## 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**

DATE	CATEGORY	<i>MEMO</i>	СНК #	DEBIT	CREDIT
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

TOTAL BALANCE: \$(457.25)

Printed: 5/14/2015 2:31:54PM (a) Calcago Salar short, 16 on De 16 (a) Page 1 of 1

PO Box 380 Bloomsburg, PA 17815

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





To:	David Schwager, Esq.	From:	Sheriff Timothy T.	Chamberlain
Fax:		Pages:	2	
Phone	ei	Date:	May 14, 2015	
Re:	Leighow	CC:		
□ Urg	ent 🛘 For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
• Con	nments:			

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

## FAIRWAY CONSUMER DISCOUNT COMPANY

LUZERNE BANK LUZERNE BRANCH

60-1228-313

P.O. BOX 12 LUZERNE, PA 18709

Sheriff of Columbia County

May 18, 2015

**VOID AFTER 90 DAYS** 

\$

457.25

Four hundred fifty-seven dollars and 25 cents

DOLLARS

мемо

PAY TO THE

ORDER OF

Jeffrey Leighow - Balance Due #2014CV569

"Ol7721" (Ol1312288) 0001165511"

### 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

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LOUIS SHAFFER (1931-1984)

PHONE (570) 824-358 FAX (570) 824-3580

<u>Direct E-Mail</u> 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 Salc 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

DÁVID E. SCHWAGÉR

DES/cs

cc: Melvin Warshal, President

FAIRWAY CONSUMER DISCOUNT COMPANY,	:	OF COLUMBIA COUNTY		EA3	
Plaintiff	; ;	CIVIL ACTION - LAW	CLE	2015	
v.	:	IN MORTGAGE FORECL	OSÜKÜE S	THEY!	PROT
JEFFREY B. LEIGHOW,	:	. <sub>p</sub> ur	747 spm spm 673 674 (174 174	60	HONG HELLET
Defendant	:	NO. 2014-CV-569		AM 10	D QTARY
	ODD	T.D.	1 1 7 3	25	

## <u>ORDER</u>

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.

Hanne Harrier

## CHARITON, SCHWAGER & MALAK

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

\*ALSO ADMITTED IN NEW JERSEY

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LOUIS SHAFFER (1931-1984)

PHONE (570) 824-3511 FAX (570) 824-3580

<u>Direct E-Mail</u> 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 Shcriff Chamberlain:

Enclosed please a 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/es Enclosure

cc: Melvin Warshal, President

PSDES/FWY/CORRES/2015/COLUMBIASHER9 LEIGHOW

	WAY CONSUMER DISCOUNT PANY.		E COURT OF COMMO LUMBIA COUNTY	N PLEAS	3
	Plaintiff	CIVIL	ACTION - LAW		
	V.	: : IN MC	RTGAGE FORECLOS	JRE	
JEFFR	EY B. LEIGHOW,	:			
	Defendant	: NO. 20	)14-CV-569		
	AMENDED AFFIDAVI	T PURSUANT	TO RULE 3129.1		
	FAIRWAY CONSUMER DISCOUN	IT COMPANY	, Plaintiff in the above ac	tion, sets f	forth
as of th	ne date the Praecipe for the Writ of Exec	cution was filed	l the following information	on concer	ning
the rea	l property located at 50 Sherwood Dri	ive, Bloomsbu	g, Scott Township, Colu	mbia Cou	unty,
Pennsy	Ivania, the same being more particula	rly described in	the attached Exhibit "A		
1.	Name and address of Owner(s) or Re	puted Owner(s	);	ति जिल् शिक्ष	ם"
	Name Jeffrey B. Leighow		Address 50 Sherwood Drive Bloomsburg, PA 17815	1	PROTECTIONS
2.	Name and address of Defendant(s) in	the judgment:		10 in the second	Ž,
	Name Jeffrey B. Leighow		Address 50 Sherwood Drive Bloomsburg, PA 17815	17	
3.	Name and address of every judgmen property to be sold:	t creditor whos	se judgment is a record l	ien on the	e real
	<u>Name</u> None		Address		
4.	Name and address of the last recorde	d holder of eve	ery mortgage of record:		
	Name Fairway Consumer Discount Compa	ny	Address 8 Marion Street Luzerne, PA 18709		
	The Secretary of Housing and Urban	Development	100 Penn Square East Philadelphia, PA 1910	7-3380	
5.	Name and address of every other per	son who has a	ny record lien on their pr	operty:	
	Name None		<u>Address</u>		

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: 2/4/15

Bv:

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 (\$20-29E), 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

## CHARITON, SCHWAGER & MALAK

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

\*ALSO ADMITTED IN NEW JERSEY

138 SOUTH MAIN STREET RO. BOX 910

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

LOUIS SHAFFER (1931-1984)

PHONE (570) 824-35% FAX (570) 824-3580

<u>Direct E-Mail</u> 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 a 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 PROTHOMOTARY

## 2015 MiR 20 9M 10 04

CLERK OF COLUMNS OFFICE COUNTY OF COLUMNIA, PA

FAIRWAY CONSUMER DISCOUNT : IN

COMPANY.

