Deed of Jeffrey B. Leighow, et al., dated August 29, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200810885.

The Tax Map Number for the above-described parcel is 31-03B02101.

PREMISES improved with a single family frame dwelling more commonly known as 50 Sherwood Drive, Scott Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

EXHIBIT "A"

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JEFFREY B. LEIGHOW, and will be sold by:

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON, SCHWAGER & MALAK  
Attorneys

EXHIBIT "A"

FILED  
PROTHONOTARY

2015 JUN 12 AM 9 13

CLERK OF COURTS OFFICE	
DISCOUNT OF COLUMBIA, INC.	IN THE COURT OF COMMON PLEAS
FAIRWAY CONSUMER DISCOUNT COMPANY,	OF COLUMBIA COUNTY
	:
Plaintiff	:
	:
v.	:
	:
JEFFREY B. LEIGHOW,	:
	:
Defendant	:
	NO. 2014-CV-569

AFFIDAVIT OF SERVICE

The undersigned, being duly sworn according to law, does hereby state that he is a person of such age and discretion as to be competent to serve papers; that on January 5, 2015, he served a Notice of Sheriff's Sale of Real Estate pursuant to Pennsylvania Rules of Civil Procedure 3129.2, *inter alia*, describing the property to be sold, its location, the improvements, if any, the judgment of the court on which the sale is being held, the name of the owners, and the time and place of sale by placing same in a post paid envelope first class mail, addressed to the persons who are named in this Affidavit, who are or may be lienholders on the real estate subject to sale, at the places and addresses stated below, by delivering said envelopes and contents to a United States Postal Service employee at a United States Post Office in Wilkes-Barre, Luzerne County, Pennsylvania and obtaining Certificates of Mailing for the Notices. Copies of the Certificates of Mailing are attached to this Affidavit, marked Exhibit "A", and incorporated into this Affidavit by reference.

The facts set forth in this Affidavit of Service are true and correct to the best of his knowledge, information and belief; and this statement is made subject to the penalties of law contained in 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Names

Addresses

H. James Hock  
Scott Township Tax Collector

2626 Old Berwick Road  
Bloomsburg, PA 17815

Scott Township Sewer Authority

350 Tenny Street  
Bloomsburg, PA 17815

Nicole Lenhart  
Central Columbia School District Tax Collector

P.O. Box 219  
Berwick, PA 18603-0219

Columbia County Tax Claim Bureau

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

Domestic Relations Section  
Columbia County Court of Common Pleas

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

Commonwealth of Pennsylvania  
Department of Revenue

Inheritance Tax Division  
Department 280601  
Harrisburg, PA 17128-0601

Commonwealth of Pennsylvania  
Department of Public Welfare

Estate Recovery Program  
TPI. Casualty Unit  
P.O. Box 8486  
Harrisburg, PA 17105

District Director  
Internal Revenue Service

Philadelphia District  
600 Arch Street  
Philadelphia, PA 19106

Commonwealth of Pennsylvania  
Department of Revenue

Bureau of Compliance  
Department 280946  
Harrisburg, PA 17128-0946

Commonwealth of Pennsylvania  
Department of Public Welfare

200 Scranton State Office Building  
100 Lackawanna Avenue  
Scranton, PA 18503-1972

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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

CHARITON, SCHWAGER & MALAK

BY: 

DAVID E. SCHWAGER, ESQUIRE

# **Exhibit “A”**



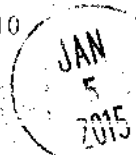
# Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate  
This for

From: David E. Schwager, Esquire  
Chariton, Schwager & Malak  
138 S. Main Street, P.O. Box 910  
Wilkes-Barre, PA 18703-0910

To: Commonwealth of Pennsylvania  
Department of Public Welfare  
Estate Recovery Program  
TPL Casualty Unit  
P.O. Box 8486  
Harrisburg, PA 17105



Postmark Here

US POSTAGE

PS Form 3817, April 2007 PSN 7530-02-000-9065



# Certificate Of Mailing

Using

This Certificate  
This for

From: David E. Schwager, Esquire  
Chariton, Schwager & Malak  
138 S. Main Street, P.O. Box 910  
Wilkes-Barre, PA 18703-0910

To: Commonwealth of Pennsylvania  
Department of Revenue  
Inheritance Tax Division  
Department 280601  
Harrisburg, PA 17128-0601



Postmark Here

US POSTAGE

PS Form 3817, April 2007 PSN 7530-02-000-9065



# Certificate Of Mailing

Using

This Certificate  
This for

From: David E. Schwager, Esquire  
Chariton, Schwager & Malak  
138 S. Main Street, P.O. Box 910  
Wilkes-Barre, PA 18703-0910

To: Domestic Relations Section  
Columbia County Court of Common Pleas  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815



