

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

One West Bank vs Scott Smith Jeffrey Delaney

NO. 21-14 ED NO. 12135-11 JD

DATE/TIME OF SALE: Sept. 17 0900

BID PRICE (INCLUDES COST) \$ 2133.30

POUNDAGE - 2% OF BID \$ 42.67

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2175.97

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2175.97

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 825.97

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
ONE WEST BANK FSB

vs.

**Defendant**  
SCOTT SMITH  
UNITED STATES OF AMERICA  
JEFFREY DELANEY

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, September 17, 20

**Writ of Execution No. :** 2011CV1435

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 68 LAMOREAUX ROAD, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,119.30
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$255.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$180.00

**Total Sheriff Costs** **\$2,066.30**

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

**Grand Total:** **\$2,133.30**

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

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

©: County State Sheriff, Treasors, Inc.

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



3-50/310



225519

NO. 225519

Eight hundred twenty-five and ninety-seven/100

PAY:

DATE

09/29/2014

AMOUNT

\$825.97

TO THE

Sheriff of Columbia County

ORDER

PA

OF

ATTORNEY'S ACCOUNT  
VOID AFTER 90 DAYS

*Marc A. Weisberg*



Balance Due Sheriff(293-0833) - Delaney, Jeffrey & Smith, Scott

⑈ 225519 ⑈ ⑆031000503⑆ 2000012430048⑈

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

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

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

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

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

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1368  
Also servicing the District of Columbia

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

SUITE 2506  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

September 27, 2014

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

Re: Onewest Bank, FSB vs. Scott A Smith and Jeffrey M Delaney  
Columbia County, Court of Common Pleas, No. 2011-cv-1435  
Action in Mortgage Foreclosure  
Premises: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815  
Date of Sheriff's Sale: August 13, 2014

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Dear Sheriff:

Enclosed please find check in the amount of \$825.97 which represents the amount necessary to complete settlement, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **OneWest Bank N.A., f/k/a Onewest Bank, FSB, 155 N. Lake Avenue, Pasadena, CA 91101** in the deed poll.

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

Very truly yours,

  
Novlett Smith  
Legal Assistant

/ns  
Enclosures



**pennsylvania**  
DEPARTMENT OF REVENUE

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name  
McCabe, Weisberg and Conway, P.C.

Telephone Number  
215-790-1010

Mailing Address  
123 S. Broad Street, Suite 1400

City Philadelphia State PA Zip Code 19109

### B. TRANSFER DATA

Grantor(s)/Lessor(s)  
Sheriff of Columbia

Mailing Address  
Columbia County Courthouse, 35 West Main Street

City Bloomsburg State PA Zip Code 17815

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s) One West Bank N.A., f/k/a Onewest Bank, FSB

Mailing Address  
155 N. Lake Avenue

City Pasadena State CA Zip Code 91101

### D. REAL ESTATE LOCATION

Street Address  
68 Lamoreaux Road

City, Township, Borough  
Mount Pleasant Township

County  
Columbia

School District  
Central Columbia School District

Tax Parcel Number  
26-09-011-01

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration  
\$2,175.97

2. Other consideration  
+ 0.00

3. Total Consideration  
= \$2,175.97

4. County Assessed Value  
\$72,880.00

5. Common Level Ratio Factor  
x 3.61

6. Fair Market Value  
= \$263,096.80

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed  
100

1b. Percentage of Grantor's Interest in Real Estate  
100%

1c. Percentage of Grantor's Interest Conveyed  
100%

#### Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☒ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on August 13, 2014 to Onewest Bank, FSB as holder of a mortgage in default, and, thus, tax exempt.

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

Signature of Correspondent or Responsible Party

Date

10/8/14

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

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

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
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1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX (855) 845-2584

September 16, 2014

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

RE: Onewest Bank, FSB v. Scott A Smith and Jeffrey M Delaney  
Columbia County; County CCP Number; Number 2011-cv-1435

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for September 17, 2014.

If you have an questions, please feel free to contact me.

Very truly yours,



Brittany R. Fleming, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/brf  
Enclosure

**McCABE, WEISBERG AND CONWAY, P.C.**

**Attorneys for Plaintiff**

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

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

Onewest Bank, FSB

Plaintiff

v.

Scott A Smith and Jeffrey M Delaney

Defendants

Columbia County  
Court of Common Pleas

Number 2011-cv-1435

**AFFIDAVIT OF SERVICE**

COMMONWEALTH OF PENNSYLVANIA :  
:SS.  
COUNTY OF PHILADELPHIA :

The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his/her knowledge and belief:

1. That he/she is counsel for the above-named Plaintiff;
2. That on July 21, 2014, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Jeffrey M. Delany, by regular mail, certificate of mailing and certified mail, return receipt requested,

addressed to his last-known address of 36 Ash Street, Apt 2, Danville, Pennsylvania 17821 and 6 Penns Landing, Selinsgrove, Pennsylvania 17870. A true and correct copy of the letter and certified receipt, is attached hereto, made a part hereof, and marked as Exhibit "A".

3. That on August 6, 2014, in accordance with the attached Court Order, per Plaintiff's conversation with the Sheriff's Office, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Jeffrey M. Delany, by posting the same at the mortgaged premises of 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815.

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: *Marc Weisberg*

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

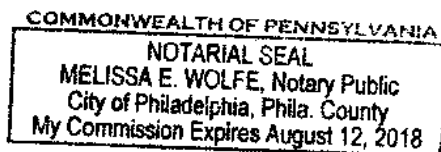
Attorneys for Plaintiff

SWORN AND SUBSCRIBED

BEFORE ME THIS 16 DAY

OF September, 2014

*Melissa E. Wolfe*  
NOTARY PUBLIC





FILED  
PROTHONOTARY

2014 JUL 16 P 2:56

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

Onewest Bank, FSB  
Plaintiff

v.

Scott A Smith & Jeffrey M Delaney  
Defendants

Columbia County  
Court of Common Pleas

Number 2011-cv-1435

**ORDER**

AND NOW, this 16 day of July, 2014, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale of Real Property upon the Defendant, Jeffrey M. Delany, by regular mail and by certified mail, return receipt requested, to his/her last-known addresses of 36 Ash Street, Apt 2, Danville, Pennsylvania 17821 and 6 Penns Landing, Selinsgrove, Pennsylvania 17870, and by posting the mortgaged premises of 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815.

BY THE COURT:

1st Gary E. Norton  
J.

