

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC  
vs.  
JAMIE T HARMON

Case Number  
2014CV43

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/31/2014	Advance Fee	Advance Fee	30939	\$0.00	\$1,350.00
03/31/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/31/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/31/2014	Crying Sale			\$10.00	\$0.00
03/31/2014	Docketing			\$15.00	\$0.00
03/31/2014	Levy			\$15.00	\$0.00
03/31/2014	Mailing Costs			\$42.00	\$0.00
03/31/2014	Posting Handbill			\$15.00	\$0.00
03/31/2014	Press Enterprise Inc.			\$1,198.50	\$0.00
03/31/2014	Sheriff Automation Fund			\$50.00	\$0.00
03/31/2014	Web Posting			\$100.00	\$0.00
08/06/2014	Service			\$165.00	\$0.00
08/06/2014	Service Mileage			\$12.00	\$0.00
08/06/2014	Copies			\$5.50	\$0.00
08/06/2014	Notary Fee			\$10.00	\$0.00
08/06/2014	Tax Claim Search			\$5.00	\$0.00
08/06/2014	Surcharge			\$120.00	\$0.00
				<b>\$1,795.50</b>	<b>\$1,350.00</b>
				<b>TOTAL BALANCE: \$(445.50)</b>	

**RICHARD M. SQUIRE & ASSOCIATES, LLC  
ESCROW ACCOUNT**

ONE JENKINTOWN STATION SUITE 104  
115 WEST AVENUE 215-886-8790  
JENKINTOWN, PA 19046

33355

33355  
60-912/313  
220

SUSQUEHANNA BANK  
www.susquehanna.net

**\*\*Four hundred Forty Five dollars and Fifty cents\*\***

DATE

AMOUNT

10/13/2014

\$445.50

**VOID AFTER 90 DAYS**

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg PA 17815

For VAN-573 - Harmon - Outstanding Costs

  
AUTHORIZED SIGNATURE

⑈033355⑈ ⑆031309123⑆ 02 920105 50⑈

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Rhondeisha Smith

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** September 25, 2014

**Re:** Harmon foreclosure

**CC:**

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

---

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$445.50

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
Kevin P. Diskin ^  
Morris Scott  
\* Also Admitted in MD  
^ Also Admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

September 25, 2014

**VIA FACSIMILE: 5703895625**

Office of the Sheriff, Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

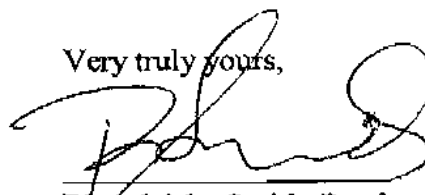
RE: Vanderbilt Mortgage and Finance, Inc. v. Jamie T Harmon  
Docket No. 2014-CV-43  
Premises: 98 English Hill Road, Bloomsburg, PA 17815  
Sheriff's Sale scheduled for 10/01/2014

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Vanderbilt Mortgage and Finance, Inc., in connection with the above-referenced mortgage foreclosure proceeding. ***Kindly stay the Scheduled October 1, 2014 Sheriff's sale in this matter at our client's request. No consideration has been received from the borrower.***

Thank you for your courtesies.

Very truly yours,



Rhondeisha Smith, Paralegal \  
Richard M. Squire & Associates, LLC

cc: Pat Miller

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u><b>Plaintiff</b></u>	<b>vs.</b>	<u><b>Defendant</b></u>
VANDERBILT MORTGAGE AND FINANCE INC		JAMIE T HARMON

**Attorney for the Plaintiff:**

RICHARD SQUIRE & ASSOCIATES LLC  
ONE JENKINTOWN STATION  
115 WEST AVENUE  
JENKINTOWN, PA 19046

**Sheriff's Sale Date:** Wednesday, October 1, 2014

**Writ of Execution No. :** 2014CV43

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

**Location of the real estate:** 98 ENGLISH HILL 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,198.50
<del>Prothonotary, Acknowledge Deed</del>	<del>\$10.00</del>
Sheriff Automation Fund	\$50.00
<del>Sheriff's Deed</del>	<del>\$35.00</del>
<del>Solicitor Services</del>	<del>\$75.00</del>
<del>Transfer Tax Form</del>	<del>\$25.00</del>
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$12.00
<del>Distribution Form</del>	<del>\$25.00</del>
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$1,965.50**

## Distribution Costs

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

**Grand Total:** **\$2,032.50**

*1,795.50*

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.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u><b>Plaintiff</b></u>	<b>vs.</b>	<u><b>Defendant</b></u>
VANDERBILT MORTGAGE AND FINANCE INC		JAMIE T HARMON

**Attorney for the Plaintiff:**  
RICHARD SQUIRE & ASSOCIATES LLC  
ONE JENKINTOWN STATION  
115 WEST AVENUE  
JENKINTOWN, PA 19046

**Sheriff's Sale Date:** Wednesday, October 1, 2014

**Writ of Execution No. :** 2014CV43

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

**Location of the real estate:** 98 ENGLISH HILL ROAD, BLOOMSBURG, PA 17815

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Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
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Service	\$165.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$1,965.50**

## Distribution Costs

Recording Fees	\$67.00
----------------	---------

**Total Distribution Costs** **\$67.00**

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**Grand Total:** **\$2,032.50**

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, Bloomsburg, PA

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Vanderbilt Mortgage & Fin. vs. Jennie Harrison

NO. 54-14 ED NO. 43-14 JD

DATE/TIME OF SALE: Oct, 1, 2014 AT 9:00 AM

BID PRICE (INCLUDES COST) \$

POUNDAGE – 2% OF BID \$

TRANSFER TAX – 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$

LESS DEPOSIT: \$

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
Kevin Diskin ^  
Morris Scott  
\* Also Admitted in MD  
^ Also Admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

**FACSIMILE COVER SHEET**

**FROM:**

**TO:**

Ilana Zion  
Date Sent: 8-13-14  
No of Pages,  
Including Cover Sheet:

Attn: Real Estate Division  
Columbia County Sheriff  
Fax No. 570-389-5625

☐ Urgent

**RE: Vanderbilt Mortgage and Finance v. Jamie T. Harmon**

☒ For Review  
☐ For your records  
☐ Please comment  
☐ Please reply

Docket No. 2014-CV-43

**MESSAGE:**

Attached is a copy of the Notice of Date of Continued Sale which has been filed with the Prothonotary, as is required by recent amendments to Pa. R.C.P. 3129.3.

Thank you,

This Facsimile and all attachments are confidential, intended only for the person(s) named above, and may also be privileged. Any use, distribution, copying, or disclosure by any person, other than the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify this office immediately.

**THIS OFFICE IS A DEBT COLLECTOR. THIS COMMUNICATION MAY BE OR IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**



**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
Kevin P. Diskin ^  
Morris Scott  
\* Also Admitted in MD  
^ Also Admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
Tel.: (215) 886-8790 Fax: (215) 886-8791  
[www.squirelaw.com](http://www.squirelaw.com)

August 13, 2014

**VIA FACSIMILE: 5703895625**

Office of the Sheriff, Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

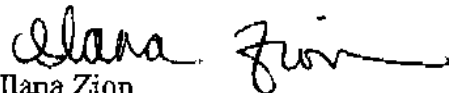
RE: Vanderbilt Mortgage and Finance, Inc. v. Jamie T Harmon  
Docket No. 2014-CV-43  
Premises: 98 English Hill Road, Bloomsburg, PA 17815  
Sheriff's Sale scheduled for August 13, 2014

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Vanderbilt Mortgage and Finance, Inc., in connection with the above-referenced mortgage foreclosure proceeding. ***Kindly postpone the sheriff's sale in this matter to October, as the Defendant has filed a Chapter 13 Bankruptcy Petition, Case No. 14-02601.***

Kindly provide our office with the continued sale date for August. Thank you for your courtesies.