Postmark Here

US POSTAGE

PS Form 3817, April 2007 PSN 7530-02-000-9065



# Certificate Of Mailing

Using

This Certificate  
This for

From: David E. Schwager, Esquire  
Chariton, Schwager & Malak  
138 S. Main Street, P.O. Box 910  
Wilkes-Barre, PA 18703-0910

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



PS Form 3817, April 2007 PSN 7530-02-000-9065



# Certificate Of Mailing

Using

This Certificate  
This for

From: David E. Schwager, Esquire  
Chariton, Schwager & Malak  
138 S. Main Street, P.O. Box 910  
Wilkes-Barre, PA 18703-0910

To: H. James Hock  
Scott Township Tax Collector  
2626 Old Bervick Road  
Bloomsburg, PA 17815



PS Form 3817, April 2007 PSN 7530-02-000-9065





# Certificate Of Mailing

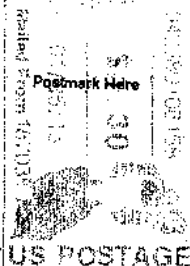
To pay fee, affix stamps or meter postage here.

This Certificate is for

From: David E. Schwager, Esquire  
Chariton, Schwager & Malak  
138 S. Main Street, P.O. Box 910  
Wilkes-Barre, PA 18703-0910

To: Scott Township Sewer Authority  
350 Tenny Street  
Bloomsburg, PA 17815-3251

PS Form 3817, April 2007 PSN 7530-02-000-9065



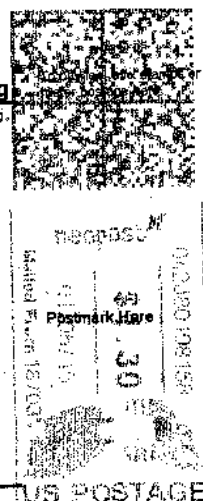
# Certificate Of Mailing

This Certificate is for

From: David E. Schwager, Esquire  
Chariton, Schwager & Malak  
138 S. Main Street, P.O. Box 910  
Wilkes-Barre, PA 18703-0910

To: District Director  
Internal Revenue Service  
Philadelphia District  
600 Arch Street  
Philadelphia, PA 19106

PS Form 3817, April 2007 PSN 7530-02-000-9065



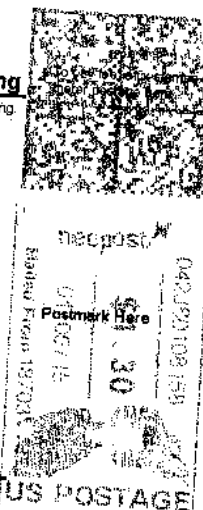
# Certificate Of Mailing

This Certificate is for

From: David E. Schwager, Esquire  
Chariton, Schwager & Malak  
138 S. Main Street, P.O. Box 910  
Wilkes-Barre, PA 18703-0910

To: Nichole Lenhart  
Central Columbia School District Tax Collector  
P.O. Box 219  
Berwick, PA 18603-0219

PS Form 3817, April 2007 PSN 7530-02-000-9065



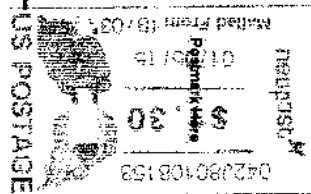
# Certificate Of Mailing

This Certificate is for

From: David E. Schwager, Esquire  
Chariton, Schwager & Malak  
138 S. Main Street, P.O. Box 910  
Wilkes-Barre, PA 18703-0910

To: Commonwealth of Pennsylvania  
Department of Public Welfare  
200 Scranton State Office Building  
100 Lackawanna Avenue  
Scranton, PA 18503-1972

PS Form 3817, April 2007 PSN 7530-02-000-9065



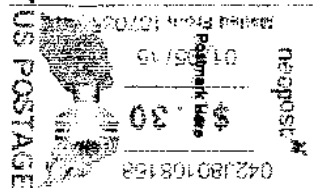
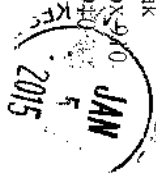
# Certificate Of Mailing

This Certificate is for

From: David E. Schwager, Esquire  
Chariton, Schwager & Malak  
138 S. Main Street, P.O. Box 910  
Wilkes-Barre, PA 18703-0910

To: Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Compliance  
Department 280946  
Harrisburg, PA 17128-0946

PS Form 3817, April 2007 PSN 7530-02-000-9065



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FAIRWAY CONSUMER  
vs.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## SHERIFF'S RETURN OF SERVICE

12/17/2014 02:20 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE @ACCEPTEDBY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JEFFREY B LEIGHOW AT 60 SHERWOOD DRIVE, BLOOMSBURG, PA 17815.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