# **EXHIBIT A**

7013 0600 0003 2949 3865

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
58882 Postage \$ <u>48</u> DDP Certified Fee <u>3.30</u> Return Receipt Fee (Endorsement Required) <u>2.70</u> Restricted Delivery Fee (Endorsement Required) _____ Total Postage & Fees \$ <u>6.48</u>	Postmark Here
Sent To <u>Jeffrey M. Delany</u> Street, Apt. No., or PO Box No. <u>36 Ash Street, Apt 2</u> City, State, ZIP+4 <u>Danville, PA 17821</u>	
PS Form 3800, August 2006 See Reverse for Instructions	

7014 0510 0000 3980 9159

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
58882 Postage \$ <u>48</u> DDP Certified Fee <u>3.30</u> Return Receipt Fee (Endorsement Required) <u>2.70</u> Restricted Delivery Fee (Endorsement Required) _____ Total Postage & Fees \$ <u>6.48</u>	Postmark Here
Sent To <u>Jeffrey M. Delany</u> Street, Apt. No., or PO Box No. <u>6 Penns Landing</u> City, State, ZIP+4 <u>Selinsgrove, PA 17870</u>	
PS Form 3800, August 2006 See Reverse for Instructions	

Name and Address of Sender  
 McCabe, Weisberg and Conway, P.C.  
 123 S. Broad St., Suite 1400  
 Philadelphia, PA 19109  
 ATTN: D. DellaPenna-58882

Check type of mail or service:  
☐ Certified ☐ Registered  
☐ COD ☐ Return Receipt for Merchandise  
☐ Delivery Confirmation ☐ Signature Confirmation  
☐ Express Mail ☐ Insured

Line	Article Number		Postage										
1	Onwest Bank, FSB	Jeffrey M Delaney 6 Penns Landing Selinsgrove, Pennsylvania 17870											
2	Scott A Smith and Jeffrey M Delaney v.	Jeffrey M Delaney 36 Ash Street Apt 2 Danville, Pennsylvania 17821											
Total Number of Pieces Listed by Sender 2		Total Number of Pieces Received at Post Office											



U.S. POSTAGE® PINEY BOWES

ZIP 19109 \$002.40<sup>0</sup>  
 02 1W  
 0001377494 JUL 21 2014

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

Date: 09/11/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 18935

SMITH SCOTT A  
JEFFREY M DELANEY  
68 LAMOREAUX ROAD  
BLOOMSBURG PA 17815

District: MT PLEASANT TWP  
Deed: 20080 -3982  
Location: 68 LAMOREAUX RD  
Parcel Id:26 -09 -011-01,000

Assessment: 36,440  
Balances as of 09/11/2014

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_

FILED  
PROTHONOTARY

2014 AUG -1 P 1:09

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

Onewest Bank, FSB  
Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2011-cv-1435

**ORDER**

AND NOW, this *1st* day of *August*, 2014, upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for August 13, 2014, it is hereby ORDERED that the Sheriff's Sale of the property known as 68 Lamoreaux Road, Bloomsburg, PA 17815 is adjourned to the September 17, 2014 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 is required. The postponement shall be announced at the August 13, 2014 Sheriff's Sale.

BY THE COURT:

*/s/ Thomas A. James Jr.*  
J.

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIR, ESQUIRE - ID # 34419  
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Onewest Bank, FSB  
Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2011-cv-1435

**MOTION TO ADJOURN SHERIFF'S SALE**

Plaintiff, Onewest Bank, FSB, by and through its attorneys, McCabe Weisberg and Conway, P.C., moves this Honorable Court for an Order adjourning the Sheriff's Sale scheduled for August 13, 2014 and avers as follows:

1. Plaintiff filed a Writ of Execution, as well as the Affidavit required by Pa.R.C.P. 3129, in order to list the property known as 68 Lamoreaux Road, Bloomsburg, PA 17815 for Sheriff's Sale originally scheduled for April 2, 2014.
2. Plaintiff has postponed the Sheriff's Sale to the fullest extent permitted without requesting leave from the Court, and is now requesting that this Honorable Court allow the sale currently scheduled for August 13, 2014 to be postponed further until September 17, 2014 as service of the Notice of Sale is pending upon Defendant.
3. Plaintiff has complied with all the pertinent statutory and procedural rules of court governing the listing of real property for Sheriff's Sale.
4. Neither the parties hereto nor the parties previously set forth in the Affidavit Pursuant to

Rule 3129 will be prejudiced by the adjournment of the Sheriff's Sale.

WHEREFORE, Plaintiff prays that this Honorable Court grant an Order adjourning the Sheriff's Sale of the property known as 68 Lamoreaux Road, Bloomsburg, PA 17815 to the September 17, 2014 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except for an announcement be made at the sale currently scheduled for August 13, 2014.

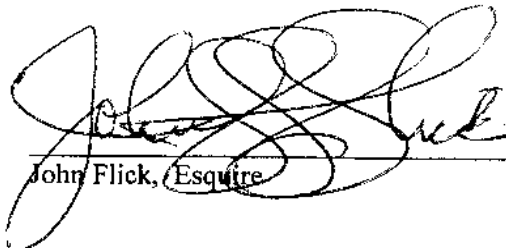
**MCCABE, WEISBERG & CONWAY, P.C.**

BY: 

[ ] TERRENCE J. McCABE, ESQUIRE  
[ ] EDWARD D. CONWAY, ESQUIRE  
[ ] ANDREW L. MARKOWITZ, ESQUIRE  
[ ] MARISA J. COHEN, ESQUIRE  
[ ] BRIAN T. LAMANNA, ESQUIRE  
[ ] JOSEPH F. RIGA, ESQUIRE  
[ ] CELINE P. DERKRIKORIAN, ESQUIRE  
[ ] LENA KRAVETS, ESQUIRE

Attorneys for Plaintiff

[x] MARC S. WEISBERG, ESQUIRE  
[ ] MARGARET GAIRO, ESQUIRE  
[ ] HEIDI R. SPIVAK, ESQUIRE  
[ ] CHRISTINE L. GRAHAM, ESQUIRE  
[ ] ANN E. SWARTZ, ESQUIRE  
[ ] JOSEPH I. FOLEY, ESQUIRE  
[ ] JENNIFER L. WUNDER, ESQUIRE  
[ ] CAROL A. DiPRINZIO, ESQUIRE

  
John Flick, Esquire



**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
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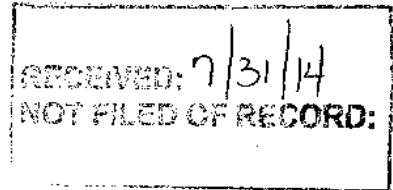
Onewest Bank, FSB  
Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

No. 2011-cv-1435



**MEMORANDUM OF LAW**

Plaintiff requested that the Sheriff's Sale originally scheduled for April 2, 2014 in this matter be continued for the legally allowable time without requesting the postponement from the Court.

Plaintiff at this time requests that the Sheriff's Sale set for August 13, 2014 be adjourned to September 17, 2014 as service of the Notice of Sale is pending upon Defendant.

Pursuant to Pa.R.C.P. 3129.3, the Court has the discretion to adjourn a Sheriff's Sale and dispense the requirement of new notice.

WHEREFORE, Plaintiff prays that a special order of court be granted and the Sheriff's Sale of the property known as 68 Lamoreaux Road, Bloomsburg, PA 17815 be adjourned to the September 17, 2014 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except that an announcement be made at the sale

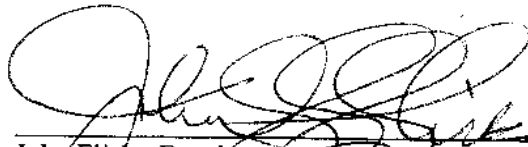
currently scheduled for August 13, 2014.

**MCCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
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<input type="checkbox"/> LENA KRAVETS, ESQUIRE	<input type="checkbox"/> CAROL A. DiPRINZIO, ESQUIRE

Attorneys for Plaintiff

  
John Flick, Esquire

**VERIFICATION**

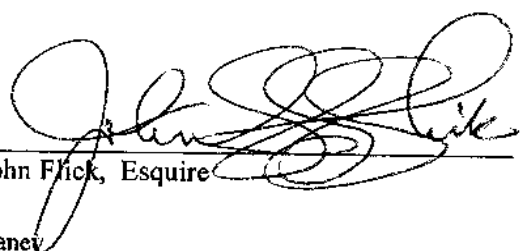
The undersigned hereby certifies that he/she is the attorney for the Plaintiff in the within action and that he/she is authorized to make this verification and that the foregoing facts based on the information from the Plaintiff's representative, who is out of jurisdiction and not available to sign this verification at this time, are true and correct to the best of his/her knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.

**MCCABE, WEISBERG & CONWAY, P.C.**

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

<input type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input checked="" type="checkbox"/> MARC S. WEISBERG, ESQUIRE
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Attorneys for Plaintiff

  
\_\_\_\_\_  
John Flick, Esquire

Onewest Bank, FSB v. Scott A Smith and Jeffrey M Delaney  
Columbia County; Number: 2011-cv-1435

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

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

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

Onewest Bank, FSB  
Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendants

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

No. 2011-cv-1435

**CERTIFICATION OF SERVICE**

The undersigned attorney for Plaintiff, hereby certifies that I served a true and correct copy of the foregoing Motion To Postpone Sheriff's Sale, by United States Mail, first class, postage prepaid, on the 23rd day of July, 2014, upon the following:

Scott A Smith  
68 Lamoreaux Road  
Bloomburg, PA, 17815

Jeffrey M Delaney  
68 Lamoreaux Road  
Bloomburg, PA, 17815

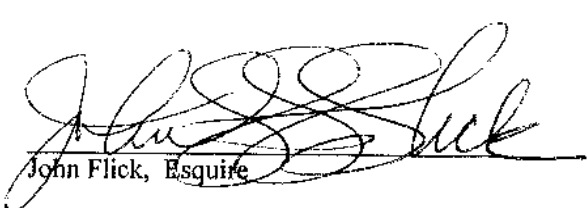
**MCCABE, WEISBERG & CONWAY, P.C.**

BY: 

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☐ **EDWARD D. CONWAY, ESQUIRE**  
☐ **ANDREW L. MARKOWITZ, ESQUIRE**  
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**Attorneys for Plaintiff**

  
John Flick, Esquire

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

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FAX (914) 636-8901

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WESTMONT, NJ 08108  
(856) 858-7080  
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(571) 449-9350  
FAX: (855) 845-2585

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

July 30, 2014

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

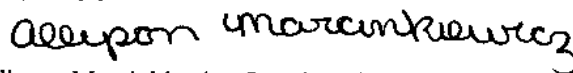
Re: Onewest Bank, FSB vs. Scott A Smith and Jeffrey M Delaney  
Columbia County, Number 2011-cv-1435  
Premises: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find 1 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Please be advised that our office will serve Jeffrey M Delaney by regular and certified mail in accordance with the attached Court Order. **Please post the 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815, in accordance with the attached Court Order.**

Very truly yours,



Allyson Marcinkiewicz, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/amz  
Enclosures

FILED  
PROTHONOTARY

2014 JUL 16 P 2:56

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

Onewest Bank, FSB  
Plaintiff

v.

Scott A Smith & Jeffrey M Delaney  
Defendants

Columbia County  
Court of Common Pleas

Number 2011-cv-1435

**ORDER**

AND NOW, this 16 day of July, 2014, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale of Real Property upon the Defendant, Jeffrey M. Delany, by regular mail and by certified mail, return receipt requested, to his/her last-known addresses of 36 Ash Street, Apt 2, Danville, Pennsylvania 17821 and 6 Penns Landing, Selinsgrove, Pennsylvania 17870, and by posting the mortgaged premises of 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815.

BY THE COURT:

1st Gary E. Norton  
J.

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

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

**CIVIL ACTION LAW**

Onewest Bank, FSB

v.

Scott A Smith and Jeffrey M Delaney

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2011-cv-1435

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

Jeffrey M Delaney  
36 Ash Street  
Apt 2  
Danville, Pennsylvania 17821

Jeffrey M Delaney  
6 Penns Landing  
Selinsgrove, Pennsylvania 17870

Your house (real estate) at **68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on **September 17, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$144,085.41 obtained by Onewest Bank, FSB against you.

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

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

1. The sale will be canceled if you pay to Onewest Bank, FSB the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**ASSOCIATION DE LICENCIADOS**  
**Columbia County Lawyer Referral Service**  
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MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

July 21, 2014

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

Re: Onewest Bank, FSB vs. Scott A Smith and Jeffrey M Delaney  
Columbia County, Number 2011-cv-1435  
Premises: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

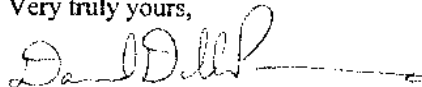
Enclosed please find 2 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

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

- Jeffrey M Delaney, 68 Lamoreaux Road, Bloomsburg, PA 17815

Please be advised that our office will serve Jeffrey M Delaney by regular and certified mail in accordance with the attached Court Order. **Please post the 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815, in accordance with the attached Court Order.**

Very truly yours,



Daniel DellaPenna, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/ddp  
Enclosures

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
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(215) 790-1010

**CIVIL ACTION LAW**

Onewest Bank, FSB

v.

Scott A Smith and Jeffrey M Delaney

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2011-cv-1435

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

Scott A Smith  
68 Lamoreaux Road  
Bloomburg, Pennsylvania 17815

Jeffrey M Delaney  
68 Lamoreaux Road  
Bloomburg, Pennsylvania 17815

Jeffrey M Delaney  
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Selinsgrove, Pennsylvania 17870

Jeffrey M Delaney  
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Apt 2  
Danville, Pennsylvania 17821

Your house (real estate) at **68 Lamoreaux Road, Bloomburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on **September 17, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomburg, Pennsylvania 17815 to enforce the court judgment of \$144,085.41 obtained by Onewest Bank, FSB against you.

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**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

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**CIVIL ACTION LAW**

Onewest Bank, FSB

v.

Scott A Smith and Jeffrey M Delaney

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2011-cv-1435

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

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3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

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

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

**CIVIL ACTION LAW**

Onewest Bank, FSB

v.

Scott A Smith and Jeffrey M Delaney

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2011-cv-1435

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

Scott A Smith  
68 Lamoreaux Road  
Bloomburg, Pennsylvania 17815

Jeffrey M Delaney  
68 Lamoreaux Road  
Bloomburg, Pennsylvania 17815

Jeffrey M Delaney  
6 Penns Landing  
Selinsgrove, Pennsylvania 17870

Jeffrey M Delaney  
36 Ash Street  
Apt 2  
Danville, Pennsylvania 17821

Your house (real estate) at **68 Lamoreaux Road, Bloomburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on **September 17, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomburg, Pennsylvania 17815 to enforce the court judgment of \$144,085.41 obtained by Onewest Bank, FSB against you.

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

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

1. The sale will be canceled if you pay to Onewest Bank, FSB the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the

sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
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570-784-8760**

FILED  
PROTHONOTARY

2014 JUL 16 P 2:56

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

Onewest Bank, FSB  
Plaintiff

v.