IN THE COURT OF COMMON PLEAS

IN MORTGAGE FORECLOSURE

OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

•

CIVIL ACTION EAW

.

JEFFREY B. LEIGHOW,

V.

•

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 \( \mathcal{B} \), 2015

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

PROTHOMOTARY
2015 MAR 20 AM 11
CLERK OF BOUNDS AND COLUMN AND ADDRESS AND COLUMN AND COLUMN

## **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 \_\_\_\_\_, 2015

## 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) 824-358 FAX (570) 824-3580

<u>Direct E-Mail</u> 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

<u>VIA FAX</u> 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

PEDES:FWY:CORRES:2015:COLUMBIASHER7 LEIGHOW

## CHARITON, SCHWAGER & MALAK 39 SOUTH MAIN STREET

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

en say ara

LOUIS SHAFFER (1931-1984)

PHONE (570) 824-358 FAX (570) 624-3580

TALSO ADMITTED IN NEW JERSEY

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

> Direct E-Mail des@charitonselwager.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:

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

Sincerely,

CHARITON, SCHWAGER & MALAK

DAVID E. S¢∕AWAGER

DES/es

**Hactosures** 

Melvin Warshal, President cet

PROFESTIVE CORRESPONDED COMBINISHER FUNCTION

# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Frieway Consumo V	s Seffier L	eigrau
Fricay Consumo V: NO. 178-2014 ED	NO. 569-20	je jD
DATE/TIME OF SALE MOROL 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 PURCE	HASE	\$
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S):		
TOTAL DUE:		\$
LESS DEPOSIT:		\$
DOWN PAYMENT	7:	\$
TOTAL DUE IN 8	DAYS	\$

### CHARITON, SCHWAGER & MALAK

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

\*ALSO ADMITTED IN NEW JERSEY

I38 SOUTH MAIN STREET P.O. BOX 910

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WWW.CHARITONSCHWAGER.COM

LOUIS SHAFFER (1931-1984)

PHONE (570) 824-35|| FAX (570) 824-3580

<u>Direct E-Mail</u> 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

DÁVID E. SCHWAGER

DES/rk Enclosure

cc: Melvin Warshal, President

PODESS/WY CORRES/2015/COLUMBIASEIER5 LEIGHOW

# 2015 FLB 9 AM 10 52

CLERK OF GOUNTY OF COIN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY COMPANY,

CIVIL ACTION - LAW

Plaintiff IN MORTGAGE FORECLOSURE

JEFFREY B. LEIGHOW,

٧.

NO. 2014-CV-569 Defendant

## AFFIDAVIT OF SERVICE

The undersigned, being duly sworn according to law, does hereby state that he is a person 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.

Addresses Names

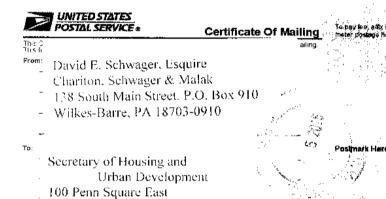
The Secretary of Housing and Urban Development 100 Penn Square East Philadelphia, PA 19107-3380

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 E/SCHWAGER, ESQUIRE

Exhibit "A"



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

Philadelphia, PA 19107-3380

## CHARITON, SCHWAGER & MALAK

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

\*ALSO ADMITTED IN NEW JERSEY

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LOUIS SHAFFER (1931-1984)

PHONE (570) 824-35() FAX (570) 824-3580

<u>Direct E-Mail</u> des@charitonschwager.com

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 a 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.

