

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bank & Trusts Kyle Foster & Molly Foster

NO. 27-14 ED NO. 1547-13 JD

DATE/TIME OF SALE: May 14 0900

BID PRICE (INCLUDES COST) \$ 7058.00

POUNDAGE - 2% OF BID \$ 141.16

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7199.16

PURCHASER(S): FIRST COLUMBIA BANK + TRUST CO.

ADDRESS: 232 EAST ST. BLOOMSBURG PA 17815

NAMES(S) ON DEED: FIRST COLUMBIA BANK + TRUST CO.

PURCHASER(S) SIGNATURE(S): Jeffrey Shelton

TOTAL DUE: \$ 7199.16

LESS DEPOSIT: \$ 1354.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5849.16



LC DIVISION TREASURER'S CHE

078722

80-583
313

05-15-2014

DATE

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF'S OFFICE

\$5,849.16

THE SUM OF \$5,849dols 16cts

FOSTER 7889013

VOID OVER \$5,849.16

AUTHORIZED SIGNATURE

⑈078722⑈ ⑆031305936⑆ 027⑈265⑈0⑈

SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 5849.16

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FIRST COLUMBIA BANK & TRUST CO

vs.

Defendant
KYLE FOSTER
MOLLY FOSTER

Attorney for the Plaintiff:
HARDING, HILL & TUROWSKI, LLP
38 West Third Street
Bloomsburg, PA 17815

Sheriff's Sale Date: Wednesday, May 14, 2014

Writ of Execution No. : 2013CV1547

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 780 A MAINVILLE DRIVE, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,230.18
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	\$165.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00

Total Sheriff Costs \$1,977.18

Municipal Costs

Delinquent Taxes	\$5,025.82
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Total Municipal Costs \$5,025.82

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$7,058.00

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)

Columbia County Sheriff's Office, Inc. 10/2003/01-000

SHERIFF'S SALE COST SHEET

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

☒ DOCKET/RETURN \$15.00
☒ SERVICE PER DEF. \$ 55.00
☒ LEVY (PER PARCEL \$15.00
☒ MAILING COSTS \$ 24.00
☒ ADVERTISING SALE BILLS & COPIES \$17.50
☒ ADVERTISING SALE (NEWSPAPER) \$15.00
☒ MILEAGE \$ 10.00
☒ POSTING HANDBILL \$15.00
☒ CRYING/ADJOURN SALE \$10.00
☒ SHERIFF'S DEED \$35.00
☒ TRANSFER TAX FORM \$25.00
☒ DISTRIBUTION FORM \$25.00
☒ COPIES \$ 5.50
☒ NOTARY \$ 15.00
 TOTAL ***** \$ 372.00

☒ WEB POSTING \$150.00
☒ PRESS ENTERPRISE INC. \$ 1230.18
☒ SOLICITOR'S SERVICES \$75.00
 TOTAL ***** \$ 1455.18

☒ PROTHONOTARY (NOTARY) \$10.00
☒ RECORDER OF DEEDS \$ 55.00
 TOTAL ***** \$ 65.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 _____ \$ _____
 SCHOOL DIST. 20 _____ \$ _____
 DELINQUENT 20 _____ \$ 5025.82
 TOTAL ***** \$ 5025.82

MUNICIPAL FEES DUE:

SEWER 20 _____ \$ _____
 WATER 20 _____ \$ _____
 TOTAL ***** \$ 0.00

SURCHARGE FEE (DSTE) \$ 16.00
 MISC. _____ \$ _____
 TOTAL ***** \$ 16.00

TOTAL COSTS (OPENING BID) \$ 7658.00

Document Receipt

Trans #	2046	Carrier / service	USPS Server	First-Class Mail®	2/6/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000020500

Doc Ref #: 2014ED27

Postage 5.3400

PHILADELPHIA PA 19107

27

Document Receipt

Trans #	2047	Carrier / service:	USPS Server	First-Class Mail®	2/6/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000020517

Doc Ref #: 2014ED27

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	2045	Carrier / service:	USPS Server	First-Class Mail®	2/6/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000020494

Doc Ref #: 2014ED27

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	2044	Carrier / service:	USPS Server	First-Class Mail®	2/6/2014 12:00:00 AM
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Ship to

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000020487

Doc Ref #: 2014ED27

Postage 5 3400

HARRISBURG PA 17128

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

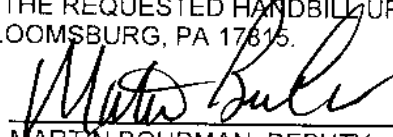


FIRST COLUMBIA BANK & TRUST CO
vs.
KYLE FOSTER (et al.)