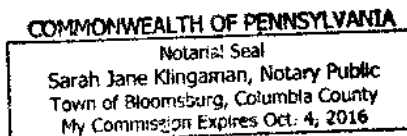
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

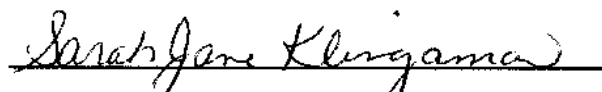
January 02, 2015

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2015





plaintiff Attorney: CHARITON, SCHWAGER & MALAK, P.O. BOX 910, 138 S. MAIN STREET, WILKES-BARRE, PA 18703-09

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FAIRWAY CONSUMER  
vs.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## SHERIFF'S RETURN OF SERVICE

01/05/2015 02:18 PM - DEPUTY MICHAEL BEYER, 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 50 SHERWOOD DRIVE, BLOOMSBURG, PA 17815.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 05, 2015

## NOTARY

Affirmed and subscribed to before me this

5TH

day of

JANUARY

2015

Sarah Jane Klingman

Plaintiff Attorney: CHARITON, SCHWAGER & MALAK, P.O. BOX 910, 138 S. MAIN STREET, WILKES-BARRE, PA 18703-09

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FAIRWAY CONSUMER  
vs.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

Name:	(POSTING)
Primary Address:	50 SHERWOOD DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	<u>Posted</u>		
Relation:			
Date:	<u>1-5-15</u>	Time:	<u>2:18</u>
Deputy:	<u>4</u>	Mileage:	

### Attorney / Originator:

Name:	CHARITON, SCHWAGER & MALAK
Phone:	

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

(POSTING)

2014CV569

50 SHERWOOD DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FAIRWAY CONSUMER  
vs.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## 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: 178  
Warrant:

### Serve To:

Name: JEFFREY B LEIGHOW  
Primary Address: 50 SHERWOOD DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB: 11/11/1959

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation: DEF

Date: 12-16-14

Deputy: 8

Time: 1430

Mileage:

### Attorney / Originator:

Name: CHARITON, SCHWAGER & MALAK

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

LEIGHOW, JEFFREY B

2014CV569

50 SHERWOOD DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000043141

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

---

**SHERIFF'S SALE DESCRIPTION**

Columbia County Writ of Execution No. 2014-CV-569. To be sold in the Columbia County Courthouse, Bloomsburg, Pennsylvania, on Feb. 11<sup>th</sup>, 2015, at 9:00 A.m., all of the interest of the Defendant in:

A parcel of land in Scott Township, Columbia County, Pennsylvania, being 80.34' x 102.85' x 75.40' x 103.84'. BEING described in Deed dated August 29, 2008, and recorded to Instrument Number 200810885. The Tax Map Number is 31-03B02101. PREMISES improved with a single family dwelling known as 50 Sherwood Drive. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 20 days or within 20 days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JEFFREY B. LEIGHOW, and will be sold by:

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON, SCHWAGER & MALAK  
Attorneys

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FAIRWAY CONSUMER  
VS.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## 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: 179

Warrant:

Expires:

### Serve To:

Name: OCCUPANT

Primary Address: 50 SHERWOOD DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: JEFFREY LEIGHOW

Relation: DEF

Date: 12-16-14 Time: 1420

Deputy: Mileage:

### Attorney / Originator:

Name: CHARITON, SCHWAGER & MALAK

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2014CV569

50 SHERWOOD DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FAIRWAY CONSUMER  
vs.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## 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:

178

Warrant:

### Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

DEF

Date:

12-16-14

Time:

1146

Deputy:

8

Mileage:

### Attorney / Originator:

Name: CHARITON, SCHWAGER & MALAK

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

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

HOCK, H. JAMES

2014CV569

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FAIRWAY CONSUMER  
vs.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 178

Manner: < Not Specified >

Expires:

Warrant:

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:

Relation: Clerk

Date: 12-16-14

Time: 1150

Deputy: 8

Mileage:

### Attorney / Originator:

Name: CHARITON, SCHWAGER & MALAK

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CENTRAL COLUMBIA SD

2014CV569

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

FAIRWAY CONSUMER  
vs.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## 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: 178

Warrant:

### Serve To:

Name: SCOTT TOWNSHIP SEWER AUTHORITY

Primary Address: 350 TENNY STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHARON KELLER

Relation: C. LECK

Date: 12-16-14

Time: 1200

Deputy: 8

Mileage:

### Attorney / Originator:

Name: CHARITON, SCHWAGER & MALAK

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

SCOTT TOWNSHIP SEWER

2014CV569

350 TENNY STREET, 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 12/16/14

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**  
Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: 1019072  
Description: **Jeffrey Leighow Sale**  
Run Dates: **01/21/15 to 02/04/15**  
Class: 2  
Agate Lines: 225  
Blind Box:

**Total Ad Cost \$1,232.25**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/21/15	02/04/15	3	\$1,232.25

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2014CV569

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

**WEDNESDAY, FEBRUARY 11, 2015  
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 Sherwood Village, in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

LOT NO. 169A-BEGINNING at an iron pin at the southeast corner of Friar Road and Sherwood Drive, said pin being north eighty-two degrees twenty minutes east (N82-20E) forty-one and fifty-one one-hundredths (41.51) feet and south twenty-three degrees ten minutes east (S23-10E) thirty-one and thirteen one-hundredths (31.13) feet from the center line intersection of Sherwood Drive and Friar Road; THENCE along the southerly line of Friar Road, north eighty-two degrees twenty minutes east (N82-20E), eighty and thirty-four one-hundredths (80.34) feet to an iron pin in the northwest corner of Lot 170A; THENCE along said lot, south twenty degrees twenty-nine minutes east (S20-29E), one hundred two and eighty-five one-hundredths (102.85) feet to an iron pin on the northerly line of Tract No. 3; THENCE along said Tract, south eighty-two degrees thirty minutes west (S82-30W), seventy-five and forty one-hundredths (75.40) feet to an iron pin on the easterly side of Sherwood Drive; THENCE along the easterly side of Sherwood Drive, north twenty three degrees ten minutes west (N23-10W), one hundred three and eighty-four one-hundredths (103.84) feet to the place of beginning.

BEING the same premises conveyed to Jeffrey B. Leighow by Deed of Jeffrey B. Leighow, et al, dated August 29, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200810385.

The Tax Map Number for the above-described parcel is 31-03B02101.

PREMISES improved with a single family frame dwelling more commonly known as 50 Sherwood Drive, Scott Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

PROPERTY ADDRESS: 50 SHERWOOD DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-03B02101

Seized and taken into execution to be sold as the property of JEFFREY B. LEIGHOW in suit of FAIRWAY CONSUMER.

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

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

Attorney for the Plaintiff:  
CHARITON, SCHWAGER & MALAK  
WILKES-BARRE, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FAIRWAY CONSUMER  
vs.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 178

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 12/16/14 Time: 1004

Deputy: 5 Mileage:

### Attorney / Originator:

Name: CHARITON, SCHWAGER & MALAK

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2014CV569

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FAIRWAY CONSUMER  
vs.  
JEFFREY B LEIGHOW

Case Number  
2014CV569

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 178

Manner: < Not Specified >

Expires:

Warrant:

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: FAREN RICHEN DRFER

Relation: CLERK II

Date: 12/16/14 Time: 1006

Deputy: 5 Mileage:

### Attorney / Originator:

Name: CHARITON, SCHWAGER & MALAK

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2014CV569

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV569

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

**WEDNESDAY, FEBRUARY 11, 2015**  
**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 Sherwood Village, in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:  
LOT NO. 169A - BEGINNING at an iron pin at the southeast corner of Friar Road and Sherwood Drive, said pin being north eighty-two degrees twenty minutes east (N82-20E) forty-one and fifty-one one-hundredths (41.51) feet and south twenty-three degrees ten minutes east (S23-10E) thirty-one and thirteen one-hundredths (31.13) feet from the center line intersection of Sherwood Drive and Friar Road; THENCE along the southerly line of Friar Road, north eighty-two degrees twenty minutes east (N82-20E), eighty and thirty-four one-hundredths (80.34) feet to an iron pin in the northwest corner of Lot 170A; THENCE along said lot, south twenty degrees twenty-nine minutes east (S20-29E), one hundred two and eighty-five one-hundredths (102.85) feet to an iron pin on the northerly line of Tract No. 3; THENCE along said Tract, south eighty-two degrees thirty minutes west (S82-30W), seventy-five and forty one-hundredths (75.40) feet to an iron pin on the easterly side of Sherwood Drive; THENCE along the easterly side of Sherwood Drive, north twenty-three degrees ten minutes west (N23-10W), one hundred three and eighty-four one-hundredths (103.84) feet to the place of beginning.  
BEING the same premises conveyed to Jeffrey B. Leighow by Deed of Jeffrey B. Leighow, et al., dated August 29, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200810885.  
The Tax Map Number for the above-described parcel is 31-03B02101.  
PREMISES improved with a single family frame dwelling more commonly known as 50 Sherwood Drive, Scott Township, Columbia County, Pennsylvania.  
UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.  
TOGETHER with all buildings and improvements thereon.

PROPERTY ADDRESS: 50 SHERWOOD DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-03B02101

Seized and taken into execution to be sold as the property of JEFFREY B LEIGHOW in suit of FAIRWAY CONSUMER.