CHARTTON, SCHWAGER & MALAK

DAVID ESCHWAGER

DES/rk Enclosure

cc: Melvin Warshal, President

PODI'S FWY-CORRES 2015 COLUMBIASHER5 LEIGHOW

# FILED PROTECTORY

## 2015 FEB 13 AM 10 10

CLERK OF GOUNTS SEPTOE COUNTY OF COLUMNIA, 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 \_\_\_\_\_\_, 2015

# FILED PROTHC"OTARY

## 2015 FLB 13 97 10 10

CLERK OF UPLICIAL DEFICE COUNTY OF COLUMN PA

FAIRWAY CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS

COMPANY, : OF COLUMBIA COUNTY

Plaintiff : CIVIL ACTION - LAW

. 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 (, 2015

## 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)

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<u>Direct E-Mail</u> 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:

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

Sincerely,

C(IA**X**IYON, SCH<del>W</del>AGER & MALAK

DAVID ELSCHWAGER

DES/rk Enclosures

cc: Melvin Warshal, President Garry Wamser, Esquire

PROFISHWY.CORRES-2015/COLUMBIASHER4.LDIGHOW

CHARITON, SCHWAGER & MALAK

138 SOUTH MAIN STREET PO. BOX 910

LOUIS SHAFFER 11931-1984)

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

WILKES-BARRE, PENNSYLVANIA 18703-0910

PHONE (570) 624-351 FAX (570) 824-3580

YERREL WER IN DETTINGE OBJA

WWW.CHARITONSCHWAGER.COM

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.

DAVID BÆCHWAGER

DES/rk Enclosures:

cc:

Melvin Warshal, President Garry Wamser, Esquire

P-DESE WY:CORRESE015 COLUMBIASHER4 LEIGHOW

# **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

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

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. Is <del>1</del>, p n a tı

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.
$\alpha \alpha$
, the second
Sworn and subscribed to before me this
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  Karen M. Beach, Notary Public  Scott Twp Columbia County  My Commission Expires May 13, 2018  MSMBER, PENNSYLVAN A ABSOCIATION OF NOTARIES
and now,, I hereby certify that the advertising and
ublication charges amounting to \$for publishing the foregoing notice, and the ee for this affidavit have been paid in full.
<del></del>

## SHERIFF'S SALE COST SHEET

	vs. Leighow
NOED NO	JD DATE/TIME OF SALE
DOCKET/DETLION	£15.00
DOCKET/RETURN SERVICE PER DEF.	\$15.00
	\$_(65,00)
LEVY (PER PARCEL MAILING COSTS	\$15.00
ADVERTISING SALE BILLS & COPI	\$ <u>24.65</u>
ADVERTISING SALE (NEWSPAPER MILEAGE	*
POSTING HANDBILL	\$\frac{\gamma_{100}}{0.00}
CRYING/ADJOURN SALE	\$15.00 \$10.00
	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM COPIES	\$25.00
	\$ <u>5.50</u>
NOTARY	\$ <u>10.00</u> *********** \$ 3 \$ 5,00
TOTAL *****	********** \$ 5 \$ 5 \ (\) }
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$_1332,35
COLICITODE CEDUTORO	Ф <b>7</b> 5.00
TOTAL ******	*********** \$ <u>1457</u> , 35
DROTHONOTARY (MOTARY)	#±0.00
PROTHONOTARY (NOTARY) RECORDER OF DEEDS	\$10.00
RECORDER OF DEEDS	\$ <u>67,00</u> ************ \$ 7-7,00
IOTAL *******	**************************************
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5,00
TOTAL *******	**********
MUNICIDAL EFUG DUE	<del></del>
MUNICIPAL FEES DUE:	, the
SEWER 20_	\$ \$ *********** \$
WATER 20_	\$
TOTAL ******	******** \$ <sub></sub>
SURCHARGE FEE (DSTE)	\$_/30.00
MISC	\$
TOTAL *******	\$_ **************
	<del></del>
TOTAL COSTS (	OPENING BID) \$ さいりょうら

## 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 TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: Columbia County Sheriff Per: dm.

### CHARITON, SCHWAGER & MALAK

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

"ALSO ADMITTED IN NEW JERSEY

I38 SOUTH MAIN STREET P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-09!0

WWW.CHARITONSCHWAGER.COM

LOUIS SHAFFER (1931-1984)