Case Number
2013CV1547

SHERIFF'S RETURN OF SERVICE

04/09/2014 02:30 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 780 A MAINVILLE DRIVE, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 10, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

10TH day of APRIL, 2014



Plaintiff Attorney: HARDING, HILL & TUROWSKI, LLP, 38 West Third Street, Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

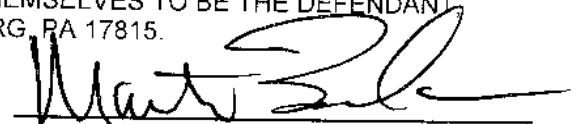


FIRST COLUMBIA BANK & TRUST CO
vs.
KYLE FOSTER (et al.)

Case Number
2013CV1547

SHERIFF'S RETURN OF SERVICE

02/10/2014 09:00 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: KYLE FOSTER AT 156 W 8TH STREET, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 10, 2014

COMMONWEALTH OF PENNSYLVANIA

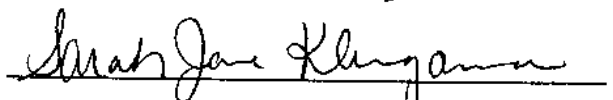
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

10TH day of FEBRUARY, 2014



Plaintiff Attorney: HARDING, HILL & TUROWSKI, LLP, 38 West Third Street, Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
KYLE FOSTER (et al.)

Case Number
2013CV1547

SHERIFF'S RETURN OF SERVICE

02/10/2014 08:50 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MOLLY FOSTER AT 156 WEST 8TH STREET, BLOOMSBURG, PA 17815

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 10, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

10TH day of FEBRUARY, 2014

Plaintiff Attorney: HARDING, HILL & TUROWSKI, LLP, 38 West Third Street, Bloomsburg, PA 17815

(per County Seal and Notary Public Seal)

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:10-APR-14

FEE:\$5.00

CERT. NO18014

FOSTER KYLE B
FOSTER MOLLY A
780A MAINVILLE DR
BLOOMSBURG PA 17815

DISTRICT: MAIN TWP
DEED 20011-2507
LOCATION: 780 MAINVILLE DR BLOOMSBURG
PARCEL: 22 -05A-014-02,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2011	PRIM	1,785.56	19.15	0.00	1,804.71
2013	PRIM	1,479.56	21.04	30.00	1,530.60
2012	PRIM	1,550.62	19.89	115.00	1,685.51
TOTAL DUE :					\$5,020.82

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2014

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2013

REQUESTED BY:

Columbia County Sheriff, *DS*

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
KYLE FOSTER (et al.)

Case Number
2013CV1547

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: 780 A MAINVILLE DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge (Posted) Other

Adult In Charge: Posted on Side Door

Relation:

Date: 4-9-14 Time: 1430

Deputy: 16 Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2013CV1547

780 A MAINVILLE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
KYLE FOSTER (et al.)

Case Number
2013CV1547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: MOLLY FOSTER

Primary Address: 156 WEST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. L/C - Get Address For Ex-husband - in have paperwork for him

2. "Kyle Foster"

3.

4.

5.

6.

FOSTER, MOLLY

2013CV1547

156 WEST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
KYLE FOSTER (et al.)

Case Number
2013CV1547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: KYLE FOSTER

Primary Address: 780 MAINVILLE DRIVE

APT #A

BLOOMSBURG, PA 17815

Phone: 570-854-8558

DOB:

Alternate Address:

156 W 8th St
Bloomsburg Pa

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Kyle Foster

Relation:

DEF

Date:

2-10-14

Time:

0900

Deputy:

16

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:

2-6-14

Time:

15:10

Mileage:

Deputy:

3

Service Attempt Notes:

1. House Vacant - Neighbor said they got divorced & went their separate ways.

2.