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

Attorney for the Plaintiff:  
CHARITON, SCHWAGER & MALAK  
WILKES-BARRE, PA

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

### SHERIFF'S SALE DESCRIPTION

Columbia County Writ of Execution No. 2014-CV-569. To be sold in the Columbia County Courthouse, Bloomsburg, Pennsylvania, on Feb. 11<sup>th</sup>, 2015, at 9:00 A.m., , all of the interest of the Defendant in:

A parcel of land in Scott Township, Columbia County, Pennsylvania, being 80.34' x 102.85' x 75.40' x 103.84'. BEING described in Deed dated August 29, 2008, and recorded to Instrument Number 200810885. The Tax Map Number is 31-03B02101. PREMISES improved with a single family dwelling known as 50 Sherwood Drive. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 20 days or within 20 days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JEFFREY B. LEIGHOW, and will be sold by:

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON, SCHWAGER & MALAK  
Attorneys



## Document Receipt

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Trans #	4315	Carrier / service:	USPS Server	First-Class Mail®	12/16/2014 12:00:00 AM
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## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000043134

Doc Ref #: 2014ED178

Postage 5.3400

HARRISBURG PA 17105

178

## Document Receipt

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Trans #	4314	Carrier / service:	USPS Server	First-Class Mail®	12/16/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000043127

Doc Ref #: 2014ED178

Postage 5.3400

HARRISBURG PA 17128

178

## Document Receipt

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Trans #	4316	Carrier / service:	USPS Server	First-Class Mail®	12/16/2014 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 #: 71901140006000043141

Doc Ref #: 2014ED178

Postage 5.3400

PHILADELPHIA PA 19107

178

## Document Receipt

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Trans #	4317	Carrier / service:	USPS Server	First-Class Mail®	12/16/2014 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000043158

Doc Ref #: 2014ED178

Postage 5.3400

PHILADELPHIA PA 19106

### **SHERIFF'S SALE DESCRIPTION**

By virtue of a Writ of Execution No. 2014-CV-569, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the City of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_, 2015, at \_\_\_\_\_m., in the forenoon of the said day, all the right, title and interest of the Defendant in and to:

ALL THAT CERTAIN piece, parcel or tract of land situate in Sherwood Village, in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

LOT NO. 169A - BEGINNING at an iron pin at the southeast corner of Friar Road and Sherwood Drive, said pin being north eighty-two degrees twenty minutes east (N82-20E) forty-one and fifty-one one-hundredths (41.51) feet and south twenty-three degrees ten minutes east (S23-10E) thirty-one and thirteen one-hundredths (31.13) feet from the center line intersection of Sherwood Drive and Friar Road;

THENCE along the southerly line of Friar Road, north eighty-two degrees twenty minutes east (N82-20E), eighty and thirty-four one-hundredths (80.34) feet to an iron pin in the northwest corner of Lot 170A;

THENCE along said lot, south twenty degrees twenty-nine minutes east (S20-29E), one hundred two and eighty-five one-hundredths (102.85) feet to an iron pin on the northerly line of Tract No. 3;

THENCE along said Tract, south eighty-two degrees thirty minutes west (S82-30W), seventy-five and forty one-hundredths (75.40) feet to an iron pin on the easterly side of Sherwood Drive;

THENCE along the easterly side of Sherwood Drive, north twenty-three degrees ten minutes west (N23-10W), one hundred three and eighty-four one-hundredths (103.84) feet to the place of beginning.

BEING the same premises conveyed to Jeffrey B. Leighow by Deed of Jeffrey B. Leighow, et al., dated August 29, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200810885.

The Tax Map Number for the above-described parcel is 31-03B02101.

PREMISES improved with a single family frame dwelling more commonly known as 50 Sherwood Drive, Scott Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JEFFREY B. LEIGHOW, and will be sold by:

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON, SCHWAGER & MALAK  
Attorneys

# REAL ESTATE OUTLINE

ED # 2014 ED 178

DATE RECEIVED 12/15/2014  
DOCKET AND INDEX 2014 CV 569

## CHECK FOR PROPER INFO.

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

CK# 3277

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

SALE DATE 2/11/2015 TIME 9:00 a.m.

POSTING DATE \_\_\_\_\_

ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**PA R.C.P. 3180 to 3183 and Rule 3257**

FAIRWAY CONSUMER DISCOUNT  
COMPANY

vs.

JEFFREY B. LEIGHOW

: IN THE COURT OF COMMON PLEAS  
:  
: OF COLUMBIA COUNTY  
:  
: 2014 - ED - 178  
:  
: NO. 2014-CV-569

Commonwealth of Pennsylvania:  
County of Columbia:

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

To satisfy the judgment, interest and costs in the above manner you are directed to levy upon and sell the following described property:

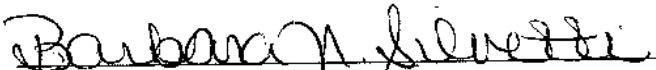
PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO - EXHIBIT "A"

MAP NO. Parcel No. 31 03B02101

Principal and	
Interest to 05/23/14	\$29,374.54
Attorneys' Commission	\$ 4,406.18*
TOTAL	\$33,780.72* and costs**as endorsed.