Scott A Smith & Jeffrey M Delaney  
Defendants

Columbia County  
Court of Common Pleas

Number 2011-cv-1435

**ORDER**

AND NOW, this 16 day of July, 2014, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale of Real Property upon the Defendant, Jeffrey M. Delany, by regular mail and by certified mail, return receipt requested, to his/her last-known addresses of 36 Ash Street, Apt 2, Danville, Pennsylvania 17821 and 6 Penns Landing, Selinsgrove, Pennsylvania 17870, and by posting the mortgaged premises of 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815.

BY THE COURT:

1st Gary E. Norton  
J.



**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
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123 South Broad Street, Suite 1400  
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Onewest Bank, FSB

Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
No. 2011-cv-1435

**Notice of the Date of Continued Sheriff's Sale**

The Sheriff's Sale scheduled for **June 11, 2014** at 09:00 A.M. in the above-captioned matter has been continued until **August 13, 2014** at 09:00 A.M.

**Certificate of Filing**

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

**Certification of Service**

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

Scott A Smith  
Jeffrey M Delaney  
68 Lamoreaux Road  
Bloomburg, Pennsylvania, 17815

Date: 6/10/14

**McCABE, WEISBERG & CONWAY, P.C.**BY: 

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

Attorneys for Plaintiff

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

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
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216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 303-425-1980

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

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

SUITE 2806  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

June 10, 2014

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

Re: Onewest Bank, FSB vs. Scott A Smith and Jeffrey M Delaney  
Columbia County; C.C.P; No. 2011-cv-1435  
Premises: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

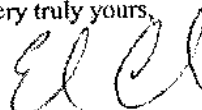
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **June 11, 2014** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **August 13, 2014** Sheriff's Sale.

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

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

Very truly yours,



Elizabeth Cline, Legal Assistant

/EC

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

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

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FAX: (855) 845-2584

April 1, 2014

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


Re: Onewest Bank, FSB vs. Scott A Smith and Jeffrey M Delaney  
Columbia County; C.C.P; No. 2011-cv-1435  
Premises: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **April 2, 2014** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **June 11, 2014** Sheriff's Sale.

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

Very truly yours,

  
Maxime Voltaire, Legal Assistant

/MV

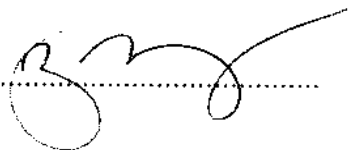
SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

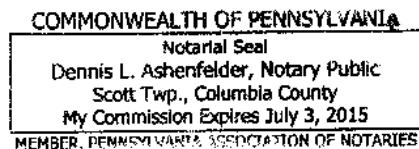
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 12, 19, 26, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 24<sup>th</sup> day of March, 2014.

.....

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

— DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
— LEVY (PER PARCEL	\$15.00
— MAILING COSTS	\$ <u>6.00</u>
— ADVERTISING SALE BILLS & COPIES	\$17.50
— ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
— POSTING HANDBILL	\$15.00
— CRYING/ADJOURN SALE	\$10.00
— SHERIFF'S DEED	\$35.00
— TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>527.00</u>	

— WEB POSTING	\$150.00
— PRESS ENTERPRISE INC.	\$ <u>119.30</u>
— SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1344.30</u>	

— PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 2121.30

LAW OFFICES  
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1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

March 4, 2014

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

Re: OneWest Bank, FSB vs. Scott A Smith and Jeffrey M Delaney  
Columbia County, No. 2011-cv-1435  
Premises: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on April 2, 2014.

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

Sincerely,

Shondera Wiltbanks, Legal assistant  
McCabe, Weisberg and Conway, P.C.

/SW

cc: Office of the Sheriff/Real Estate Division

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
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LENA KRAVETS, ESQUIRE - ID # 316421

Attorneys for Plaintiff

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

OneWest Bank, FSB

Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2011-cv-1435

**AFFIDAVIT OF SERVICE**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 4th day of March, 2014, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129 which is attached hereto.

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

SWORN AND SUBSCRIBED

**McCABE, WEISBERG & CONWAY, P.C.**

BEFORE ME THIS 5 DAY

OF March 2014

NOTARY PUBLIC

BY:

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input checked="" type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
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<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

BARBARA J. MOYER, Notary Public

City of Philadelphia, Phila. County

My Commission Expires January 12, 2018

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
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LENA KRAVETS, ESQUIRE - ID # 316421

Attorneys for Plaintiff

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

OneWest Bank, FSB  
Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2011-cv-1435

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Scott A. Smith	68 Lamoreaux Road Bloomsburg, Pennsylvania 17815
Jeffrey M. Delaney	314 Montour Boulevard Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name	Address
Scott A Smith	68 Lamoreaux Road Bloomsburg, Pennsylvania 17815
Jeffrey M Delaney	314 Montour Boulevard Bloomsburg, Pennsylvania 17815



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

Name	Address
Plaintiff herein	
Citibank South Dakota NA	701 E. 60th Street N Sioux Falls, South Dakota 57117
Citibank South Dakota, NA c/o Burton Neil & Associates	1060 Andrew Drive, Suite 170 West Chester, Pennsylvania 19380

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

Name	Address
Plaintiff herein	
MERS	P.O. Box 2026 Flint MI 48501-2026

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

Name	Address
Mount Pleasant Township	558 Millertown Road Bloomsburg PA 17815
Columbia County	35 W Main St Bloomsburg PA 17815

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

Name	Address
None	

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	68 Lamoreaux Road Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128

Department of Public Welfare  
TPL Casualty Unit Estate  
Recovery Program

Willow Oak Building  
P.O. Box 8486  
Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

PA Department of Revenue  
Bureau of Compliance  
Lien Section

PO BOX 280948  
Harrisburg PA 17128-0948

Commonwealth of Pennsylvania  
Department of Revenue Bureau of  
Compliance

Clearance Support Department 281230  
Harrisburg, PA 17128-1230  
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service  
Technical Support Group  
William Green Federal Building  
Room 3259  
600 Arch Street  
Philadelphia, PA 19106

Domestic Relations of Columbia  
County

700 Sawmill Road  
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse  
35 West Main Street  
Basement Level  
Bloomsburg, PA 17815

Commonwealth of PA  
Department of Revenue

Bureau of Compliance  
Department 280946  
Harrisburg, PA 17128-0946  
Attn: Sheriff's Sales

United States of America

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

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

U.S. Dept. of Justice, Rm 4400  
950 Pennsylvania Avenue, NW  
Washington, DC 20530

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

U.S. Dept. of Justice, Rm 5111  
950 Pennsylvania Avenue, NW  
Washington, DC 20530

8. Name and address of Attorney of record:

Name

Address

None

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

Section 4904 relating to unsworn falsification to authorities.