3.

4.

5.

6.

FOSTER, KYLE

2013CV1547

'80 MAINVILLE DRIVE, APT #A, BLOOMSBURG, PA 17811 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
KYLE FOSTER (et al.)

Case Number
2013CV1547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Lindsay Fish

Relation: Intake Officer

Date: 2-6-14 Time: 12:30

Deputy: 3 Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2013CV1547 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
KYLE FOSTER (et al.)

Case Number
2013CV1547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge ☐ Posted ☐ Other ☐

Adult In Charge:

Mary Ward

Relation:

Def Tax collector

Date:

2-6-14

Time:

12:30

Deputy:

3

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

WARD, MARY F.

2013CV1547

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO
vs.
KYLE FOSTER (et al.)

Case Number
2013CV1547

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: Sherry Evans

Relation: Clock

Date: 2-6-14

Time: 12:25

Deputy: 3

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2013CV1547

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

HARDING, HILL & TUROWSKI, LLP

P. Jeffrey Hill, Esquire

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

VS. :

NO. 2013 – CV – 1547

KYLE B. FOSTER and MOLLY A. :

FOSTER :

DEFENDANTS. :

CIVIL ACTION

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: KYLE B. FOSTER, Defendant

780A Mainville Drive

Bloomsburg, PA 17815

MOLLY A. FOSTER, Defendant

156 West 8th Street

Bloomsburg, PA 17815

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2014 ISSUED OUT OF
THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE
WILL BE EXPOSED THE FOLLOWING DESCRIBED PROPERTY TO PUBLIC SALE TO
THE HIGHEST AND BEST BIDDER, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA
COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

AT May 14th, 2014
9:00 O'CLOCK, A.M.

ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece and parcel of land situate in the Village of Mainville,
Main Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner in the westerly line of the right-of-way of the state
highway leading from Mainville to Bloomsburg and in the northerly line of other land now or
formerly of Mildred D. Vought and running thence along the northerly line of land now or

formerly of Mildred D. Vought, South 75 degrees 30 minutes West, 184 feet to an iron pin corner; Thence continuing along the same, North 8 degrees 45 minutes West, 65.5 feet to a maple tree corner in the southerly line of land now or formerly of Ray Morrison; Thence along the southerly line of land now or formerly of said Morrison, North 75 degrees 30 minutes east, 184 feet to an iron pin corner set in the westerly line of the aforesaid state highway right-of-way; Thence along the westerly line of said highway right-of-way, South 8 degrees 45 minutes East, 65.5 feet to a stone corner, the place of beginning, and **CONTAINING** 0.277 acres of land according to a survey and draft made by Howard Fetterolf on July 15, 1968.

THERE is also granted and conveyed to the Grantees, their heirs and assigns the right and privilege to use a driveway extending along the northerly line of the premises herein conveyed and westwardly from the westerly line of the right-of-way of the highway herein mentioned in common with adjacent property owners on the North.

THERE is also granted and conveyed to the Grantees the right to use sewage facilities located on the other lands of the Grantors and with the sewer clean-out pit to be maintained and paid for by the Grantors and the Grantees herein so long as the same is used by the Grantees.

BEING the same premises which Harold J. Hartzel, Widower, by Deed dated December 3, 2001, and recorded with the Register and Recorder of Columbia County on December 7, 2001, to Instrument No. 200112507, granted and conveyed unto Kyle B. Foster and Molly A. Foster.