Very truly yours,

  
Ilana Zion

cc: Pat Miller

Richard M. Squire &amp; Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Kevin Diskin, Esquire

Morris Scott, Esquire

ID. Nos. 04267 / 86727 / 83587

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon

98 English Hill Road

Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-43

CIVIL ACTION  
MORTGAGE FORECLOSURENotice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for August 13, 2014, at 9:00 a.m. in the above captioned matter has been continued until October, 2014, at 9:00 a.m.

Date: August 13, 2014

By: 

RICHARD M. SQUIRE &amp; ASSOCIATES, LLC

\_\_\_\_ Richard M. Squire, Esq. (PA I.D.# 04267)

\_\_\_\_ Kevin Diskin, Esq. (PA I.D. #86727)

\_\_\_\_ Morris Scott, Esq. (PA I.D.# 83587)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

kidskin@squirelaw.com

mscott@squirelaw.com

Attorneys for Plaintiff

Richard M. Squire &amp; Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire  
Kevin Diskin, Esquire  
Morris Scott, Esquire  
ID. Nos. 04267 / 86727 / 83587

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-43

CIVIL ACTION  
MORTGAGE FORECLOSURE

Certificate of Filing

On this date, I filed with the Prothonotary of Colombia County a copy of the Notice of the Date of Continued Sheriff Sale in the above captioned matter.

Date: August 13, 2014

By: 

RICHARD M. SQUIRE &amp; ASSOCIATES, LLC

Richard M. Squire, Esq. (PA I.D.# 04267)

Kevin Diskin, Esq. (PA I.D. #86727)

Morris Scott, Esq. (PA I.D.# 83587)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

kidskin@squirelaw.com

mscott@squirelaw.com

Attorneys for Plaintiff

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
Kevin P. Diskin ^  
Morris Scott

\* Also Admitted in MD  
^ Also Admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squireclaw.com**

August 13, 2014

**VIA FACSIMILE: 5703895625**

Office of the Sheriff, Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

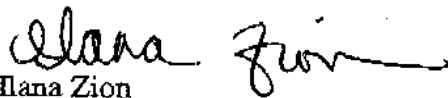
RE: Vanderbilt Mortgage and Finance, Inc. v. Jamie T Harmon  
Docket No. 2014-CV-43  
Premises: 98 English Hill Road, Bloomsburg, PA 17815  
Sheriff's Sale scheduled for August 13, 2014

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Vanderbilt Mortgage and Finance, Inc., in connection with the above-referenced mortgage foreclosure proceeding. ***Kindly postpone the sheriff's sale in this matter to October, as the Defendant has filed a Chapter 13 Bankruptcy Petition, Case No. 14-02601.***

Kindly provide our office with the continued sale date for August. Thank you for your courtesies.

Very truly yours,

  
Ilana Zion

cc: Pat Miller

*Sale: October 1, 2014 9:00 AM*

# SHERIFF'S SALE COST SHEET

NO. 54-14 ED NO. 43-14 VS. 1/10/14 JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>407.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1198.50</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1423.50</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>65.00</u>	
TOTAL *****		\$ <u>75.00</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>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2030.50

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
Kevin Diakin ^  
Craig A. Oppenheimer  
\* Also Admitted in MO  
^ Also Admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

**FACSIMILE COVER SHEET**

**FROM:**

**TO:**

Craig Oppenheimer, Esq.  
Date Sent: 6-6-2014  
No of Pages,  
Including Cover Sheet:

Attn: Real Estate Division  
Columbia County Sheriff  
Fax No. 570-389-5625

Urgent

RE: Vanderbilt Mortgage and Finance v. Jamie T. Harmon

For Review

For your records

Please comment

Please reply

Docket No. 2014-CV-43

**MESSAGE:**

Attached is a copy of the Notice of Date of Continued Sale which has been filed with the Prothonotary, as is required by recent amendments to Pa. R.C.P. 3129.3.

Thank you,

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**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
Kevin Diskin  
Craig Oppenheimer  
\* Also Admitted in MD

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

June 6, 2014

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

---

**RE: Vanderbilt Mortgage and Finance, Inc. v. Jamie T Harmon**  
**Docket No. 2014-CV-43**

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.

Enclosed for filing please find the original and appropriate copies of the Notice of the Date of Continued Sheriff's Sale, as required by recent amendments to Pa. R.C.P. 3129.3.

Please return a time-stamped copy of the requested pages in the enclosed self-addressed envelope. Thank you for your courtesies.

Very truly yours,

/s/ Craig Oppenheimer  
Richard M. Squire & Associates, LLC

Enclosures

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Kevin Diskin, Esquire  
Craig Oppenheimer, Esquire  
ID. Nos. 04267 / 86727 / 313264  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815  
DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-43

CIVIL ACTION  
MORTGAGE FORECLOSURE

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

The Sheriff's Sale scheduled for June 11, 2014, at 9:00 a.m. in the above captioned matter has been continued until August 13, 2014, at 9:00 a.m.

Date: June 6, 2014

By: 

RICHARD M. SQUIRE & ASSOCIATES, LLC

\_\_\_ Richard M. Squire, Esq. (PA I.D.# 04267)

\_\_\_ Kevin Diskin, Esq. (PA I.D. #86727)

\_\_\_ ☒ Craig Oppenheimer, Esq. (PA I.D.# 313264)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

kidskin@squirelaw.com

coppenheimer@squirelaw.com

Attorneys for Plaintiff



Richard M. Squire &amp; Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Kevin Diskin, Esquire

Craig Oppenheimer, Esquire

ID. Nos. 04267 / 86727 / 313264

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Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon

98 English Hill Road

Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-43

CIVIL ACTION  
MORTGAGE FORECLOSURECertificate of Filing

On this date, I filed with the Prothonotary of Colombia County a copy of the Notice of the Date of Continued Sheriff Sale in the above captioned matter.


Date: June 6, 2014

By: 

RICHARD M. SQUIRE &amp; ASSOCIATES, LLC

\_\_\_\_ Richard M. Squire, Esq. (PA I.D.# 04267)

\_\_\_\_ Kevin Diskin, Esq. (PA I.D. #86727)

\_\_\_\_  Craig Oppenheimer, Esq. (PA I.D.# 313264)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

kidskin@squirelaw.com

coppenheimer@squirelaw.com

Attorneys for Plaintiff

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)**

**No. 2014CV43**

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, JUNE 11, 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 lot of land situate in the Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on north edge of right-of-way of Township Route No. 495; then by the north edge of said Township Route South 77 degrees 55 minutes 56 seconds West 174.51 feet to a Pennsylvania Power and Light Company pole; then by lands now or formerly of David M. and Maureen P. Townsend North 7 degrees 52 minutes 58 seconds West 394.41 feet to an iron pin in stump; then by Tract No. 1 North 80 degrees 23 minutes 23 seconds East 282.00 feet to an iron pin; then by the same South 10 degrees 17 minutes 12 seconds East 182.48 feet to an iron pin; then by the same South 79 degrees 42 minutes 44 seconds West 128.33 feet to an iron pin; then by the same South 11 degrees 27 minutes 21 seconds East 202.87 feet to the place of beginning.