3/5/14  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input checked="" type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
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<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	

Re: OneWest Bank, FSB v. Scott A Smith, et al.  
Columbia County; Number: 2011-cv-1435

**McCABE, WEISBERG AND CONWAY, P.C.**

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

Attorneys for Plaintiff

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

OneWest Bank, FSB  
Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2011-cv-1435

DATE: March 4, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNERS: Scott A Smith and Jeffrey M Delaney

PROPERTY: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$144,085.41

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **April 2, 2014 at 9 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

**Check type of mail or service:**

☐ Certified

☐ COD

☐ Delivery Confirmation

☐ Express Mail

☐ Insured

☐ Registered

☐ Return Receipt for Merchandise

☐ Signature Confirmation

U.S. POSTAGE  PITNEY BOWES

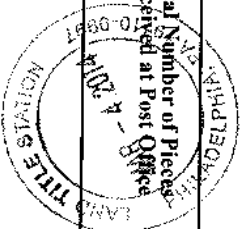


ZIP 19109 \$ 025.20  
02 1W  
0001377494MAR 04. 2014

[illegible]

[illegible]

18		Mount Pleasant Township 558 Millertown Road Bloomsburg PA 17815																		
19		MERS P.O. Box 2026 Flint MI 48501-2026																		
20		Citibank South Dakota NA c/o Burton Neil & Associates 1060 Andrew Drive, Suite 170 West Chester, Pennsylvania 19380																		
21		Citibank South Dakota NA 701 E. 60th Street N Sioux Falls, South Dakota 57117																		
Total Number of Pieces Listed by Sender 21		Total Number of Pieces Received at Post Office 21																		



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
ONE WEST BANK FSB

vs.

**Defendant**  
SCOTT SMITH  
UNITED STATES OF AMERICA  
JEFFREY DELANEY

**Attorney for the Plaintiff:**  
MCCABE, WEISBERG & CONWAY PC  
123 S. BROAD STREET  
SUITE 2080  
PHILADELPHIA, PA 19109

**Sheriff's Sale Date:** Wednesday, April 2, 2014  
**Writ of Execution No. :** 2011CV1435  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 68 LAMOREAUX ROAD, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,119.30
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$255.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$180.00

**Total Sheriff Costs** **\$2,066.30**

## Distribution Costs

Recording Fees \$55.00

**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,121.30**

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



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

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

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

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

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

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

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

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

March 10, 2014

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

Re: OneWest Bank, FSB vs. Scott A Smith and Jeffrey M Delaney  
Columbia County, No. 2011-cv-1435  
Premises: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on April 2, 2014.

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

Sincerely,

Shondera Wiltbanks, Legal assistant  
McCabe, Weisberg and Conway, P.C.

/SW

cc: Office of the Sheriff/Real Estate Division

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
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JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421

Attorneys for Plaintiff

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

OneWest Bank, FSB  
Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2011-cv-1435

**AFFIDAVIT OF SERVICE**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 10th day of March, 2014, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129 which is attached hereto.

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

SWORN AND SUBSCRIBED

**McCABE, WEISBERG & CONWAY, P.C.**

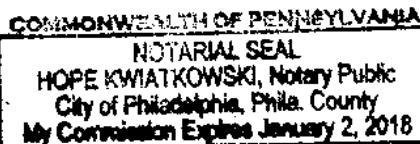
BEFORE ME THIS 11 DAY

BY: Marc S. Weisberg

OF March, 2014

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

Hope Kwiatkowski  
NOTARY PUBLIC



**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
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JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421

Attorneys for Plaintiff

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

OneWest Bank, FSB  
Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2011-cv-1435

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Scott A. Smith	68 Lamoreaux Road Bloomsburg, Pennsylvania 17815
Jeffrey M. Delaney	314 Montour Boulevard Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name	Address
Scott A Smith	68 Lamoreaux Road Bloomsburg, Pennsylvania 17815
Jeffrey M Delaney	314 Montour Boulevard Bloomsburg, Pennsylvania 17815

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

Name	Address
Plaintiff herein	
Citibank South Dakota NA	701 E. 60th Street N Sioux Falls, South Dakota 57117
Citibank South Dakota NA c/o Burton Neil & Associates	1060 Andrew Drive, Suite 170 West Chester, Pennsylvania 19380
<b>Citibank South Dakota NA.</b>	<b>701 E. 60th Street, North Sioux Falls SD 57104-0432</b>

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

Name	Address
Plaintiff herein	
MERS	P.O. Box 2026 Flint MI 48501-2026

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

Name	Address
Mount Pleasant Township	558 Millertown Road Bloomsburg PA 17815
Columbia County	35 W Main St Bloomsburg PA 17815

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

Name	Address
None	

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	68 Lamoreaux Road Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754
United States of America c/o Atty General of the United States	U.S. Dept. of Justice, Rm 4400 950 Pennsylvania Avenue, NW Washington, DC 20530
United States of America c/o Atty General of the United States	U.S. Dept. of Justice, Rm 5111 950 Pennsylvania Avenue, NW Washington, DC 20530

8. Name and address of Attorney of record:

Name

Address

None

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

3/11/14  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input checked="" type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
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<input type="checkbox"/> Lena Kravets, Esquire	

Re: OneWest Bank, FSB v. Scott A Smith. et al.  
Columbia County; Number: 2011-cv-1435

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
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Attorneys for Plaintiff

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

One West Bank, FSB  
Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2011-cv-1435

DATE: March 10, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNERS: Scott A Smith and Jeffrey M Delaney

PROPERTY: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$144,085.41

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **April 2, 2014 at 9 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

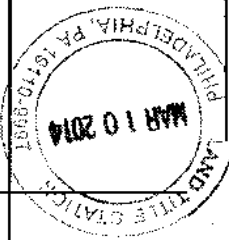
If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

Name and Address of Sender  
 McCabe, Weisberg and Conway, P.C.  
 123 S. Broad St., Suite 2080  
 Philadelphia, PA 19109  
 ATTN:S. Wilbanks-58882

Check type of mail or service:  
☐ Certified ☐ Recorded Delivery (International)  
☐ COD ☐ Registered  
☐ Delivery Confirmation ☐ Return Receipt for Merchandise  
☐ Express Mail ☐ Signature Confirmation  
☐ Insured

U.S. POSTAGE PITNEY BOWES

ZIP 19109 \$001.20<sup>0</sup>  
 02 4W  
 0001377494 MAR 10, 2014



Lane	Article Number	Postage
<b>1</b> OneWest Bank, FSB Plaintiff v. Scott A Smith and Jeffrey M Delaney Defendants	Citibank South Dakota NA. 701 E. 60th Street, North Sioux Falls SD 57104-0432	
Total Number of Pieces Listed by Sender <b>1</b>	Total Number of Pieces Received at Post Office	



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

Date: 03/19/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 17330

SMITH SCOTT A  
JEFFREY M DELANEY  
68 LAMOREAUX ROAD  
BLOOMSBURG PA 17815

District: MT PLEASANT TWP  
Deed: 20080 -3982  
Location: 68 LAMOREAUX RD  
Parcel Id:26 -09 -011-01,000

Assessment: 36,440  
Balances as of 03/19/2014

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff Per: dm.

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2014 - REAL ESTATE

As of Date: 03/19/2014 08:49:52 AM

Owner: SMITH SCOTT A

68 LAMOREAUX ROAD

BLOOMSBURG PA 17815

Municipality: MT PLEASANT TWP

Parcel #: 26 -09 -011-01,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
026350	G	\$326.61	04/30/2014	\$333.28	06/30/2014	\$366.61	08/31/2014
Payment							
026350	S	\$48.03	04/30/2014	\$49.01	06/30/2014	\$53.91	08/31/2014
Payment							
026350	R	\$41.10	04/30/2014	\$41.94	06/30/2014	\$46.13	08/31/2014
Payment							

Total Paid To Date:

\$0.00

dm  
Signature

3-19-14  
Date

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

**McCABE, WEISBERG AND CONWAY, P.C.**

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

Attorneys for Plaintiff

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

OneWest Bank, FSB  
Plaintiff

v.