PROPERTY ADDRESS: 780A Mainville Drive, Bloomsburg, Pennsylvania, 17815

PROPERTY IMPROVED with a 2-story, 2 unit dwelling with detached one car garage

TAX PARCEL NUMBER: 22-05A01402

SEIZED AND TAKEN in execution as the property of Defendants, Kyle B. Foster and Molly A. Foster at the suit of First Columbia Bank & Trust Co. vs. Kyle B. Foster and Molly A. Foster.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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 defaults to pay the bid price as per the

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

Attorney for the Plaintiff:
P. JEFFREY HILL, ESQUIRE
Harding, Hill & Turowski, LLP
38 West Third Street
Bloomsburg, PA 17815
570-784-6770, Ext. 211

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, PA
www.sheriffofcolumbiacounty.com

HARDING, HILL & TUROWSKI, LLP

P. Jeffrey Hill, Esquire

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #30004

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA**

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF. :

VS. : NO. 2013 – CV – 1547

KYLE B. FOSTER and MOLLY A. :

FOSTER : CIVIL ACTION

DEFENDANTS. :

AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1

I, P. JEFFREY HILL, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praccipe for the Writ of Exccution was filed the following information concerning the real property located in the Village of Mainville, Main Township, Columbia County, Pennsylvania.

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

Kyle B. Foster
780A Mainville Drive
Bloomsburg, PA 17815

Molly A. Foster
156 West 8th Street
Bloomsburg, PA 17815

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

Kyle B. Foster
780A Mainville Drive
Bloomsburg, PA 17815

Molly A. Foster
156 West 8th Street
Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.
232 East Street
Bloomsburg, PA 17815

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

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

First Columbia Bank & Trust Co.
232 East Street
Bloomsburg, PA 17815

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

None.

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

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:

None.

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

HARDING, HILL & TUROWSKI, LLP

A handwritten signature in black ink, appearing to read 'P. Hill', is written over a horizontal line.

P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney ID #30004

DATED: _____

1/30/14

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1547

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, MAY 14, 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 and parcel of land situate in the Village of Mainville, Main Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner in the westerly line of the right-of-way of the state highway leading from Mainville to Bloomsburg and in the northerly line of other land now or formerly of Mildred D. Vought and running thence along the northerly line of land now or formerly of Mildred D. Vought, South 75 degrees 30 minutes West, 184 feet to an iron pin corner; Thence continuing along the same, North 8 degrees 45 minutes West, 65.5 feet to a maple tree corner in the southerly line of land now or formerly of Ray Morrison; Thence along the southerly line of land now or formerly of said Morrison, North 75 degrees 30 minutes east, 184 feet to an iron pin corner set in the westerly line of the aforesaid state highway right-of-way; Thence along the westerly line of said highway right-of-way, South 8 degrees 45 minutes East, 65.5 feet to a stone corner, the place of beginning, and CONTAINING 0.277 acres of land according to a survey and draft made by Howard Fetterolf on July 15, 1968.

THERE is also granted and conveyed to the Grantees, their heirs and assigns the right and privilege to use a driveway extending along the northerly line of the premises herein conveyed and westwardly from the westerly line of the right-of-way of the highway herein mentioned in common with adjacent property owners on the North.

THERE is also granted and conveyed to the Grantees the right to use sewage facilities located on the other lands of the Grantors and with the sewer clean-out pit to be maintained and paid for by the Grantors and the Grantees herein so long as the same is used by the Grantees.

BEING the same premises which Harold J. Hartzel, Widower, by Deed dated December 3, 2001, and recorded with the Register and Recorder of Columbia County on December 7, 2001, to Instrument No. 200112507, granted and conveyed unto Kyle B. Foster and Molly A. Foster.

PROPERTY ADDRESS: 780A Mainville Drive, Bloomsburg, Pennsylvania, 17815

PROPERTY IMPROVED with a 2-story, 2 unit dwelling with detached one car garage

TAX PARCEL NUMBER: 22-05A01402

PROPERTY ADDRESS: 780 A MAINVILLE DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-05A10402

Seized and taken into execution to be sold as the property of KYLE FOSTER, MOLLY FOSTER in suit of FIRST COLUMBIA BANK & TRUST CO.