CONTAINING 2.001 acres of land. IMPROVEMENTS: Manufactured Home-Make: CMH, Model: Fireside-2009 Serial No. LEW090214PAAB

Known as 98 English Hill Road, Bloomsburg, PA 17815

Parcel No. 26-06-006-17

Being the same premises which Shirley A. Leiby granted and conveyed unto Jamie T. Harmon by Deed dated June 12, 2009 and recorded June 18, 2009 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania as Instrument No. 200905676.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 98 ENGLISH HILL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-06-006-17

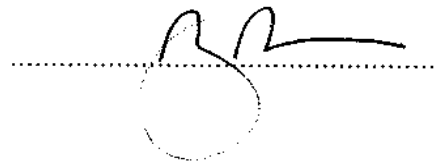
Seized and taken into execution to be sold as the property of JAMIE T HARMON in suit of VANDERBILT MORTGAGE AND FINANCE INC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder 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.


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

Attorney for the Plaintiff:  
RICHARD SQUIRE & ASSOCIATES LLC  
JENKINTOWN, PA

law deposes and says that Press Enterprise is  
office and place of business at 3185  
Columbia and State of Pennsylvania, and was  
been published daily, continuously in said  
attached notice May 21, 28 and June 4, 2014  
designated agent of the owner or publisher of  
published; that neither the affiant nor Press  
notice and advertisement and that all of the  
place, and character of publication are true.



.....day of June 2014

  
(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  
for publishing the foregoing notice, and the

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
Kevin P. Diskin ^  
Craig Oppenheimer  
\* Also Admitted in MD  
^ Also Admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

54

June 4, 2014

**VIA FACSIMILE: 5703895625**

Office of the Sheriff, Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Vanderbilt Mortgage and Finance, Inc. v. Jamie T Harmon  
Docket No. 2014-CV-43  
Premises: 98 English Hill Road, Bloomsburg, PA 17815  
Sheriff's Sale scheduled for June 11, 2014

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Vanderbilt Mortgage and Finance, Inc., in connection with the above-referenced mortgage foreclosure proceeding. ***Kindly postpone the sheriff's sale in this matter to August, as the Defendant has filed a Chapter 13 Bankruptcy Petition, Case No. 14-02601.***

Kindly provide our office with the continued sale date for August. Thank you for your courtesies.

Very truly yours,

/s/ Craig Oppenheimer  
Craig Oppenheimer

cc: Pat Miller

U.S. Official Form 101 (2/13)

United States Bankruptcy Court Middle District of Tennessee		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): <b>Harmon, Jamie</b>		Name of Joint Debtor (if spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Sec. Sec. or Individual Taxpayer ID (ITIN) (Complete EIN if available; see instructions): <b>xxx-xx-2416</b>		Last four digits of Sec. Sec. or Individual Taxpayer ID (ITIN) (Complete EIN if available; see instructions):
Street Address of Debtor (No. and Street, City, and State): <b>98 English Hill Road Bloomsburg, PA</b> ZIP Code: <b>17815</b>		Street Address of Joint Debtor (No. and Street, City, and State): ZIP Code:
County of Residence or of the Principal Place of Business: <b>Columbia</b>		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): ZIP Code:		Mailing Address of Joint Debtor (if different from street address): ZIP Code:
Location of Principal Assets of Business Debtor (if different from street address above):		
<b>Type of Debtor</b> (Form of Organization) (Check one box): <input checked="" type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (Debtor is not one of the above entities; check one box and state type of entity below):	<b>Nature of Business</b> (Check one box): <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Securities Broker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Charitable Bank <input type="checkbox"/> Other	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box): <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input checked="" type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
<b>Chapter 15 Debtors</b> Country of debtor's center of main interests:  Each country in which a foreign proceeding has, regarding, or against debtor a pending:	<b>Tax-Exempt Entity</b> (Check box, if applicable): <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<b>Nature of Debts</b> (Check one box): <input checked="" type="checkbox"/> Debts are primarily consumer debts defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input type="checkbox"/> Debts are primarily business debts.
<b>Filing Fee</b> (Check one box): <input checked="" type="checkbox"/> Full Filing Fee attached. <input type="checkbox"/> Filing fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b), Sec. 1006 and Form 3A. <input type="checkbox"/> Filing fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		<b>Chapter 11 Debtors</b> (Check one box): <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate nonexempt liquidated debts, including debts owed to insiders or affiliates, are less than \$2,400,000 (subject to adjustment on 10/22/16 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were collected (petition from one of four classes of creditors in accordance with 11 U.S.C. § 1126(b)).
<b>Statistical/Administrative Information</b> <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
<b>Estimated Number of Creditors</b> <input checked="" type="checkbox"/> 1-25 <input type="checkbox"/> 26-50 <input type="checkbox"/> 51-75 <input type="checkbox"/> 76-100 <input type="checkbox"/> 101-125 <input type="checkbox"/> 126-150 <input type="checkbox"/> 151-200 <input type="checkbox"/> 201-250 <input type="checkbox"/> 251-300 <input type="checkbox"/> 301-350 <input type="checkbox"/> 351-400 <input type="checkbox"/> 401-450 <input type="checkbox"/> 451-500 <input type="checkbox"/> 501-550 <input type="checkbox"/> 551-600 <input type="checkbox"/> 601-650 <input type="checkbox"/> 651-700 <input type="checkbox"/> 701-750 <input type="checkbox"/> 751-800 <input type="checkbox"/> 801-850 <input type="checkbox"/> 851-900 <input type="checkbox"/> 901-950 <input type="checkbox"/> 951-1,000 <input type="checkbox"/> Over 1,000		
<b>Estimated Assets</b> <input type="checkbox"/> \$0-\$50,000 <input type="checkbox"/> \$50,000-\$100,000 <input checked="" type="checkbox"/> \$100,000-\$250,000 <input type="checkbox"/> \$250,000-\$500,000 <input type="checkbox"/> \$500,000-\$1,000,000 <input type="checkbox"/> \$1,000,000-\$2,500,000 <input type="checkbox"/> \$2,500,000-\$5,000,000 <input type="checkbox"/> \$5,000,000-\$10,000,000 <input type="checkbox"/> More than \$10,000,000		
<b>Estimated Liabilities</b> <input type="checkbox"/> \$0-\$50,000 <input type="checkbox"/> \$50,000-\$100,000 <input checked="" type="checkbox"/> \$100,000-\$250,000 <input type="checkbox"/> \$250,000-\$500,000 <input type="checkbox"/> \$500,000-\$1,000,000 <input type="checkbox"/> \$1,000,000-\$2,500,000 <input type="checkbox"/> \$2,500,000-\$5,000,000 <input type="checkbox"/> \$5,000,000-\$10,000,000 <input type="checkbox"/> More than \$10,000,000		