Scott A Smith and Jeffrey M Delaney  
Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2011-cv-1435

DATE: March 4, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNERS: Scott A Smith and Jeffrey M Delaney

PROPERTY: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$144,085.41

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **April 2, 2014 at 9 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ONE WEST BANK FSB  
vs.  
SCOTT SMITH (et al.)

Case Number  
2011CV1435

## SHERIFF'S RETURN OF SERVICE

02/11/2014 09:25 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 68 LAMOREAUX ROAD, BLOOMSBURG, PA 17815.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 14, 2014

NOTARY

Affirmed and subscribed to before me this

14TH day of FEBRUARY 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
SCOTT SMITH (et al.)

Case Number  
2011CV1435

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 68 LAMOREAUX ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-11-14

Time:

09:25

Deputy:

3

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2011CV1435

68 LAMOREAUX ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
SCOTT SMITH (et al.)

Case Number  
2011CV1435

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

### Serve To:

Name: SCOTT SMITH

Primary Address: 68 LAMOREAUX ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 35 W. Main St

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

SMITH, SCOTT

2011CV1435

68 LAMOREAUX ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
SCOTT SMITH (et al.)

Case Number  
2011CV1435

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 68 LAMOREAUX ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:	2/10/14					
Time:	15:22					
Mileage:						
Deputy:	17 8					

### Service Attempt Notes:

1. N/A L/C

2.

3.

4.

5.

6.

OCCUPANT

2011CV1435

68 LAMOREAUX ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
SHANNON LABOUR (et al.)

Case Number  
2013CV211

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

### Serve To:

Name: TENANTS/OCCUPANTS

Primary Address: 3460 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-11-14

Time:

11:50

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

2-10-14

Time:

09:50

Mileage:

Deputy:

3

### Service Attempt Notes:

1. 4C House may be vacant

2.

3.

4.

5.

6.

TENANTS/OCCUPANTS

2013CV211

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
SCOTT SMITH (et al.)

Case Number  
2011CV1435

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

JNET is all out of County

Check P/O

### Serve To:

Name: JEFFREY DELANEY

Primary Address: 314 MONTOUR BLVD.  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2/7/14

Time: 14:25

Deputy: 17

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:	1-28-14	2/7/14				
Time:	1530	14:25				
Mileage:						
Deputy:	16	17				

### Service Attempt Notes:

1. HAS NOT BEEN AT THIS ADDRESS FOR A YEAR
2. P/O doesn't deliver to 314 Montour Blvd anymore
3. - no forwarding
- 4.
- 5.
- 6.

DELANEY, JEFFREY

2011CV1435

314 MONTOUR BLVD., BLOOMSBURG, PA 17815

NO EXPIRATION

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

OneWest Bank, FSB

Plaintiff

v.

Scott A Smith and Jeffrey M Delaney

Defendants

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

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2011-cv-1435 Term \_\_\_\_\_ J.D.

*2014-ED-21*

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

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

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

Being Known As: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

Amount Due \$144,085.41

Interest from 11/22/12 to \$ \_\_\_\_\_  
DATE OF SALE \_\_\_\_\_

plus \$23.68 per diem thereafter

(Costs to be added)

Total \$ \_\_\_\_\_

Dated: 01-27-14  
(SEAL)

*Barbara N. Silvestri*

Prothonotary, Common Pleas Court of  
Columbia County Penna.

*2014-ED-21* *2014-ED-21* *Courts*

*My Comm. Exp. 1st Monday in 2016*

By: \_\_\_\_\_ Deputy

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2011-cv-1435 Term \_\_\_\_\_ J.D.

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

OneWest Bank, FSB

v.

Scott A Smith and Jeffrey M Delaney

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

---

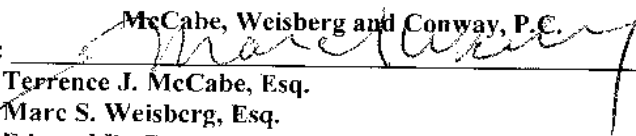
**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

BY: McCabe, Weisberg and Conway, P.C.  
  
[ ] Terrence J. McCabe, Esq.  
[ ] Marc S. Weisberg, Esq.  
[ ] Edward D. Conway, Esq.  
[ ] Margaret Gairo, Esq.  
[ ] Andrew L. Markowitz, Esq.  
[ ] Heidi R. Spivak, Esq.  
[ ] Christine L. Graham, Esq.  
[ ] Brian T. LaManna, Esq.  
[ ] Joseph F. Riga, Esq.  
[ ] Joseph I. Foley, Esq.  
[ ] Celine P. DerKrikorian, Esq.  
**Attorneys for Plaintiff**

## LEGAL DESCRIPTION

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

BEGINNING at a corner in the center of Township Road 551 leading to legislative Route 19029, adjoining lands of the Grantor; THENCE along the center of Township Road 551, the following courses and distances: South 53 degrees 04 minutes East, 51.7 feet to a corner; THENCE North 88 degrees 31 minutes East, 74.2 feet to a corner; THENCE North along said Township Road and other lands of the Grantor, North 38 degrees 43 minutes East, 327.8 feet to an iron pin corner; THENCE along other lands of the Grantor, the following courses and distances: North 0 degrees 18 minutes East, 81 feet to an iron pin corner; THENCE North 54 degrees 30 minutes West, 161.8 feet to an iron pin corner; THENCE South 25 degrees 38 minutes West, 545.2 feet to an iron pin corner in the center of Township Road 551, the place of beginning. CONTAINING 1.5 acres of land. The description for this deed was prepared from draft of Larry Miller.

BEING KNOWN AS: 68 LAMOREAUX ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 26-09-011-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MARY ELLEN HALL, SINGLE, by deed dated April 30, 2008 and recorded May 1, 2008 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200803982, granted and conveyed to Scott A Smith and Jeffrey M Delaney.

REAL DEBT: \$144,085.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SCOTT A SMITH AND JEFFREY M DELANEY

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

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY:   TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**  
**ANN E. SWARTZ, ESQUIRE - ID # 201926**  
**JOSEPH F. RIGA, ESQUIRE - ID # 57716**  
**JOSEPH I. FOLEY, ESQUIRE - ID # 314675**  
**CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673**

**Attorneys for Plaintiff**

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

**CIVIL ACTION LAW**

OneWest Bank, FSB

v.

Scott A Smith and Jeffrey M Delaney

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-cv-1435

2014-ED-21

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

To:   Scott A Smith  
      68 Lamoreaux Road  
      Bloomburg, Pennsylvania 17815

Jeffrey M Delaney  
314 Montour Boulevard  
Bloomburg, Pennsylvania 17815

Your house (real estate) at **68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on April 2nd at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$144,085.41 obtained by OneWest Bank, FSB against you.