\*\*Together with interest accruing from May 24, 2014, through to the date of any Sheriff's Sale pursuant to the Judgment entered in this case, all additional attorneys' commission, costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses made by Plaintiff pursuant to the rights and privileges granted under the terms of the subject Mortgage.

**\*includes attorneys' commission of 15% of the Debt or the amount of legal expenses incurred in all collection efforts, whichever is greater. The actual amount may be higher.**

  
Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania

Dated: November 17, 2014

BY:   
Deputy

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2016**



FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
v.	:	IN MORTGAGE FORECLOSURE
	:	
JEFFREY B. LEIGHOW,	:	
	:	
Defendant	:	NO. 2014-CV-569

**WRIT OF EXECUTION**  
**NOTICE**

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

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

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

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.**

North Penn Legal Services, Inc.  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JEFFREY B. LEIGHOW,

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 2014-CV-569

AFFIDAVIT PURSUANT TO RULE 3129.1

FAIRWAY CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 50 Sherwood Drive, Bloomsburg, Scott Township, Columbia County, Pennsylvania, the same being more particularly described in the attached Exhibit "A".

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

Name

Jeffrey B. Leighow

Address

50 Sherwood Drive  
Bloomsburg, PA 17815

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

Name

Jeffrey B. Leighow

Address

50 Sherwood Drive  
Bloomsburg, PA 17815

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

Name

None

Address

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

Name

Fairway Consumer Discount Company

Address

8 Marion Street  
Luzerne, PA 18709

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

Name

None

Address

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  
None

Address

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

H. James Hock x  
Scott Township Tax Collector

2626 Old Berwick Road  
Bloomsburg, PA 17815

Scott Township Sewer Authority >

350 Tenny Street  
Bloomsburg, PA 17815

Nicole Lenhart x  
Central Columbia School District Tax Collector

P.O. Box 219  
Berwick, PA 18603-0219

Columbia County Tax Claim Bureau x

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

Domestic Relations Section x  
Columbia County Court of Common Pleas

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

Commonwealth of Pennsylvania ✓  
Department of Revenue

Inheritance Tax Division  
Department 280601  
Harrisburg, PA 17128-0601

Commonwealth of Pennsylvania  
Department of Public Welfare

Estate Recovery Program  
TPL Casualty Unit  
P.O. Box 8486  
Harrisburg, PA 17105

District Director  
Internal Revenue Service x

Philadelphia District  
600 Arch Street  
Philadelphia, PA 19106

Commonwealth of Pennsylvania x  
Department of Revenue

Bureau of Compliance  
Department 280946  
Harrisburg, PA 17128-0946

Commonwealth of Pennsylvania  
Department of Public Welfare x

200 Scranton State Office Building  
100 Lackawanna Avenue  
Scranton, PA 18503-1972

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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

FAIRWAY CONSUMER DISCOUNT COMPANY

DATE:

12/12/14

By:

  
\_\_\_\_\_  
Melvin Warshal, President

### SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-569, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the City of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_, 2015, at \_\_\_\_\_m., in the forenoon of the said day, all the right, title and interest of the Defendant in and to:

ALL THAT CERTAIN piece, parcel or tract of land situate in Sherwood Village, in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

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THENCE along said lot, south twenty degrees twenty-nine minutes east (S20-29E), one hundred two and eighty-five one-hundredths (102.85) feet to an iron pin on the northerly line of Tract No. 3;

THENCE along said Tract, south eighty-two degrees thirty minutes west (S82-30W), seventy-five and forty one-hundredths (75.40) feet to an iron pin on the easterly side of Sherwood Drive;

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The Tax Map Number for the above-described parcel is 31-03B02101.

PREMISES improved with a single family frame dwelling more commonly known as 50 Sherwood Drive, Scott Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

EXHIBIT "A"

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

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TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON, SCHWAGER & MALAK  
Attorneys

EXHIBIT "A"

LAW OFFICES

CHARITON, SCHWAGER & MALAK

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

138 SOUTH MAIN STREET  
P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910  
WWW.CHARITONSCHWAGER.COM

LOUIS SHAFFER (1931-1984)  
PHONE (570) 824-3511  
FAX (570) 824-3580

\*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail  
des@charitonschwager.com

December 12, 2014

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

Re: Fairway Consumer Discount Company v. Leighow  
Premises: 50 Sherwood Drive, Scott Township, Columbia County, PA  
Columbia County No. 2014 CV 569

Dear Sheriff Chamberlain:

Enclosed please find the following documents in connection with the scheduling of a Sheriff's Sale, in the above-captioned mortgage foreclosure action:

1. Four (4) copies of the Writ of Execution, Sheriff's Sale Description, and Writ of Execution Notice.
2. Affidavit of Non-Military Service and Certification of Last known Address.
3. Waiver of Watchman.
4. 3129.1 Affidavit.
5. An original and two (2) copies of the Notice of Sheriff's Sale of Real Estate.
6. Five (5) abridged legal descriptions for the Sheriff to use for publication purposes.
7. Five (5) full legal descriptions.
8. A check made payable to the Sheriff of Columbia County in the amount of \$1,350.00, the required deposit amount.