PHONE (570) 824-358 FAX (570) 824-3580

<u>Direct E-Mail</u> 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

DAVIDE, SCHWAGER

DES/rk Enclosures

ce: Melvin Warshal, President

PODESTWY CORRESPONSCOLUMBIASHERS.LEIGHOW

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

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

Name
Jeffrey B. Leighow

Address
50 Sherwood Drive PROTHONOTARY Jeffrey B. Leighow Bloomsburg, PA 1781 Name and address of Defendant(s) in the judgment: 2. Address Name 50 Sherwood Drive Jeffrey B. Leighow Bloomsburg, PA 17815 Name and address of every judgment creditor whose judgment is a record lien on the real 3. property to be sold: Address. Name None Name and address of the last recorded holder of every mortgage of record: 4. Address Name 8 Marion Street Fairway Consumer Discount Company Luzerne, PA 18709 Name and address of every other person who has any record lien on their property: 5. Address Name None

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

Name 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:

<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 Commonwealth of Pennsylvania Department of Revenue	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815 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

# FILED PROTHONOTARY

### 2015 JAN 12 AM 9 13

CLERK OF COUNTS OFFICE

FAIRWAY CONSUMER DISCOUNT OF COLUMBIAN 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

#### AFFIDAVIT OF SERVICE

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	<u>Addresses</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

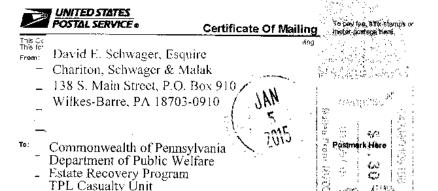
Commonwealth of Pennsylvania Department of Public Welfare

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.

CHARITON, SCHWAGER & MALAK

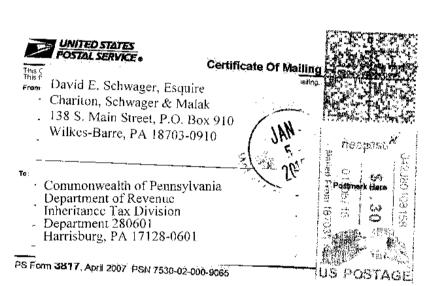
Exhibit "A"

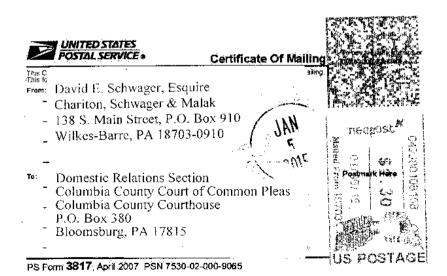


US POSTAGE

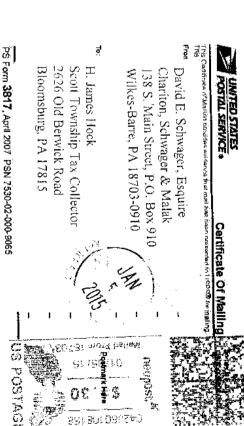
P.O. Box 8486 Harrisburg, PA 17105

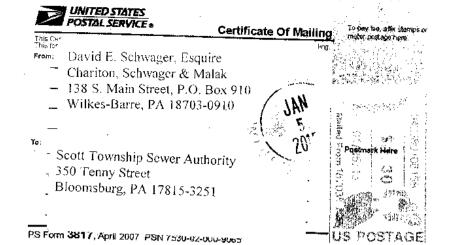
PS Form 3817, April 2007 PSN 7530-02-000-9065



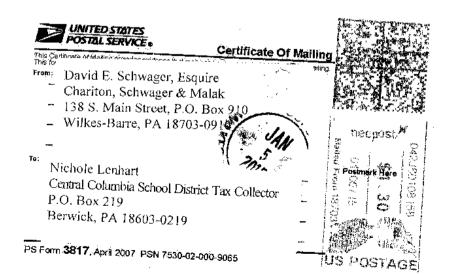


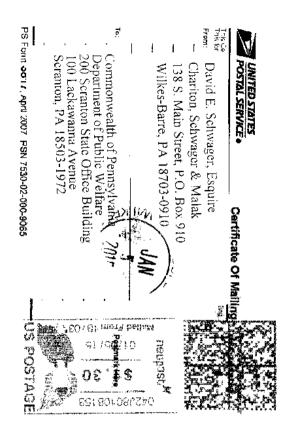


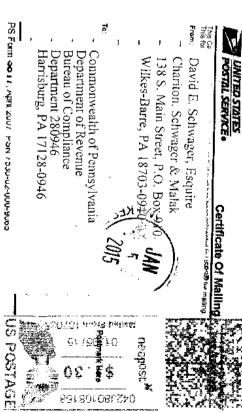












Timothy T. Chamberlain Sheriff



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 ATTO SHERWOOD DRIVE. BLOOMSBURG, PA 17815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2015

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

NOTARY

Affirmed and subscribed to before me this

2ND day of

JANUARY

2015

Sarah Jane Klingama

COMMONWEALTH OF PENNSYLVANIA Notaria! Seal

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

or a Cloudy Sonal Sharet. Telepison, Inc.