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

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

1.   The sale will be canceled if you pay to OneWest Bank, FSB the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2.   You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3.   You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

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

## LEGAL DESCRIPTION

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

BEGINNING at a corner in the center of Township Road 551 leading to legislative Route 19029, adjoining lands of the Grantor; THENCE along the center of Township Road 551, the following courses and distances: South 53 degrees 04 minutes East, 51.7 feet to a corner; THENCE North 88 degrees 31 minutes East, 74.2 feet to a corner; THENCE North along said Township Road and other lands of the Grantor, North 38 degrees 43 minutes East, 327.8 feet to an iron pin corner; THENCE along other lands of the Grantor, the following courses and distances: North 0 degrees 18 minutes East, 81 feet to an iron pin corner; THENCE North 54 degrees 30 minutes West, 161.8 feet to an iron pin corner; THENCE South 25 degrees 38 minutes West, 545.2 feet to an iron pin corner in the center of Township Road 551, the place of beginning. CONTAINING 1.5 acres of land. The description for this deed was prepared from draft of Larry Miller.

BEING KNOWN AS: 68 LAMORHAUX ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 26-09-011-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MARY ELLEN HALL, SINGLE, by deed dated April 30, 2008 and recorded May 1, 2008 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200803982, granted and conveyed to Scott A Smith and Jeffrey M Delaney.

REAL DEBT: \$144,085.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SCOTT A SMITH AND JEFFREY M DELANEY

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
SCOTT SMITH (et al.)

Case Number  
2011CV1435

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

### Serve To:

Name: 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:

Heidi Celeste

Relation:

Secretary

Date:

1-28-14 Time:

1334

Deputy:

10

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CENTRAL COLUMBIA SD

2011CV1435

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

X

ONE WEST BANK FSB  
vs.  
SCOTT SMITH (et al.)

Case Number  
2011CV1435

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Col

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: Karen Richendfer

Relation: Clerk TI

Date: 12214

Time: 1240

Deputy: 16

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2011CV1435 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ONE WEST BANK FSB  
vs.  
SCOTT SMITH (et al.)

Case Number  
2011CV1435

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Debbie Miller

Relation:

Clerk

Date:

1-28-14

Time:

12:35

Deputy:

16

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2011CV1435

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

## Document Receipt

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Trans #	1925	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

MIDDLE DISTRICT OF PA

WILLIAM NEALON FED BUILDING STE.  
311

Tracking #: 71901140006000019290

235 N. WASHINGTON AVE

Doc Ref #: 2014ED21

SCRANTON PA 18503

Postage 5.3400

## Document Receipt

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Trans #	1925	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

MIDDLE DISTRICT OF PA

WILLIAM NEALON FED BUILDING STE  
311

Tracking #: 71901140006000019290

235 N. WASHINGTON AVE

Doc Ref #: 2014ED21

SCRANTON PA 18503

Postage 5.3400

## Document Receipt

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Trans #	1924	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL

ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000019283

Doc Ref #: 2014ED21

Postage 5.3400

WASHINGTON DC 20530

## Document Receipt

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Trans #	1923	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE  
P.O. BOX 280948

BUREAU OF COMPLIANCE

Tracking #:	71901140006000019276
Doc Ref #:	2014ED21
Postage	5.3400

HARRISBURG PA 17128

## Document Receipt

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Trans #	1922	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

TPL CASUALTY UNIT ESTATE

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000019269

Doc Ref #: 2014ED21

Postage 5 3400

HARRISBURG PA 17105

## Document Receipt

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Trans #	1921	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE  
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #:	71901140006000019252
Doc Ref #	2014ED21
Postage	5.3400

HARRISBURG PA 17128

21



## Document Receipt

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Trans #	1920	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000019245

Doc Ref #: 2014ED21

Postage 5.3400

PHILADELPHIA PA 19106

21

## Document Receipt

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Trans #	1919	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000019238

Doc Ref #: 2014ED21

Postage 5.3400

HARRISBURG PA 17105

21

## Document Receipt

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Trans #	1918	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000019221

Doc Ref #: 2014ED21

Postage 5.3400

HARRISBURG PA 17128

21

## Document Receipt

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Trans #	1917	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

COMMON OF PENNA

INHERITANCE TAX OFFICE

110 N 8TH ST

SUITE #204

Tracking #: 71901140006000019214

Doc Ref #: 2014ED21

Postage 5 3400

PHILADELPHIA PA 19107

21

## Document Receipt

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Trans #	1916	Carrier / service:	USPS Server	First-Class Mail®	1/28/2014 12:00:00 AM
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Ship to:

Attn: Dan Richard

DEPT OF PUBLIC WELFARE

P.O. BOX 2675

Tracking #: 71901140006000019207

Doc Ref #: 2014ED21

Postage 5 3400

HARRISBURG PA 17105

21

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1435

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, APRIL 02, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

---

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

BEGINNING at a corner in the center of Township Road 551 leading to legislative Route 19029, adjoining lands of the Grantor; THENCE along the center of Township Road 551, the following courses and distances; South 53 degrees 04 minutes East, 51.7 feet to a corner; THENCE North 88 degrees 31 minutes East, 74.2 feet to a corner; THENCE North along said Township Road and other lands of the Grantor, North 38 degrees 43 minutes East, 327.8 feet to an iron pin corner; THENCE along other lands of the Grantor, the following courses and distances; North 0 degrees 18 minutes East, 81 feet to an iron pin corner; THENCE North 54 degrees 30 minutes West, 161.8 feet to an iron pin corner; THENCE South 25 degrees 38 minutes West, 545.2 feet to an iron pin corner in the center of Township Road 551, the place of beginning. CONTAINING 1.5 acres of land. The description for this deed was prepared from draft of Larry Miller.

BEING KNOWN AS: 69 LAMOREAUX ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.# 26-09-011-01

THE IMPROVEMENTS THEREON ARE; RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MARY ELLEN HALL, SINGLE, by deed dated April 30, 2008 and recorded May 1, 2008 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200803982, granted and conveyed to Scott A Smith and Jeffrey M. Delaney.

PROPERTY ADDRESS: 68 LAMOREAUX ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-09-011-01

Seized and taken into execution to be sold as the property of SCOTT SMITH, UNITED STATES OF AMERICA, JEFFREY DELANEY, DEPT OF REVENUE, COMMONWEALTH OF PA, COMMONWEALTH OF PA, UNITED STATES OF AMERICA C/O ATTY FOR MIDDLE DISTRICT in suit of ONE WEST BANK FSB.

---

**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:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

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

# REAL ESTATE OUTLINE

ED # 2014 ED 21

DATE RECEIVED 1-27-2014  
DOCKET AND INDEX 2011 CV 1435

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>  </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>87500</u>

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

SALE DATE April 2<sup>nd</sup> TIME 9:00am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID # 74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**  
**ANN E. SWARTZ, ESQUIRE - ID # 201926**  
**JOSEPH F. RIGA, ESQUIRE - ID # 57716**  
**JOSEPH I. FOLEY, ESQUIRE - ID # 314675**  
**CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673**

**Attorneys for Plaintiff**

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

OneWest Bank, FSB

Plaintiff

v.