CLERK U.S. BANKRUPTCY COURT

2014 JUN -2 PM 1:31

FILED  
WILKES-BARRE, PA  
Mc

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>Harmon, Jamie</b>	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)</b>			
Location Where Filed: <b>- None -</b>	Case Number	Date Filed:	
Location Where Filed:	Case Number	Date Filed:	
<b>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)</b>			
Name of Debtor: <b>- None -</b>	Case Number	Date Filed:	
District	Relationship:	Judge:	
<p style="text-align: center;"><b>Exhibit A</b></p> <p><i>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</i></p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align: center;"><b>Exhibit B</b></p> <p><i>(To be completed if debtor is an individual whose debts are primarily consumer debts: I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. § 342(b).)</i></p> <p><b>X Christian Yates</b>      <b>6-1-14</b>  <i>(Signature of Attorney for Debtor)</i>      <i>(Date)</i></p>		
<p style="text-align: center;"><b>Exhibit C</b></p> <p><i>Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?</i></p> <p><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.</p> <p><input checked="" type="checkbox"/> No.</p>			
<p style="text-align: center;"><b>Exhibit D</b></p> <p><i>(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)</i></p> <p><input checked="" type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.</p> <p><i>If this is a joint petition:</i></p> <p><input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.</p>			
<p style="text-align: center;"><b>Information Regarding the Debtor - Venue</b></p> <p style="text-align: center;"><i>(Check any applicable box.)</i></p> <p><input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.</p> <p><input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.</p> <p><input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States, but is a defendant in an action or proceeding (in a federal or state court) in this District, or the interests of the parties will be served in regard to the relief sought in this District.</p>			
<p style="text-align: center;"><b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b></p> <p style="text-align: center;"><i>(Check all applicable boxes.)</i></p> <p><input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)</p> <p style="margin-left: 40px;">(Name of landlord that obtained judgment) _____</p> <p style="margin-left: 40px;">(Address of landlord) _____</p> <p><input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and</p> <p><input type="checkbox"/> Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.</p> <p><input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(b)).</p>			

**Voluntary Petition**

(This page must be completed and filed in every case)

Name of Debtor(s)  
**Harmon, Jamie****Signatures****Signature(s) of Debtor(s) (Individual/Join)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7, I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. If no attorney represents me and no bankruptcy petition preparer signs the petition, I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X **/s/ Jamie Harmon**Signature of Debtor **Jamie Harmon**

X

Signature of Joint Debtor

**570-951-4510**

Telephone Number (If not represented by attorney)

**May 28, 2014**

Date

**Signature of Attorney\***X **Debtor not represented by attorney**

Signature of Attorney for Debtor(s)

Printed Name of Attorney for Debtor(s)

Firm Name

Address

Telephone Number

Date

\*In a case in which § 703(b)(2)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after a inquiry that the information in the schedules is incorrect.

**Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

**Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.

☐ Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X **Christian Yates**

Signature of Foreign Representative

Printed Name of Foreign Representative

**6-1-14**

Date

**Signature of Non-Attorney Bankruptcy Petition Preparer**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 1101(2); (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 1101(b), 1101(c), and 342(b); and (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 1101(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor as required in that section. Official Form 19 is attached.

**Christian Yates**

Printed Name and title, if any, of Bankruptcy Petition Preparer

**162-58-9616**

Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer. X Required by 11 U.S.C. § 1101.)

**820 Irvine Ave T305****Newport Beach CA 92663**Address **213-308-4186 Fax: b280 and b19 were filed and disclosed**X **Christian Yates****May 28, 2014**

Date

Signature of bankruptcy petition preparer or officer, principal, responsible person or partner whose Social Security number is provided above.

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual.

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 1101, 28 U.S.C. § 4156.

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

DATE:19-MAY-14

FEE:\$5.00

CERT. NO18349

HARMON JAMIE T  
98 ENGLISH HILL ROAD  
BLOOMSBURG PA 17815

DISTRICT: MT PLEASANT TWP  
DEED  
LOCATION: 98 ENGLISH HILL RD BLOOMSBURG  
PARCEL: 26 -06 -006-17,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2010	PRIM	0.00	0.00		0.00	0.00
2009	PRIM	0.00	0.00		0.00	0.00
2011	PRIM	0.00	0.00		0.00	0.00
2013	PRIM	0.00	0.00		0.00	0.00
2012	PRIM	0.00	0.00		0.00	0.00
2011	INTR	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

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

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

REQUESTED BY:

*Columbia County Sheriff, AS*

# 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: 05/19/2014 11:16:49 AM

Owner: HARMON JAMIE T

98 ENGLISH HILL ROAD

BLOOMSBURG PA 17815

Municipality: MT PLEASANT TWP

Parcel #: 26 -06 -006-17,000

Property Desc:

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
025997	G	\$263.15	04/30/2014	\$268.52	06/30/2014	\$295.37	08/31/2014
		Discount Payment		02/10/2014		\$263.15	
025997	S	\$38.70	04/30/2014	\$39.49	06/30/2014	\$43.44	08/31/2014
		Discount Payment		02/10/2014		\$38.70	
025997	R	\$33.11	04/30/2014	\$33.79	06/30/2014	\$37.17	08/31/2014
		Discount Payment		02/10/2014		\$33.11	

Total Paid To Date:

\$334.96

Signature

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.



**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
Kevin Diskin ^  
Craig A. Oppenheimer  
\* Also Admitted in MD  
^ Also Admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

**FACSIMILE COVER SHEET**

**FROM:**

**TO:**

Craig Oppenheimer, Esq.  
Date Sent: 1-16-2013  
No of Pages,  
Including Cover Sheet:

Attn: Real Estate Division  
Columbia County Sheriff  
Fax No. 570-389-5625

\_\_\_\_\_ Urgent

RE: Vanderbilt Mortgage and Finance v. Jamie T. Harmon

\_\_\_\_\_ For Review

Docket No. 2014-CV-43

\_\_\_\_\_ For your records

\_\_\_\_\_ Please comment

\_\_\_\_\_ Please reply

**MESSAGE:**

Attached is the Final Certificate of Service Pursuant to Pa. R.C.P. 3129.1 in the above matter.

Thank you,

This Facsimile and all attachments are confidential, intended only for the person(s) named above, and may also be privileged. Any use, distribution, copying, or disclosure by any person, other than the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify this office immediately.

**THIS OFFICE IS A DEBT COLLECTOR. THIS COMMUNICATION MAY BE OR IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
Kevin Diskin  
Craig Oppenheimer  
\* Also Admitted in MD

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

May 16, 2014

Office of the Prothonotary  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**RE: Vanderbilt Mortgage and Finance, Inc. v. Jamie T Harmon**  
**Docket No. 2014-CV-43**

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.

Enclosed for filing please find the original and appropriate copies of the Final Certificate of Service re Notices of Sheriff's Sale and Lienholders Notices.

Please return time-stamped copies of the herein pages in the enclosed SASE.

Thank you for your courtesies

Very truly yours,

/s/ Craig Oppenheimer  
Richard M. Squire & Associates, LLC

Enclosures

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Kevin P. Diskin, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 86727 / 313264  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815  
DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-43

CIVIL ACTION  
MORTGAGE FORECLOSURE

**CERTIFICATE OF SERVICE**

Plaintiff, by its undersigned attorney, Craig Oppenheimer, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lienor/lien creditor and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."
2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."  
☒ Service effectuated by Sheriff.  
☐ Service effectuated by Private Process Server.  
☐ Service effectuated per Court Order. Certificate of Service attached containing:  
Court Order;  
Posting Affidavit; and  
Mailing receipts.

All Notices were served within the time limits set forth by Pa. R.C.P. 3129.