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, DEPUTY

SO ANSWERS,

January 05, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

5TH day of

JANUARY

2015

Sainfan Klingamen

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	CONSUMER B LEIGHOW				Number CV569
	SERVICE	COVER SHE	ET		
Service De	talls:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:	7	Warrant:	
Notes:	SHERIFF'S SALE BILL				
Serve To:		Final Servic			
Name:	(POSTING)	Served:	Personally · Adul	t in Charge .(	Posted). Other
Primary Address:	50 SHERWOOD DRIVE BLOOMSBURG, PA 17815	Adult In Charge:	Pa	sted	Costed Other
Phone:	DOB:	Relation:	· · · · · · · · · · · · · · · · · ·		:
Alternate Address:		Date:	1-5-15	Time:	2:18
Phone:	·	Deputy:	4	Mileage:	
Attorney / (	Originator:				
Name:	CHARITON, SCHWAGER & MALAK	Phone:			
Service Att	empts:				
Date:					
Time:		···			·····
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Deputy:					
Service Att	empt Notes:				
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5.					
6.	-				

(POSTING

014CV569

50 SHERWOOD DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET	<del></del>
Service Details:	AND THE RESIDENCE OF THE SERVICE OF
Category: Real Estate Sale - Sale Notice Zo.	ne: 175
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Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	
Serve To: Final Service:	
Name: JEFFREY B LEIGHOW Served: Personally Adult In C	harge · Posted · Other
Primary 50 SHERWOOD DRIVE Adult In Charge:	
Phone: DOB: 11/11/1959 Relation: 1	er en
Alternate Address:  Date: 12-16-14 Tin	ne: 1450
Phone: Deputy: S Mile	eage:
Attorney / Originator:	
Name: CHARITON, SCHWAGER & MALAK Phone:	and the second s
Service Attempts:	
Date:	Market Company of the
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Deputy:	P. College Market and a state of the second
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LEIGHOW, JEFFREY B

50 SHERWOOD DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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, 1150. 1150. 1150. 2015, at, 200 4m., 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FAIRWAY	CONSUMER		Co No. 1
	B LEIGHOW		Case Number 2014CV569
	SERVICE	COVER SHEET	
Service De			
Category:	Real Estate Sale - Sale Notice	ing and the second of the seco	Zone: 177 Q
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	and the second s	
Serve To:		Final Service:	
Name:	OCCUPANT	Served: Personally Ad	ult In Charge · Posted · Other
Primary Address:	50 SHERWOOD DRIVE BLOOMSBURG, PA 17815	Adult In Charge: SEFFRE	x LEIGHEW
Phone:	DOB:	Relation: DEF	
Alternate Address:		Date: 12-14	Time: 1420
Phone:	ing. But the state of the	Deputy:	Mileage:
ttorney / (	Originator:		
Vame:	CHARITON, SCHWAGER & MALAK	Phone:	
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-	and the control of th		
		<u> </u>	<u> </u>

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	CONSUMER		Case Number
JEFFREY	'B LEIGHOW		2014CV569
	SERVICE	COVER SHEET	
Service D	etells:		
Category	: Real Estate Sale - Sale Notice		Zone: 179
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S RIGHTS	
Serve To:		Final Service:	<b>*</b>
Name:	H. James Hock	Served: Personally	Adult In Charge Posted Other
Primary Address:	2626 Old Berwick Road Bloomsburg, PA 17815	Adult In Charge:	Adult In Charge Posted · Other
Phone:	570-784-7823 <b>DOB</b> :	Relation: 🌔を 🗜	
Alternate Address:		Date: 12-16	Mileage: 1/46 OLD BERWICK ROAD,
Phone:	The second section of the s	Deputy:	Mileage:
Attorney /	Originator:		
Name:	CHARITON, SCHWAGER & MALAK	Phone:	YCK
Service At	tempts:		70
Date:		and the second of the second o	: : :
Time:			
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Deputy:	and distributed the control of the c	Control of the second s	SBURG, PA 17815
Service 4#	empt Notes:	anno arranga di Lamano arranga managa di Laga. Salah salah di danga danga salah salah salah danga danga danga salah salah salah salah danga danga danga danga	RG
1.	empt Notes:		PA
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3.		<u> </u>	
4.			×
5.		<u> </u>	NO EXPIRATION
6.			
		<u> </u>	_ <del></del>