Scott A Smith and Jeffrey M Delaney

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2011-cv-1435

2014-ED-21

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Scott A. Smith	68 Lamoreaux Road Bloomsburg, Pennsylvania 17815
Jeffrey M. Delaney	314 Montour Boulevard Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name	Address
Scott A Smith	68 Lamoreaux Road Bloomsburg, Pennsylvania 17815



Jeffrey M Delaney

314 Montour Boulevard  
Bloomburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

Citibank South Dakota NA

701 E. 60th Street N  
Sioux Falls, South Dakota 57117

Citibank South Dakota NA c/o Burton  
Neil & Associates

1060 Andrew Drive, Suite 170  
West Chester, Pennsylvania 19380

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

Name

Address

Plaintiff herein

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

Name

Address

None

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

Name

Address

None

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address

Tenants/Occupants

68 Lamoreaux Road  
Bloomsburg, Pennsylvania 17815

None

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard	X
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107	X
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128	X
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	X
+ PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	X
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948	X
X Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales	X
+ United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106	X
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815	X
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754	X
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001	X

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

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

8. Name and address of Attorney of record:

Name

Address

None

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

Section 4904 relating to unsworn falsification to authorities.

January 14, 2014  
DATE

BY: 

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

**Attorneys for Plaintiff**

## LEGAL DESCRIPTION

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

BEGINNING at a corner in the center of Township Road 551 leading to legislative Route 19029, adjoining lands of the Grantor; THENCE along the center of Township Road 551, the following courses and distances: South 53 degrees 04 minutes East, 51.7 feet to a corner; THENCE North 88 degrees 31 minutes East, 74.2 feet to a corner; THENCE North along said Township Road and other lands of the Grantor, North 38 degrees 43 minutes East, 327.8 feet to an iron pin corner; THENCE along other lands of the Grantor, the following courses and distances: North 0 degrees 18 minutes East, 81 feet to an iron pin corner; THENCE North 54 degrees 30 minutes West, 161.8 feet to an iron pin corner; THENCE South 25 degrees 38 minutes West, 545.2 feet to an iron pin corner in the center of Township Road 551, the place of beginning. CONTAINING 1.5 acres of land. The description for this deed was prepared from draft of Larry Miller.

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TAX I.D. #: 26-09-011-01

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BEING THE SAME PREMISES WHICH MARY ELLEN HALL, SINGLE, by deed dated April 30, 2008 and recorded May 1, 2008 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200803982, granted and conveyed to Scott A Smith and Jeffrey M Delaney.

REAL DEBT: \$144,085.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SCOTT A SMITH AND JEFFREY M DELANEY

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

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID # 74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**  
**ANN E. SWARTZ, ESQUIRE - ID # 201926**  
**JOSEPH F. RIGA, ESQUIRE - ID # 57716**  
**JOSEPH I. FOLEY, ESQUIRE - ID # 314675**

**Attorneys for Plaintiff**

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

OneWest Bank, FSB

Plaintiff

v.

Scott A Smith and Jeffrey M Delaney

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-cv-1435

2014-ED-21

**AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby  
depose and say that the last-known mailing addresses of the Defendants are:

Scott A Smith  
68 Lamoreaux Road  
Bloomburg, Pennsylvania 17815

Jeffrey M Delaney  
314 Montour Boulevard  
Bloomburg, Pennsylvania 17815

SWORN AND SUBSCRIBED  
BEFORE ME THIS 16 DAY  
OF January, 2014

NOTARY PUBLIC

BY:

[ ] Terrence J. McCabe, Esq. [ ] Marc S. Weisberg, Esq.  
[ ] Edward D. Conway, Esq. [ ] Margaret Gairo, Esq.  
[ ] Andrew L. Markowitz, Esq. [ ] Heidi R. Spivak, Esq.  
[ ] Marisa J. Cohen, Esq. [ ] Kevin T. McQuail, Esq.  
[ ] Christine L. Graham, Esq. [ ] Brian T. LaManna, Esq.  
[ ] Ann E. Swartz, Esq. [ ] Joseph F. Riga, Esq.  
[ ] Joseph I. Foley, Esq. [ ] Celine P. DerKrikorian, Esq.

**Attorneys for Plaintiff**

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
KARIANN J. BETANCOURT, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires July 11, 2016

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID # 74770**  
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**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**  
**ANN E. SWARTZ, ESQUIRE - ID # 201926**  
**JOSEPH F. RIGA, ESQUIRE - ID # 57716**  
**JOSEPH I. FOLEY, ESQUIRE - ID # 314675**  
**CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673**

Attorneys for Plaintiff

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

OneWest Bank, FSB

Plaintiff

v.

Scott A Smith and Jeffrey M Delaney

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-cv-1435

2014-ED-21

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

SIR OR MADAM:

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

**INSTRUCTIONS**

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

**68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815**

(more fully described as attached)

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

Scott A Smith  
68 Lamoreaux Road  
Bloomsburg, Pennsylvania 17815

Jeffrey M Delaney  
314 Montour Boulevard  
Bloomsburg, Pennsylvania 17815

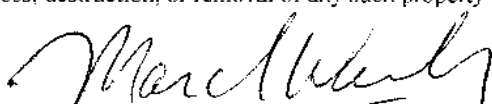
**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

January 14, 2014

DATE

BY:

  
[ ] Terrence J. McCabe, Esq. [ ] Marc S. Weisberg, Esq.  
[ ] Edward D. Conway, Esq. [ ] Margaret Gairo, Esq.  
[ ] Andrew L. Markowitz, Esq. [ ] Heidi R. Spivak, Esq.  
[ ] Marisa J. Cohen, Esq. [ ] Kevin T. McQuail, Esq.  
[ ] Christine L. Graham, Esq. [ ] Brian T. LaManna, Esq.  
[ ] Ann E. Swartz, Esq. [ ] Joseph F. Riga, Esq.  
[ ] Joseph I. Foley, Esq. [ ] Celine P. Derkrikorian, Esq.

Attorneys for Plaintiff

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THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MARY ELLEN HALL, SINGLE, by deed dated April 30, 2008 and recorded May 1, 2008 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200803982, granted and conveyed to Scott A Smith and Jeffrey M Delaney.

REAL DEBT: \$144,085.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
SCOTT A SMITH AND JEFFREY M DELANEY

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

**McCABE, WEISBERG & CONWAY, P.C.**  
ATTORNEYS AT LAW  
123 S. BROAD STREET SUITE 1400  
PHILADELPHIA, PA 19109  
(215) 790-1010



87500

NO. 87500

3-50/310

**PAY:** One thousand three hundred fifty and NO/100

DATE 01/23/2014 AMOUNT \$1,350.00

TO THE Sheriff of Columbia County  
ORDER  
OF

ESCROW TRUST  
VOID AFTER 90 DAYS



TRUE WATERMARK PAPER & HOLOGRAMS BY MICROFILM

⑈087500⑈ ⑆031000503⑆ 2000012430022⑈



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

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

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

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

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

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

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

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

January 14, 2014

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

Re: OneWest Bank, FSB vs. Scott A Smith and Jeffrey M Delaney  
Columbia County, Number 2011-cv-1435  
Premises: 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find 3 copies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

Scott A Smith  
68 Lamoreaux Road  
Bloomsburg, Pennsylvania 17815

Jeffrey M Delaney  
314 Montour Boulevard  
Bloomsburg, Pennsylvania 17815

Please be advised that our office will serve the above referenced defendants by regular and certified mail in accordance with the attached Court Order. Please post the 68 Lamoreaux Road, Bloomsburg, Pennsylvania 17815, in accordance with the attached Court Order.

Please serve the above referenced defendant, Jeffrey Delaney, serviceform. Our stamped self-addressed are enclosed.

Very truly yours,

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

/kmt  
Enclosures