Richard M. Squire & Associates, LLC

By:



Richard M. Squire, Esq. (PA I.D.# 04267)

Kevin P. Diskin, Esq. (PA I.D. # 86727)

✓ Craig Oppenheimer, Esq. (PA I.D.# 313264)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

kdiskin@squirelaw.com

coppenheimer@squirelaw.com

Attorneys for Plaintiff

Dated: *May 16, 2014*

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
SheriffEarl D. Mordan, Jr.  
Chief DeputyVANDERBILT MORTGAGE AND FINANCE INC  
vs.  
JAMIE T HARMONCase Number  
2014CV43

## SHERIFF'S RETURN OF SERVICE

05/05/2014 08:40 AM - 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 88 ENGLISH HILL ROAD, BLOOMSBURG, PA 17815

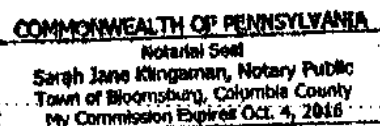
  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


May 07, 2014

NOTARY



Affirmed and subscribed to before me this

7TH day of MAY, 2014



Attorney: RICHARD SQUIRE &amp; ASSOCIATES LLC, ONE JENKINTOWN STATION, 118 WEST AVENUE, JENKINTOWN, PA

(c) CountySole Sheriff, TeleSoc/L, Inc.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV43

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, JUNE 11, 2014**  
**AT 8:00 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 lot of land situate in the Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at an iron pin on north edge of right-of-way of Township Route No. 496; then by the north edge of said Township Route South 77 degrees 55 minutes 56 seconds West 174.51 feet to a Pennsylvania Power and Light Company pole; then by lands now or formerly of David M. and Maureen P. Townsend North 7 degrees 52 minutes 56 seconds West 394.41 feet to an iron pin in stump; then by Tract No. 1 North 80 degrees 23 minutes 23 seconds East 282.00 feet to an iron pin; then by the same South 10 degrees 17 minutes 12 seconds East 182.48 feet to an iron pin; then by the same South 79 degrees 42 minutes 44 seconds West 128.33 feet to an iron pin; then by the same South 11 degrees 27 minutes 21 seconds East 202.87 feet to the place of beginning.  
CONTAINING 2.001 acres of land.

IMPROVEMENTS: Manufactured Home-Make: CMH, Model: Fireside-2009 Serial No. LEW090214PAAB  
Known as 98 English Hill Road, Bloomsburg, PA 17815  
Parcel No. 28-08-008-17

Being the same premises which Shirley A. Leiby granted and conveyed unto Jamie T. Harmon by Deed dated June 12, 2009 and recorded June 18, 2009 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania as Instrument No. 200905578. THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 98 ENGLISH HILL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 28-08-008-17

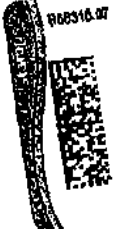
Seized and taken into execution to be sold as the property of JAMIE T HARMON in suit of VANDERBILT MORTGAGE AND FINANCE INC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder 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:  
RICHARD SQUIRE & ASSOCIATES LLC  
JENKINTOWN, PA

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

# Exhibit "1"

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR		POSTMARK AND DATE OF RECEIPT
Richard M. Squire & Associates 115 West Avenue, Suite 104 Jenkintown, PA 19046		<input type="checkbox"/> Registered Mail <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail		<input type="checkbox"/> Registered Mail <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.
1.	VAN-673F - Harmon, Jaime T LH Notices Regular Mail	Tax Claim Bureau 11 West Main Street, Main Street County Annex Bloomsburg, PA 17815-1702				 <p>\$1.40 U.S. POSTAGE FIRST-CLASS 06250006863008 18046</p>
2.	Domestic Relations 11 West Main Street Bloomsburg, PA 17815-1702	Pa Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230				
3.	Department of Public Welfare Att: Legal Department Health & Welfare Building P.O. Box 2875 Harrisburg, PA 17105-2875	Department of Public Welfare Bureau of Child Support Enforcement Health & Welfare Building, Room 432 Harrisburg, PA 17105-2875				
4.	Tenant/Occupant 98 English Hill Road Bloomsburg, PA 17815					
5.	Vandalbilt Mortgage and Finance, Inc. 500 Alcoa Drive Maryville, TN 37604					
6.	Tammy Hunsinger 98 English Hill Road, Bloomsburg, PA 17815					
7.	Total Number of Pieces Received at Post Office	8	POSTMASTER, PER (Name of receiving employee)			

PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL.



# Exhibit "2"

**SHERIFF'S OFFICE OF COLUMBIA COUNTY**

**Timothy T. Chamberlain**  
*Sheriff*

Earl D. Mordan, Jr.  
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC  
vs.  
JAMIE T HARMON

**Case Number**  
**2014CV43**

**SHERIFF'S RETURN OF SERVICE**

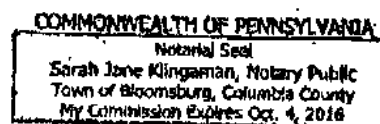
04/01/2014 08:20 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT. TO WIT: JAMIE T HARMON AT 98 ENGLISH HILL ROAD, BLOOMSBURG, PA 17815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS.

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 01, 2014



**NOTARY**

Affirmed and subscribed to before me this

1ST day of APRIL, 2014

ALBANY RICHARD SQUARE ASSOCIATES, INC. ONE NEWTON AVENUE, NEWTON, MASSACHUSETTS 02459  
(c) County of Albany, New York, Inc.

RECEIVE:

NO. 6275

04/30/2014/WED 01:55PM

Richard Squire Assoc

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

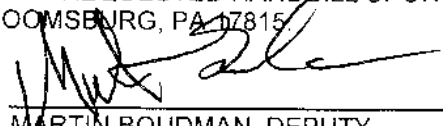


VANDERBILT MORTGAGE AND FINANCE INC  
vs.  
JAMIE T HARMON

Case Number  
2014CV43

## SHERIFF'S RETURN OF SERVICE

05/05/2014 08:40 AM - 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 98 ENGLISH HILL ROAD, BLOOMSBURG, PA 17815.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

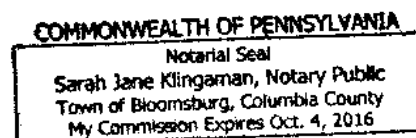
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

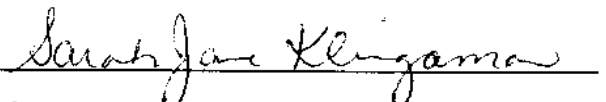
May 07, 2014

NOTARY

Affirmed and subscribed to before me this

7TH day of MAY 2014





Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA, 19034  
P.O. Box 1000, Jenkintown, PA 19034

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC  
vs.  
JAMIE T HARMON

Case Number  
2014CV43

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone: 34

Manner: < Not Specified >

Expires: 04/30/2014

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 98 ENGLISH HILL ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Front Door

Relation:

Date: 5-5-14 Time: 0840

Deputy: 8 Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2014CV43

98 ENGLISH HILL ROAD, BLOOMSBURG, PA 17815

EXP: 04/30/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

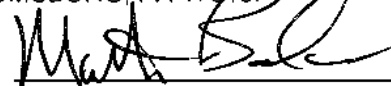


VANDERBILT MORTGAGE AND FINANCE INC  
vs.  
JAMIE T HARMON

Case Number  
2014CV43

## SHERIFF'S RETURN OF SERVICE

04/01/2014 09:20 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: JAMIE T HARMON AT 98 ENGLISH HILL ROAD, BLOOMSBURG, PA 17815.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 01, 2014