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:
HARDING, HILL & TUROWSKI, LLP
Bloomsburg, PA (570) 784-6770

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

By County Sale Sheriff, Timothy T. Chamberlain

HARDING, HILL & TUROWSKI, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770

Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

VS. :

NO. 2013 – CV – 1547

KYLE B. FOSTER and MOLLY A. :

FOSTER :

DEFENDANTS. :

CIVIL ACTION

2014-ED-27

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

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

Balance of Principal as of November 1, 2013	\$44,496.39
Accrued but unpaid interest from April 12, 2013, through November 17, 2013 (\$8.521363 per diem)	\$ 1,310.42
Late charges to November 18, 2013 (\$14.10 every two weeks)	\$ 871.20
Appraisal Fee	\$ 125.00
Attorneys' fees	<u>\$ 1,500.00</u>
TOTAL	\$48,303.01

Plus costs.

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: Feb 6, 2014

BY: Barbara Livett-Hilra

PROthonotary of the Court

My Comm. Ex. 1st Monday in 2016

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Village of Mainville, Main Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner in the westerly line of the right-of-way of the state highway leading from Mainville to Bloomsburg and in the northerly line of other land now or formerly of Mildred D. Vought and running thence along the northerly line of land now or formerly of Mildred D. Vought, South 75 degrees 30 minutes West, 184 feet to an iron pin corner; Thence continuing along the same, North 8 degrees 45 minutes West, 65.5 feet to a maple tree corner in the southerly line of land now or formerly of Ray Morrison; Thence along the southerly line of land now or formerly of said Morrison, North 75 degrees 30 minutes east, 184 feet to an iron pin corner set in the westerly line of the aforesaid state highway right-of-way; Thence along the westerly line of said highway right-of-way, South 8 degrees 45 minutes East, 65.5 feet to a stone corner, the place of beginning, and **CONTAINING** 0.277 acres of land according to a survey and draft made by Howard Fetterolf on July 15, 1968.

THERE is also granted and conveyed to the Grantees, their heirs and assigns the right and privilege to use a driveway extending along the northerly line of the premises herein conveyed and westwardly from the westerly line of the right-of-way of the highway herein mentioned in common with adjacent property owners on the North.

THERE is also granted and conveyed to the Grantees the right to use sewage facilities located on the other lands of the Grantors and with the sewer clean-out pit to be maintained and paid for by the Grantors and the Grantees herein so long as the same is used by the Grantees.

BEING the same premises which Harold J. Hartzel, Widower, by Deed dated December 3, 2001, and recorded with the Register and Recorder of Columbia County on December 7, 2001, to Instrument No. 200112507, granted and conveyed unto Kyle B. Foster and Molly A. Foster.

PROPERTY ADDRESS: 780A Mainville Drive, Bloomsburg, Pennsylvania, 17815

PROPERTY IMPROVED with a 2-story, 2 unit dwelling with detached one car garage

TAX PARCEL NUMBER: 22-05A01402

REAL ESTATE OUTLINE

ED # 2014ED27

DATE RECEIVED 2/6/2014
DOCKET AND INDEX 2013 CV 1547

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>84431</u>

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

SALE DATE May 14th TIME 9:00 AM
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

HARDING, HILL & TUROWSKI, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770

Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :

VS. :

NO. 2013 - CV - 1547

KYLE B. FOSTER and MOLLY A. :
FOSTER :

DEFENDANTS. :

CIVIL ACTION

PRAECIPE FOR WRIT OF EXECUTION

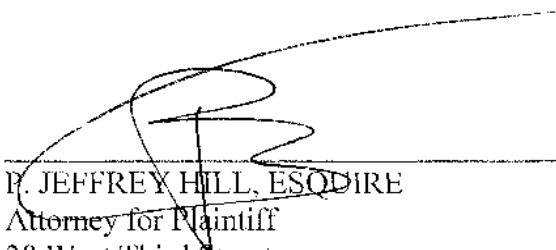
TO THE PROTHONOTARY:

Issue Writ of Execution in the above captioned matter:

Balance of Principal as of November 1, 2013	\$44,496.39
Accrued but unpaid interest from April 12, 2013, through November 17, 2013 (\$8.521363 per diem)	\$ 1,310.42
Late charges to November 18, 2013 (\$14.10 every two weeks)	\$ 871.20
Appraisal Fee	\$ 125.00
Attorneys' fees	\$ <u>1,500.00</u>
TOTAL	\$48,303.01

Plus costs

See attached description.