Thank you very much for your courtesy and cooperation in this matter. Should you have any questions concerning the enclosed documents or should you require anything additional information, please feel free to contact me.

Sincerely,

CHARITON, SCHWAGER & MALAK

  
DAVID E. SCHWAGER

DES/rk

Enclosures

cc: Melvin Warshal, President

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**PA R.C.P. 3180 to 3183 and Rule 3257**

FAIRWAY CONSUMER DISCOUNT  
COMPANY

vs.

JEFFREY B. LEIGHOW

: IN THE COURT OF COMMON PLEAS  
:  
: OF COLUMBIA COUNTY  
:  
: 2014 - ED - 178  
:  
: NO. 2014-CV-569

Commonwealth of Pennsylvania:  
County of Columbia:

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

To satisfy the judgment, interest and costs in the above manner you are directed to levy upon and sell the following described property:

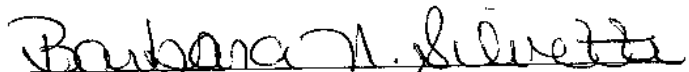
PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO - EXHIBIT "A"

MAP NO. Parcel No. 31 03B02101

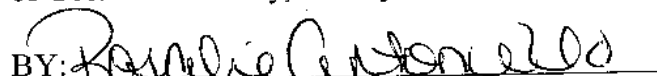
Principal and	
Interest to 05/23/14	\$29,374.54
Attorneys' Commission	<u>\$ 4,406.18*</u>
TOTAL	\$33,780.72* and costs**as endorsed.

\*\*Together with interest accruing from May 24, 2014, through to the date of any Sheriff's Sale pursuant to the Judgment entered in this case, all additional attorneys' commission, costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses made by Plaintiff pursuant to the rights and privileges granted under the terms of the subject Mortgage.

**\*includes attorneys' commission of 15% of the Debt or the amount of legal expenses incurred in all collection efforts, whichever is greater. The actual amount may be higher.**

  
Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania

Dated: November 17, 2014

BY:   
Deputy

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2016**



FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JEFFREY B. LEIGHOW,

Defendant

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY  
:

: CIVIL ACTION - LAW  
:

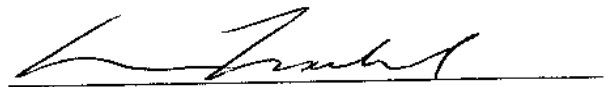
: IN MORTGAGE FORECLOSURE  
:

: NO. 2014-CV-569

**AFFIDAVIT OF NON-MILITARY SERVICE AND**  
**CERTIFICATION OF LAST KNOWN ADDRESS OF**  
**DEFENDANT AND PLAINTIFF**

MELVIN WARSHAL verifies that he did, upon request of FAIRWAY CONSUMER DISCOUNT COMPANY, investigate the status of JEFFREY B. LEIGHOW, Defendant in this case, with regard to the Servicemembers Civil Relief Act and the Soldiers' and Sailors' Civil Relief Act of 1940 and that he made such investigation personally; that he has been informed and your affiant avers that he is not now, nor was he within a period of three (3) months last, in the military or naval service of the United States within the purview of the Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendant is 50 Sherwood Drive, Bloomsburg, Scott Township, Columbia County, Pennsylvania 17815; and the address of Plaintiff is 8 Marion Street, Luzerne Borough, Luzerne County, Pennsylvania 18709

The facts set forth in this Affidavit of Non-Military Service and Certification of Last Known Address of Defendant and Plaintiff are true and correct to the best of his knowledge, information and belief; and this statement is made subject to the penalties of law contained in 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

  
MELVIN WARSHAL, President  
Fairway Consumer Discount Company

Dated: July 1, 2014

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JEFFREY B. LEIGHOW,

Defendant

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY

: CIVIL ACTION - LAW

: IN MORTGAGE FORECLOSURE

: NO. 2014-CV-569

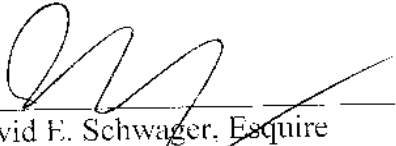
WAIVER OF WATCHMAN

TO THE SHERIFF OF COLUMBIA COUNTY:

Please seize, levy, advertise, and sell all that certain piece or parcel of land situate at 50 Sherwood Drive, Bloomsburg, Scott Township, Columbia County, Pennsylvania ("Premises"). You are released from all responsibility in not placing watchmen or insurance on the Premises.