215 886 8791  
Ann. Gray

### NOTARY

Affirmed and subscribed to before me this

1ST day of APRIL, 2014

#### COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

(cc) County of Columbia Sheriff's Office

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC  
vs.  
JAMIE T HARMON

Case Number  
2014CV43

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/30/2014

Warrant:

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

### Serve To:

Name: JAMIE T HARMON

Primary Address: 98 ENGLISH HILL ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally ~~Adult In Charge~~ Posted Other

Adult In Charge:

Relation:

Date: 4-1-14

Time: 0930

Deputy: KC

Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

HARMON, JAMIE T

2014CV43

98 ENGLISH HILL ROAD, BLOOMSBURG, PA 17815

EXP: 04/30/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC  
vs.  
JAMIE T HARMON

Case Number  
2014CV43

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/30/2014

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:

03-31-14

Time:

11:50

Deputy:

16

Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV43

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/30/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC  
vs.  
JAMIE T HARMON

Case Number  
2014CV43

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/30/2014

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Cou

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: Stephanie Shoop

Relation: intake clerk

Date: 3-31-14

Time: 1200

Deputy: 110

Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2014CV43

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 04/30/2014



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC  
vs.  
JAMIE T HARMON

Case Number  
2014CV43

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/30/2014

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: *Terra Mumaw*

Relation: *Curriculum Secretary / Receptionist*

Date: *3/31/14*

Time: *12:41 PM*

Deputy: *16*

Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2014CV43

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

EXP: 04/30/2014

Document Receipt

Trans #	2446	Carrier / service:	USPS Server	First-Class Mail®	3/31/2014 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #	71901140006000024447		
		Doc Ref #	54ED2014		
		Postage	5.3400		
PHILADELPHIA PA 19106					

## Document Receipt

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Trans #	2445	Carrier / service	USPS Server	First-Class Mail®	3/31/2014 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 #: 71901140006000024430

Doc Ref #: 54ED2014

Postage 5.3400

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	2444	Carrier / service	USPS Server	First-Class Mail®	3/31/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8018

Tracking # 7190114C006000024423

Doc Ref # 54ED2C14

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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Trans #	2443	Carrier / service:	USPS Server	First-Class Mail®	3/31/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000024416

Doc Ref #: 54ED2014

Postage 5 3400

HARRISBURG PA 17128

## Document Receipt

Trans #	2442	Carrier / service	USPS Server	First-Class Mail®	3/31/2014 12:00:00 AM
Ship to:					
DEPARTMENT OF PUBLIC WELFARE					
HEALTH & WELFARE BLDG					
			Tracking #	71901*4000600024409	
			Doc Ref #	54EU2014	
			Postage	5 3400	
HARRISBURG	PA	17105			

## Document Receipt

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Trans #	2441	Carrier / service:	USPS Server	First-Class Mail®	3/31/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 71901140006000024393

Doc Ref #: 54ED2014

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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Trans #	2440	Carrier / service:	USPS Server	First-Class Mail®	3/31/2014 12:00:00 AM
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Ship to

PA DEPT OF REVENUE

PO BOX 281230

Tracking #: 71901140006000024386

Doc Ref #: 54ED2014

Postage: 5.3400

HARRISBURG PA 17128



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV43

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, JUNE 11, 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 lot of land situate in the Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on north edge of right-of-way of Township Route No. 495; then by the north edge of said Township Route South 77 degrees 55 minutes 56 seconds West 174.51 feet to a Pennsylvania Power and Light Company pole; then by lands now or formerly of David M. and Maureen P. Townsend North 7 degrees 52 minutes 58 seconds West 394.41 feet to an iron pin in stump; then by Tract No. 1 North 80 degrees 23 minutes 23 seconds East 282.00 feet to an iron pin; then by the same South 10 degrees 17 minutes 12 seconds East 182.48 feet to an iron pin; then by the same South 79 degrees 42 minutes 44 seconds West 128.33 feet to an iron pin; then by the same South 11 degrees 27 minutes 21 seconds East 202.87 feet to the place of beginning. CONTAINING 2.001 acres of land.

IMPROVEMENTS: Manufactured Home-Make: CMH, Model: Fireside-2009 Serial No. LEW090214PAAB  
Known as 98 English Hill Road, Bloomsburg, PA 17815  
Parcel No. 26-06-006-17

Being the same premises which Shirley A. Leiby granted and conveyed unto Jamie T. Harmon by Deed dated June 12, 2009 and recorded June 18, 2009 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania as Instrument No. 200905576. THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 98 ENGLISH HILL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-06-006-17

Seized and taken into execution to be sold as the property of JAMIE T HARMON in suit of VANDERBILT MORTGAGE AND FINANCE INC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder 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:  
RICHARD SQUIRE & ASSOCIATES LLC  
JENKINTOWN, PA

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

for Columbia County Sheriff's Office, Inc.

# REAL ESTATE OUTLINE

ED # 84-14

DATE RECEIVED 3-3-4  
DOCKET AND INDEX 0-3-4

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>30939</u>

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

SALE DATE June 11, 4 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

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

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Kevin Diskin, Esquire  
Craig Oppenheimer, Esquire  
ID. Nos. 04267 / 86727 / 313264  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2014-CV-43

CIVIL ACTION

MORTGAGE FORECLOSURE

54

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at 98 English Hill Road, Bloomsburg, PA 17815 Parcel No. 26-06-006-17:

1. Name and last known address of Owner(s) or Reputed Owner(s):  
  
Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815
2. Name and last known address of Defendant(s) in the judgment:  
  
Jamie T Harmon  
98 English Hill Road  
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:  
  
Vanderbilt Mortgage and Finance, Inc.  
500 Alcoa Drive  
Maryville, TN 37804
4. Name and address of last recorded holder of every mortgage of record:  
  
Vanderbilt Mortgage and Finance, Inc.  
500 Alcoa Drive  
Maryville, TN 37804

5. Name and address of every other person who has any record lien on the property:  
None other.
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:
- Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815-1702
- Tax Claim Bureau  
11 West Main Street, Main Street County Annex  
Bloomsburg, PA 17815-1702
- ✓ PA Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230
- Department of Public Welfare  
Attn : Legal Department  
Health & Welfare Building  
P. O. Box 2675  
Harrisburg, PA 17105-2675
- Department of Public Welfare  
Bureau of Child Support Enforcement  
Health & Welfare Bldg., Room 432  
Harrisburg, PA 17105-2675

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:

Tenant/Occupant  
98 English Hill Road  
Bloomsburg, PA 17815

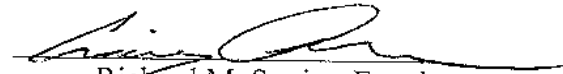
Tammy Hunsinger  
98 English Hill Road,  
Bloomsburg, PA 17815

### VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

**Richard M. Squire & Associates, LLC**

By:



\_\_\_\_ Richard M. Squire, Esquire

\_\_\_\_ Kevin P. Diskin, Esquire

☒ Craig Oppenheimer, Esquire

115 West Avenue, Suite 104

Jenkintown, PA 19046

(215) 886-8790

Attorneys for Plaintiff

Date: March 21, 2014

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
*ATTORNEYS AT LAW*

Richard M. Squire \*  
Kevin P. Diskin ^  
Craig A. Oppenheimer  
\* Also Admitted in MD  
^ Also Admitted in NJ

**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
[www.squirelaw.com](http://www.squirelaw.com)

**TO:** Columbia County Sheriff's Department

**FROM:** Craig Oppenheimer, Esq.

**DATE:** March 21, 2014

**RE:** Vanderbilt Mortgage and Finance, Inc. v. Jamie T Harmon  
Docket No. 2014-CV-43  
Sheriff's Sale scheduled for \_\_\_\_\_

---

Dear Sir or Madam:

Enclosed please find a check for \$1,350.00 which represents a sale deposit for the aforementioned scheduled sheriff sale. Kindly effectuate personal service (or adult in charge) of the Writ of Execution/Notice of Sheriff Sale upon the following defendants:

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815

Please post property with Handbill of Sale: 98 English Hill Road, Bloomsburg, PA 17815

Kindly return the completed service forms in the self-addressed stamped envelope provided for your convenience.