P. JEFFREY HILL, ESQUIRE
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
570-784-6770
Attorney ID #30004

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

PROCESSED - 6 A 30 27

FILED
PROTHONOTARY

LEGAL DESCRIPTION

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TAX PARCEL NUMBER: 22-05A01402

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PROPERTY IMPROVED with a 2-story, 2 unit dwelling with detached one car garage

TAX PARCEL NUMBER: 22-05A01402

HARDING, HILL & TUROWSKI, LLP

P. Jeffrey Hill, Esquire

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

VS. :

NO. 2013 – CV – 1547

KYLE B. FOSTER and MOLLY A. :

FOSTER :

DEFENDANTS. :

CIVIL ACTION

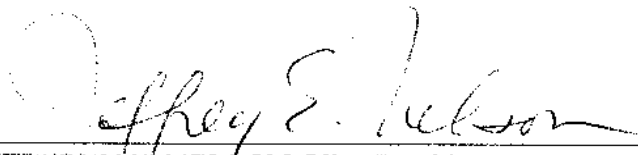
AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA :


: SS.

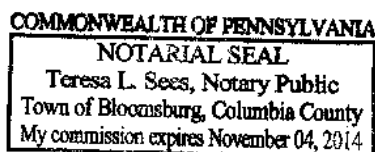
COUNTY OF COLUMBIA :

I, JEFFREY E. NELSON, Vice President, on behalf of First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that Defendant, Kyle B. Foster, at the time that judgment was entered, the Defendant's place of residence was 780A Mainville Drive, Bloomsburg, Columbia County, Pennsylvania.


JEFFREY E. NELSON, Vice President
First Columbia Bank & Trust Co.

Sworn to and Subscribed
before me this 9th day
of February, 2014.


NOTARY PUBLIC



HARDING, HILL & TUROWSKI, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Attorney for Plaintiff

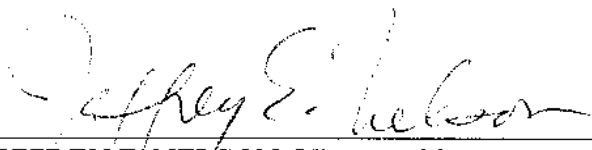
IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :
VS. : NO. 2013 – CV – 1547
KYLE B. FOSTER and MOLLY A. :
FOSTER : CIVIL ACTION
DEFENDANTS. :

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS


COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS.
:

I, JEFFREY E. NELSON, Vice President, on behalf of First Columbia Bank & Trust Co., being duly sworn according to law, depose and say that I did, investigate the status of Kyle B. Foster, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Kyle B. Foster is not now, nor was Kyle B. Foster within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

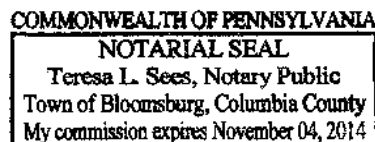


JEFFREY E. NELSON, Vice President
First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED
before me this 4th day of
February, 2014.



NOTARY PUBLIC



HARDING, HILL & TUROWSKI, LLP
P. Jeffrey Hill, Esquire
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :
VS. : NO. 2013 – CV – 1547
KYLE B. FOSTER and MOLLY A. :
FOSTER : CIVIL ACTION
DEFENDANTS. :

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS.

I, JEFFREY E. NELSON, Vice President, on behalf of First Columbia Bank & Trust Co., being duly sworn according to law, depose and say that I did, investigate the status of Molly A. Foster, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Molly A. Foster is not now, nor was Molly A. Foster within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

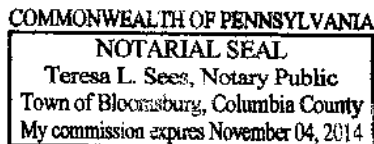


JEFFREY E. NELSON, Vice President
First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED
before me this 4th day of
February, 2014.



NOTARY PUBLIC



Attorney ID #30004

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

DEFENDANTS. :

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each 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 such property before the Sheriff's Sale thereof.