CHARITON, SCHWAGER & MALAK

BY: \_\_\_\_\_

  
David E. Schwager, Esquire

138 South Main Street

P.O. Box 910

Wilkes-Barre, PA 18703-0910

Attorneys for Plaintiff

FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
v.	:	IN MORTGAGE FORECLOSURE
	:	
JEFFREY B. LEIGHOW,	:	
	:	
Defendant	:	NO. 2014-CV-569

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

TO: JEFFREY B. LEIGHOW, Defendant in this case and owner of the Real Estate described in this Notice; NOTICE IS HEREBY GIVEN that by virtue of the Writ of Execution issued under the Judgment in this case, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Feb. 11<sup>th</sup> 2015, \_\_\_\_\_, 2015, at 9:00 o'clock a.m., Eastern Time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at 50 Sherwood Drive, Bloomsburg, Scott Township, Columbia County, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", and attached to and incorporated into this Notice.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that, within thirty (30) days after the sale, the Sheriff will file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

CHARITON, SCHWAGER & MALAK

BY: \_\_\_\_\_

David E. Schwager, Esquire  
 Supreme Court L.D. No. 52683  
 138 South Main Street  
 P.O. Box 910  
 Wilkes-Barre, PA 18703-0910  
 Attorneys for Plaintiff

The Tax Map Number for the above-described parcel is 31-03B02101.

PREMISES improved with a single family frame dwelling more commonly known as 50 Sherwood Drive, Scott Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

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TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON, SCHWAGER & MALAK  
Attorneys

FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
v.	:	IN MORTGAGE FORECLOSURE
	:	
JEFFREY B. LEIGHOW,	:	
	:	
Defendant	:	NO. 2014-CV-569

**NOTICE OF SHERIFF'S SALE**  
**OF**  
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TO: JEFFREY B. LEIGHOW, Defendant in this case and owner of the Real Estate described in this Notice; NOTICE IS HEREBY GIVEN that by virtue of the Writ of Execution issued under the Judgment in this case, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock a.m., Eastern Time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at 50 Sherwood Drive, Bloomsburg, Scott Township, Columbia County, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", and attached to and incorporated into this Notice.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that, within thirty (30) days after the sale, the Sheriff will file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

CHARITON, SCHWAGER & MALAK

BY: \_\_\_\_\_

David E. Schwager, Esquire  
 Supreme Court I.D. No. 52683  
 138 South Main Street  
 P.O. Box 910  
 Wilkes-Barre, PA 18703-0910  
 Attorneys for Plaintiff

### SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-569, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the City of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_, 2015, at \_\_\_\_\_m., in the forenoon of the said day, all the right, title and interest of the Defendant in and to:

ALL THAT CERTAIN piece, parcel or tract of land situate in Sherwood Village, in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

LOT NO. 169A - BEGINNING at an iron pin at the southeast corner of Friar Road and Sherwood Drive, said pin being north eighty-two degrees twenty minutes east (N82-20E) forty-one and fifty-one one-hundredths (41.51) feet and south twenty-three degrees ten minutes east (S23-10E) thirty-one and thirteen one-hundredths (31.13) feet from the center line intersection of Sherwood Drive and Friar Road;

THENCE along the southerly line of Friar Road, north eighty-two degrees twenty minutes east (N82-20E), eighty and thirty-four one-hundredths (80.34) feet to an iron pin in the northwest corner of Lot 170A;

THENCE along said lot, south twenty degrees twenty-nine minutes east (S20-29E), one hundred two and eighty-five one-hundredths (102.85) feet to an iron pin on the northerly line of Tract No. 3;

THENCE along said Tract, south eighty-two degrees thirty minutes west (S82-30W), seventy-five and forty one-hundredths (75.40) feet to an iron pin on the easterly side of Sherwood Drive;

THENCE along the easterly side of Sherwood Drive, north twenty-three degrees ten minutes west (N23-10W), one hundred three and eighty-four one-hundredths (103.84) feet to the place of beginning.

BEING the same premises conveyed to Jeffrey B. Leighow by Deed of Jeffrey B. Leighow, et al., dated August 29, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200810885.

The Tax Map Number for the above-described parcel is 31-03B02101.

PREMISES improved with a single family frame dwelling more commonly known as 50 Sherwood Drive, Scott Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JEFFREY B. LEIGHOW, and will be sold by:

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON, SCHWAGER & MALAK  
Attorneys