If you have any questions, please do not hesitate to contact this office.

Thank you.

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Kevin Diskin, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 86727 / 313264

Attorneys for Plaintiff

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-43

CIVIL ACTION

2014-ED-54

MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**

(Mortgage Foreclosure)

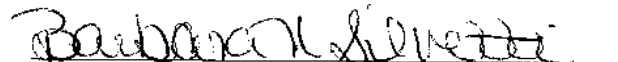
COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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


98 English Hill Road, Bloomsburg, PA 17815 Parcel No. 26-06-006-17  
(See attached legal description)

Amount Due	\$	126,985.35
Interest From 3/13/2014 to Date of Sale @ \$24.87 per diem	\$	
Total:	\$	
* plus fees and costs		

  
PROTHONOTARY

Seal of Court

BY:

  
Deputy Prothonotary

Date 3/31/2014

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Vanderbilt Mortgage and Finance, Inc.,  
Plaintiff,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815  
Defendant.

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:



Richard M. Squire, Esquire

Kevin Diskin, Esquire

✓ Craig Oppenheimer, Esquire

Richard M. Squire & Associates, LLC

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff

\_\_\_\_\_  
Attorney for Plaintiff



IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Vanderbilt Mortgage and Finance, Inc.  
Plaintiff,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815  
Defendant.

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:

Richard M. Squire, Esquire

Kevin Diskin, Esquire

Craig Oppenheimer, Esquire

Richard M. Squire & Associates, LLC

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff

98 English Hill Road, Bloomsburg, PA 17815  
Parcel No. 26-06-006-17

## LEGAL DESCRIPTION

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

BEGINNING at an iron pin on north edge of right-of-way of Township Route No. 495; then by the north edge of said Township Route South 77 degrees 55 minutes 56 seconds West 174.51 feet to a Pennsylvania Power and Light Company pole; then by lands now or formerly of David M. and Maureen P. Townsend North 7 degrees 52 minutes 58 seconds West 394.41 feet to an iron pin in stump; then by Tract No. 1 North 80 degrees 23 minutes 23 seconds East 282.00 feet to an iron pin; then by the same South 10 degrees 17 minutes 12 seconds East 182.48 feet to an iron pin; then by the same South 79 degrees 42 minutes 44 seconds West 128.33 feet to an iron pin; then by the same South 11 degrees 27 minutes 21 seconds East 202.87 feet to the place of beginning.

CONTAINING 2.001 acres of land.

IMPROVEMENTS: Manufactured Home-Make: CMH, Model: Fireside-2009  
Serial No. LEW090214PAAB

Known as 98 English Hill Road, Bloomsburg, PA 17815

Parcel No. 26-06-006-17

Being the same premises which Shirley A. Leiby granted and conveyed unto Jamie T. Harmon by Deed dated June 12, 2009 and recorded June 18, 2009 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania as Instrument No. 200905576.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Kevin Diskin, Esquire  
Craig Oppenheimer, Esquire  
ID. Nos. 04267 / 86727 / 313264  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815  
DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2014-CV-43

CIVIL ACTION

MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 98 English Hill Road, Bloomsburg, PA 17815 Parcel No. 26-06-006-17:

1. Name and last known address of Owner(s) or Reputed Owner(s):  
Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815
2. Name and last known address of Defendant(s) in the judgment:  
Jamie T Harmon  
98 English Hill Road  
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:  
Vanderbilt Mortgage and Finance, Inc.  
500 Alcoa Drive  
Maryville, TN 37804
4. Name and address of last recorded holder of every mortgage of record:  
Vanderbilt Mortgage and Finance, Inc.  
500 Alcoa Drive  
Maryville, TN 37804

5. Name and address of every other person who has any record lien on the property:
- None other.
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:

Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815-1702

Tax Claim Bureau  
11 West Main Street, Main Street County Annex  
Bloomsburg, PA 17815-1702

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

Department of Public Welfare  
Attn : Legal Department  
Health & Welfare Building  
P. O. Box 2675  
Harrisburg, PA 17105-2675

Department of Public Welfare  
Bureau of Child Support Enforcement  
Health & Welfare Bldg., Room 432  
Harrisburg, PA 17105-2675

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:

Tenant/Occupant  
98 English Hill Road  
Bloomsburg, PA 17815

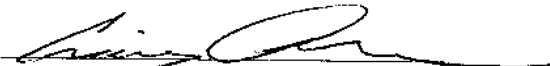
Tammy Hunsinger  
98 English Hill Road,  
Bloomsburg, PA 17815

### VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

**Richard M. Squire & Associates, LLC**

By:



\_\_\_\_ Richard M. Squire, Esquire

\_\_\_\_ Kevin P. Diskin, Esquire

☒ Craig Oppenheimer, Esquire

115 West Avenue, Suite 104

Jenkintown, PA 19046

(215) 886-8790

Attorneys for Plaintiff

Date: March 21, 2014

FILED  
MAR 21 A 9 30  
JENKINTOWN, PA  
CLERK OF COURT'S OFFICE

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Kevin Diskin, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 86727 / 313264

Attorneys for Plaintiff

One Jenkintown Station, Suite 104  
115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-43

CIVIL ACTION

2014-ED-54

MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**  
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

98 English Hill Road, Bloomsburg, PA 17815 Parcel No. 26-06-006-17  
(See attached legal description)

Amount Due	\$	126,985.35
Interest From 3/13/2014 to Date of Sale @ \$24.87 per diem	\$	
Total:	\$	
* plus fees and costs		

*Barbara A. Silvestri*  
PROTHONOTARY

Seal of Court

BY:

*Rosalia Antonello*  
Deputy Prothonotary

Date 3/31/2014

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Vanderbilt Mortgage and Finance, Inc.  
Plaintiff,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815  
Defendant.

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:



Richard M. Squire, Esquire

Kevin Diskin, Esquire

Craig Oppenheimer, Esquire

Richard M. Squire & Associates, LLC

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff

---

98 English Hill Road, Bloomsburg, PA 17815  
Parcel No. 26-06-006-17

## LEGAL DESCRIPTION

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

BEGINNING at an iron pin on north edge of right-of-way of Township Route No. 495; then by the north edge of said Township Route South 77 degrees 55 minutes 56 seconds West 174.51 feet to a Pennsylvania Power and Light Company pole; then by lands now or formerly of David M. and Maureen P. Townsend North 7 degrees 52 minutes 58 seconds West 394.41 feet to an iron pin in stump; then by Tract No. 1 North 80 degrees 23 minutes 23 seconds East 282.00 feet to an iron pin; then by the same South 10 degrees 17 minutes 12 seconds East 182.48 feet to an iron pin; then by the same South 79 degrees 42 minutes 44 seconds West 128.33 feet to an iron pin; then by the same South 11 degrees 27 minutes 21 seconds East 202.87 feet to the place of beginning.