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	CONSUMER					- 11	—
vs. JEFFREY	B LEIGHOW					e Number 14CV569	
		SERVICE CO	OVER SH	IE <b>ET</b>			_ 윤
Service De	tails:				4.2 an 2.		CENTRAL
Category:	Real Estate Sale - Sale Not	ice			Zone:	178	
Manner:	< Not Specified >		Expires:		Warrant:		. or
Notes:	PLAINTIFF NOTICE OF SHE	RIFF'S SALE AND	DEBTOR'S I	RIGHTS	and the second of the second o		COLUMBIA
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/

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	CONSUMER B LEIGHOW		Case Number 2014CV569
	SERVICE C	OVER SHEET	
Service De	er van de betreel de van verskeren van de betreel de geveen gevoer dy de betreel de van de van de verseel de s De van de betreel de van de van de verseel de van de verseel de van de van de verseel de van de van de verseel	A PROPERTY OF THE PARTY OF THE	
	Real Estate Sale - Sale Notice		Zone: 78
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S RIGHTS	
Serve To:		Final Service:	
Name:	SCOTT TOWNSHIP SEWER AUTHORITY	Served: Personally	Adult In Charge Posted Other
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815	Adult In Charge: SHA/	ron Keller
Phone:	DOB:	Relation: C. デビ	2K
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Phone:	· · · · · · · · · · · · · · · · · · ·	Deputy:	Mileage:
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Name:	CHARITON, SCHWAGER & MALAK	Phone:	· · · · · · · · · · · · · · · · · · ·
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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

Ad ID:

1019072

Description:

Jeffrey Leighow Sale

Run Dates:

01/21/15 to 02/04/15

Class:

Agate Lines:

225

Blind Box:

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER-Company:

liff

Address: **PO BOX 380** 

**BLOOMSBURG, PA 17815** 

Total Ad Cost **Amount Paid** 

\$1,232.25

\$0.00

**Publication** Press Enterprise

Start Stop 01/21/1502/04/15

Inserts

Cost \$1,232,25

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

Issued out of the Court of Common Pleas of Columbia Courty, Pennsylvania and to ma 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 ori:

#### 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 dis tribution will be on file in the Sheriffs 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 Sheriffs Office prior thereto.

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

described as follows: LOTINO, 1994-BEGINNING at an iron pin at the southeast corner of Friar Road and Showood Drive, said pin being north eighty-two degrees twenty minutes east (N82-20E) forty-one and litty-one ore-hundredths (41.51) feet and south twenty-three degrees ten minutes east (S23-0E) thirty-one and thirteen one-hundredths(41.31) feet from the conter line intersection of Shorwood Drive and Friar Road; THENCE along the southerly line ter fire intersection of Sharvood Drive and Friar Road, THEMCE 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 comus of Lot 170A; THENCE along said lot south twenty degrees twenty-nine minutes east (\$20.28E), one hundred two and eighty-five one-hundredths (102.8E) feet to an iron pin on the northwelly line of Tract No. 3; THENCE along said Tract, south eighty-two degrees thirty minutes wast (\$20.30W), seventy-five and forty pne-hundredths (15.40V) feet to an iron pin on the easterly side of Shervood Drive; THENCE along discharged easterly side of Shervood Drive; THENCE along the drive the easterly side of Shervood Drive; THENCE along the drive the place of beginning.

RING the same premises consecuted to Jeffer & Licitor who Droved of Jeffrey B. Leichow

The Tax Map Number for the above-describe parties of segments.

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

UNDER and SUBJEC f to the same reservations, conditions, restrictions, ownerants, exceptions and ussements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

PROPERTY ADDRESS: 50 SHERWOOD DRIVE, BLOOMSBURG, PA 17835

#### UPL/TAX PARCEL NUMBER: 31-03B02101

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per-cent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified chuck or cashior's chock at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid valtin eight (8) days after the sale in cash, certified check or cashior's chock. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERPOUS PINANCIA; 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 pur the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to reself the property at the bidder's risk and maintain an action agicinst the hidder for breach of contract. In the case of default all sums paid by the bidder will be considered fortened, but will be applied against any damages recoverable. The default-ing bidder will be responsible for any attorney fees incurred by the sheriff in connection. with any action against the bioder in which the bidder is found liable for damages. If pro-ceeds are payable to the Pfaintfi, the proceeds devels will be payable to Pfaintfit, unless the Collumbia County Shefffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

> TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

Vije

COLUMBIA COUNTY TAX (

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	CONSUMER				Case	Number
vs. JEFFREY	B LEIGHOW					4CV569
		SERVICE	COVER SHE	ET		
Service De	<i>italis:</i> Real Estate Sale -	Sala Nation				170
Manner:	< Not Specified >	Sale Notice	Expires:	<u></u>	Zone:  Warrant:	178
Notes:	and the second second	E OF SHERIFF'S SALE		GHTS	wananc.	
	: :					
	:					
Serve To:			Final Service	ve:		
Name:	Columbia County	Tax Office	Served:	Personally &	dult In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 1	7815	Adult in Charge:	DEB MI	UER	and the second
Phone:	570-389-5649	DOB:	Relation:	CLERIC	<del>-</del>	: :
Alternate Address:			Date:	12/14/14	Time:	1004
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Attorney /	Originator:					
Name:	CHARITON, SCHW	/AGER & MALAK	Phone:	e i ki salifiki		· · · · · · · · · · · · · · · · · · ·
Service Att	tempts:					
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FAIRWAY CONSUMER Case Number 2014CV569 JEFFREY B LEIGHOW SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Domestic Relations Office of Columbia Col Served: Personally (Kdult In Charge) Primary 11 WEST MAIN STREET Adult In RICHEN DRFER Address: Charge: 2ND FLOOR Bloomsburg, PA 17815 Phone: Relation: Alternate 12/16/14 Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: Name: CHARITON, SCHWAGER & MALAK Phone: Service Attempts: Date: Time: Mileage: Deputy: 1. 2. 3. 4. 5. 6.

DOMESTIC RELATIONS

2014CV569

MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 (\$23-10E) 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 (\$20-29E), 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 (\$82-30W),

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

Attorney for the Plaintiff: 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,
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

Print Your Documents

Document	Receipt
DOCUMENT	Veceint.

Trans# 4315 Carrier / service: USPS Server First-Class Marl® 12/16/2014 12:00:00 AMShip to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

PO BOX 8016 Tracking #: 71901140006000043134

Doc Ref #: 2014ED178 Postage 5.3400

HARRISBURG PA 17105

Document	Receipt
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Trans# 4314 Carrier / service. USPS Server First-Class Mail® 12/16/2014 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000043127

Doc Ref #: 2014ED178

Postage 5.3400

HARRISBURG PA 17128

**Print Your Documents** 

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4316 Trans# Carrier / service: USPS Server First-Class Mail® 12/16/2014 12:00:00

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING Tracking #1 Doc Ref#:

71901140006000043141

Postage

2014ED178 5.3400

PHILADELPHIA PA 19107

Print Your Documents Page 1 of 1

Document	Recei	ot

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

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 Com	non Pleas
of Columbia County, directed to me, there will be exposed to publ	lic sale, by vendue or ou	tery to the
highest and best bidder, for eash, in the Columbia County Courth	nouse, in the City of Blo	omsburg,
Columbia County, Pennsylvania, on	, 2015, at	.m.,
in the forenoon of the said day, all the right, title and interest of t	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 (\$20-29E), 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 1718

DATE RECEIVED 12 15 3	2014	
DOCKET AND INDEX 2014	CV 569	
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	X	
COPY OF DESCRIPTION	X	
WHEREABOUTS OF LKA	<u> </u>	
NON-MILITARY AFFIDAVIT	*	
NOTICES OF SHERIFF SALE	×	
WAIVER OF WATCHMAN	<del>-</del> X	
AFFIDAVIT OF LIENS LIST	X	
CHECK FOR \$1,350.00 OR	X CK# 3277	
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED**	
	1 (	
SALE DATE	2/11/2015 TIME 9:00	ano.
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

: IN THE COURT OF COMMON PLEAS

COMPANY

OF COLUMBIA COUNTY

VS.

2014-60-178

JEFFREY B. LEIGHOW

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 \_\_\_\_\_, 2014

BY: Kallio Chalonollo

Proth & Clerk of Sev. Courts

./y Com. Ex. 1st Monday in 2016

P:\DES\FWY2\JUDGMENT\LEIGHOW.EXECUTION

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

# 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

IN THE COURT OF COMMON PLEAS FAIRWAY CONSUMER DISCOUNT COMPANY,

OF COLUMBIA COUNTY

CIVIL ACTION - LAW Plaintiff

IN MORTGAGE FORECLOSURE

JEFFREY B. LEIGHOW.

v.