HARDING, HILL & TUROWSKI, LLP

Attorney ID #30004



232 EAST STREET
BLOOMSBURG, PA 17815



PAY ***** ONE THOUSAND THREE HUNDRED FIFTY AND 00/100

TO THE
ORDER OF

DATE
02/04/2014

AMOUNT
\$1,350.00

Columbia County Sheriff

Karen Bretternax
AUTHORIZED SIGNATURE

MEMO Kyle Foster

⑈084431⑈ ⑆031305936⑆ 018⑈529⑈9⑈



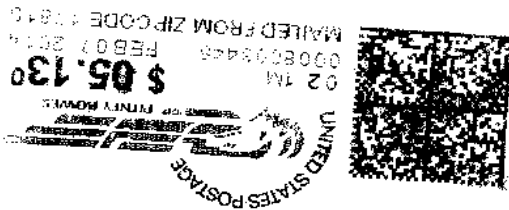
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000020500

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

CERTIFIED MAIL™



NIXIE
175 75 1999 0001/16/14
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
EOL 175150988 1910744214
* 1919-18126-87-36

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1547

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and in and to the effect 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, MAY 14, 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 and parcel of land situate in the Village of Mainville, Main Township, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a stone corner in the western line of the right-of-way of the highway leading from Mainville to Bloomsburg and in the northern line of other land now or formerly of Mildred D. Wought and running thence along the northern line of land now or formerly of Mildred D. Wought South 79 degrees 39 minutes West, 184 feet to an iron pin corner; thence continuing along the same North 8 degrees 45 minutes West, 85.9 feet to a maple tree corner in the southern line of land now or formerly of Ray Morrison; thence along the southern line of land now or formerly of said Morrison North 25 degrees 30 minutes East, 184 feet to an iron pin corner set in the western line of the aforesaid State highway right-of-way; thence along the western line of said highway right-of-way South 8 degrees 45 minutes East, 65.9 feet to a stone corner, the place of beginning, and CONTAINING 0.277 acres of land according to a survey and draft made by Howard Federoff on July 15, 1968. THERE is also granted and conveyed to the Grantees, their heirs and assigns the right and privilege to use a driveway extending along the northern line of the premises herein conveyed and westwardly from the western line of the right-of-way of the highway herein mentioned in common with adjacent property owners on the North. THERE is also granted and conveyed to the Grantees the right to use sewage facilities located on the other lands of the Grantors and with the sewer clean-out pit to be maintained and paid for by the Grantors and the Grantees herein so long as the same is used by the Grantees BEING the same premises which Harold J. Hartzel, Widower, by Deed dated December 3, 2004, and recorded with the Register and Recorder of Columbia County on December 7, 2004, in Instrument No. 200412587, granted and conveyed unto Kyle B. Foster and Molly A. Foster.

PROPERTY ADDRESS: 780A Mainville Drive, Bloomsburg, Pennsylvania, 17815
PROPERTY IMPROVED with a 2-story, 2 unit dwelling with detached one car garage
TAX PARCEL NUMBER: 22-05A01402

PROPERTY ADDRESS: 780A MAINVILLE DRIVE, BLOOMSBURG, PA 17815

LUP / TAX PARCEL NUMBER: 22-05A 10402

Seized and taken into execution to be sold as the property of KYLE FOSTER MOLLY FOSTER in suit of FIRST COLUMBIA BANK & TRUST CO.

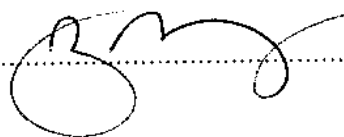
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR BIDDERS 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.

**BIMOTLY J. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania**

Attorney for the Plaintiff:

HARDING HILL & TUROWSKI, LLP
Bloomsburg, PA 17801 784-6770

leposes and says that Press Enterprise is
fice and place of business at 3185
ia and State of Pennsylvania, and was
n published daily, continuously in said
hed notice April 23, 30 and May 7, 2014
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shed; that neither the affiant nor Press
ice and advertisement and that all of the
and character of publication are true.



.....day of May 20 14
D. Kishbaugh
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donna L. Kishbaugh, Notary Public
Scott Twp., Columbia County
My Commission Expires Oct. 11, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

...., I hereby certify that the advertising and
publishing the foregoing notice, and the