CONTAINING 2.001 acres of land.

IMPROVEMENTS: Manufactured Home-Make: CMH, Model: Fireside-2009  
Serial No. LEW090214PAAB

Known as 98 English Hill Road, Bloomsburg, PA 17815

Parcel No. 26-06-006-17

Being the same premises which Shirley A. Leiby granted and conveyed unto Jamie T. Harmon by Deed dated June 12, 2009 and recorded June 18, 2009 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania as Instrument No. 200905576.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.



Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Kevin Diskin, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 86727 / 313264

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815

DEFENDANT.

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-43

CIVIL ACTION

MORTGAGE FORECLOSURE

### CERTIFICATION


Craig Oppenheimer, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: March 21, 2014

By:



Richard M. Squire, Esq. (PA I.D.# 04267)

Kevin Diskin, Esq. (PA I.D.# 86727)

☒ Craig Oppenheimer, Esq. (PA I.D.# 313264)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

[rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)

[kdiskin@squirelaw.com](mailto:kdiskin@squirelaw.com)

[coppenheimer@squirelaw.com](mailto:coppenheimer@squirelaw.com)

Attorneys for Plaintiff

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Kevin Diskin, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 86727 / 313264

Attorneys for Plaintiff

One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
Telephone: 215-886-8790 Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815  
DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-43

CIVIL ACTION

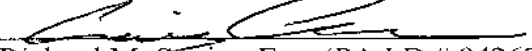
MORTGAGE FORECLOSURE

**AFFIDAVIT OF LAST KNOWN ADDRESSES**

I, Craig Oppenheimer, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known address for the Defendant herein is as follows:

Defendant: Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815

Date: March 21, 2014

By:   
\_\_\_\_ Richard M. Squire, Esq. (PA I.D.# 04267)  
\_\_\_\_ Kevin Diskin, Esq. (PA I.D.# 86727)  
\_\_\_\_ ☒ Craig Oppenheimer, Esq. (PA I.D.# 313264)  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
215-886-8790  
215-886-8791 (fax)  
[rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)  
[kdiskin@squirelaw.com](mailto:kdiskin@squirelaw.com)  
[coppenheimer@squirelaw.com](mailto:coppenheimer@squirelaw.com)

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Kevin Diskin, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 86727 / 313264

Attorneys for Plaintiff

One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
Telephone: 215-886-8790 Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815  
DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-43

CIVIL ACTION

MORTGAGE FORECLOSURE

**VERIFICATION OF NON-MILITARY SERVICE**


Craig Oppenheimer, Esquire, hereby verifies that he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 2003, as amended.

(b) that Defendant is over 18 years of age and resides at 98 English Hill Road, Bloomsburg, PA 17815.

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

Dated: March 21, 2014

By:   
\_\_\_\_ Richard M. Squire, Esq. (PA I.D.# 04267)  
\_\_\_\_ Kevin Diskin, Esq. (PA I.D.# 86727)  
☒ Craig Oppenheimer, Esq. (PA I.D.# 313264)  
115 West Avenue, Suite 104  
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215-886-8790  
215-886-8791 (fax)  
[rsquire@squireclaw.com](mailto:rsquire@squireclaw.com)  
[kdiskin@squireclaw.com](mailto:kdiskin@squireclaw.com)  
[coppenheimer@squireclaw.com](mailto:coppenheimer@squireclaw.com)

By: Richard M. Squire, Esquire  
Kevin P. Diskin, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 86727 / 313264

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Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2014-CV-43

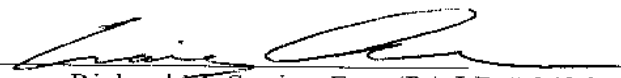
CIVIL ACTION

MORTGAGE FORECLOSURE

**WAIVER OF WATCHMEN/WAIVER OF INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession. After notifying such 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: And the sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

By:

  
\_\_\_\_ Richard M. Squire, Esq. (PA I.D.# 04267)  
\_\_\_\_ Kevin Diskin, Esq. (PA I.D. # 86727)  
✓ Craig Oppenheimer, Esq. (PA I.D.# 313264)  
Attorney for Plaintiff

Dated: March 21, 2014

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

Kevin P. Diskin, Esquire

Craig Oppenheimer, Esquire

I.D. Nos. 04267 / 86727 / 313264

One Jenkintown Station, Suite 104

115 West Avenue

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(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.

PLAINTIFF,

v.

Jamie T Harmon

98 English Hill Road

Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS

COLUMBIA, PENNSYLVANIA

NO. 2014-CV-43

CIVIL ACTION

MORTGAGE FORECLOSURE

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

TO: Jamie T Harmon

98 English Hill Road

Bloomsburg, PA 17815

Your house (real estate) at 98 English Hill Road, Bloomsburg, PA 17815 is scheduled to be sold at Columbia County Sheriff Sale, on \_\_\_\_\_ at 9:00 A.M, at the Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$126,985.35 plus interest to the sale date obtained by Vanderbilt Mortgage and Finance, Inc. 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 back to Vanderbilt Mortgage and Finance, Inc., the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, Kevin P. Diskin, or Craig Oppenheimer, Esquire at (215) 886-8790.
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 be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below 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 the Columbia Sheriff's Office at (570)389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570)389-5624.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Kevin P. Diskin, Esquire  
Craig Oppenheimer, Esquire  
I.D. Nos. 04267 / 86727 / 313264  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA, PENNSYLVANIA

NO. 2014-CV-43

CIVIL ACTION

MORTGAGE FORECLOSURE

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

TO: Jamie T Harmon  
98 English Hill Road  
Bloomsburg, PA 17815

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**NOTICE OF OWNER'S RIGHTS**

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Bloomsburg, PA 17815  
(570)784-8760**



**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ESCROW ACCOUNT**  
ONE JENKINTOWN STATION SUITE 104  
115 WEST AVENUE 215-886-8790  
JENKINTOWN, PA 19046

SUSQUEHANNA BANK  
www.susquehanna.net

30939

30939  
60-912/313  
220

DATE	AMOUNT
3/20/2014	\$1,350.00

\*\*One Thousand Three hundred Fifty dollars and Zero cents\*\*

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg PA 17815

VOID AFTER 90 DAYS

For VAN-573 - Harmon - Sales Deposit

*Pat Harmon*

AUTHORIZED SIGNATURE

⑈030939⑈ ⑈031309123⑈ 02 920105 50⑈

Details on Back

Security Features Included

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ESCROW ACCOUNT**  
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**\*\*One Thousand Three hundred Fifty dollars and Zero cents\*\***

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg PA 17815

VOID AFTER 90 DAYS

DATE

3/20/2014

AMOUNT

\$1,350.00

For VAN-573 - Harmon - Sales Deposit

*Pat Harmon*

AUTHORIZED SIGNATURE

⑈030939⑈ ⑈031309123⑈ 02 920105 50⑈

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Security Features Included