NO. 2014-CV-569 Defendant

### 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".

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

> Address Name 50 Sherwood Drive Jeffrey B. Leighow Bloomsburg, PA 17815

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

> Address Name 50 Sherwood Drive Jeffrey B. Leighow Bloomsburg, PA 17815

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

Address Na<u>me</u> None

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

Address Name 8 Marion Street Fairway Consumer Discount Company Luzerne, PA 18709

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

Address Name None

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

Name None <u>Address</u>

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>	Address
H. James Hock y 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 X	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
Domestic Relations Section Columbia County Court of Common Pleas  Commonwealth of Pennsylvania Department of Revenue	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815 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 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 o	ut of the Court of Comr	non Pleas
of Columbia County, directed to me, there will be exposed to public	e sale, by vendue or out	tery to the
highest and best bidder, for cash, in the Columbia County Courtho	ouse, in the City of Blo	omsburg,
Columbia County, Pennsylvania, on	, 2015, at	m.,
in the forenoon of the said day, all the right, title and interest of th	e 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 cast (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

LAW OFFICES

#### CHARITON, SCHWAGER & MALAK

JERRY B. CHARITON DAVID E. SCHWAGER 136 SOUTH MAIN STREET P.O. BOX 910 LOUIS SHAFFER (1931-1984)

JEFFREY J. MALAK\*

WILKES-BARRE, PENNSYLVANIA 18703-0910

WWW.CHARITONSCHWAGER.COM

PHONE (570) 824-35II FAX (570) 824-3580

\*ALSO ADMITTED IN NEW JERSEY

<u>Direct E-Mail</u> 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.

CHARINON, SCHWAGER & MALAK

DAVID E. SÇHWAGER

DES/rk

Enclosures

ee: Melvin Warshal, President

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

FAIRWAY CONSUMER DISCOUNT

: IN THE COURT OF COMMON PLEAS

**COMPANY** 

OF COLUMBIA COUNTY

vs.

2014 - ED - 178

JEFFREY B. LEIGHOW

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,\overline{78}0.72*$  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 \\ \) . 2014

BY: KOSALIO ( 1 NON 1 U)

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

P:\DES\FWY2\JUDGMENT\LEIGHOW.EXECUTION

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

#### 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 \_\_\_\_\_, 2014

FAIRWAY CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS

COMPANY, : OF COLUMBIA COUNTY

: ---

Plaintiff : CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

v. : IN MORTGAGE FORECOSORE

JEFFREY B. LEIGHOW, :
Defendant : 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

COMPANY,

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

JEFFREY B. LEIGHOW,

٧.

Defendant

NO. 2014-CV-569

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

JEFFREY B. LEIGHOW, Defendant in this case and owner of the Real Estate TO: 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. 11r 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 I.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.

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

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 SHERIFF'S SALE OF REAL ESTATE

TO: JEFFREY B. LEIGHOW, Defendant in this case and owner of the Real Estate
TO: JEFFREY B. LEIGHOW, Defendant in this case and owner to described in this Notice; NOTICE IS HEREBY GIVEN that by virtue of the Writ of Execution described in this Notice; NOTICE IS HEREBY GIVEN that by virtue of the Writ of Execution
described in this Notice; NOTICE IS HIREDT GIVEN that by the Columbia County, there will be issued under the Judgment in this case, directed to the Sheriff of Columbia County, there will be 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
exposed to public sale, by vendue or outery to the lightest and best orders, for this, concerning to the lightest and best orders, for the County, Pennsylvania, on County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on
2015 at 0'clock a.m., Eastern Time, in the forestook
11 - 11 - 11 - 11 - 11 - 11 - 11 - 11
of the said day, all your right, the and interest in that to 1225 in situate at 50 Sherwood Drive, Bloomsburg, Scott Township, Columbia County, Columbia County, situate at 50 Sherwood Drive, Bloomsburg, Scott Township, Columbia County, and attached to and
situate at 50 Sherwood Drive, Bloomsourg, Scott Township, Cortained in Exhibit "A" and attached to and
Pennsylvania, the same being more particularly described in Exhibit "A", and attached to and
incorporated into this Notice.

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138 South Main Street

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Wilkes-Barre, PA 18703-0910

Attorneys for Plaintiff

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Columbia County, Pennsylvania, on	,2013, at	
in the forenoon of the said day, all the right, title and interest of the De	efendant in and	w:

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TIMOTHY T. CHAMBERLAIN Sheriff of Columbia County

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