

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK NEVADA, N.A.
vs.
DARRIN L STRONG

Case Number
2015CV713

PROPERTY ADDRESS

105 BRIARCLIFF ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/04/2015	Advance Fee	Advance Fee	001532328	\$0.00	\$1,350.00
08/04/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/04/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/04/2015	Crying Sale			\$10.00	\$0.00
08/04/2015	Docketing			\$15.00	\$0.00
08/04/2015	Levy			\$15.00	\$0.00
08/04/2015	Mailing Costs			\$24.00	\$0.00
08/04/2015	Posting Handbill			\$15.00	\$0.00
08/04/2015	Poundage			\$150.61	\$0.00
08/04/2015	Press Enterprise Inc.			\$368.88	\$0.00
08/04/2015	Sheriff Automation Fund			\$50.00	\$0.00
08/04/2015	Web Posting			\$100.00	\$0.00
09/23/2015	Service			\$165.00	\$0.00
09/23/2015	Service Mileage			\$24.00	\$0.00
09/23/2015	Copies			\$5.50	\$0.00
09/23/2015	Notary Fee			\$10.00	\$0.00
09/23/2015	Tax Claim Search			\$5.00	\$0.00
09/23/2015	Surcharge			\$120.00	\$0.00
09/23/2015	Refund	(PAID 09/23/2015)	7090	\$239.51	\$0.00
				\$1,350.00	\$1,350.00
TOTAL BALANCE:				\$0.00	

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 09/23/15

Account:

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

Ad ID: 1046104
Description: Darrin Strong Sale
Run Dates: 09/23/15 to 09/23/15
Class: 2
Agate Lines: 198
Blind Box:

Total Ad Cost \$368.88
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/23/15	09/23/15	1	\$368.88

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV713

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, OCTOBER 14, 2015
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel or tract of land, lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the westerly side of Briarcliff Road and at the Southeastly corner of Lot No. 24; thence continuing along the westerly side of Briarcliff Road on a curve to the right a distance of sixty-three and sixty-three hundredths (63.63 feet) feet to the northeasterly corner of Lot No. 22; thence South sixty-five degrees thirty minutes West a distance of one hundred fifty and sixty-five hundredths feet (150.65 feet) to a point on the line of Lot No. 26; thence North twenty-two degrees zero minutes West along the line of Lot No. 26, a distance of fifty (50) feet to the southwestly corner of Lot No. 24; thence North sixty degrees thirty-one minutes East a distance of one hundred thirty-two and forty hundredths (132.40) feet to the westerly side of Briarcliff Road, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Darrin L. Strong, by Deed from Grace P. Brown, (n/k/a Grace Paige Brown Johnson), joined by her husband, Dayne S. Johnson, dated 03/22/2006, recorded 03/31/2006 in Instrument Number 200603212.

Tax Parcel: 04D-03-065-00,000

Premises Being: 105 Briarcliff Road, Berwick, PA 18603-4204

PROPERTY ADDRESS: 105 BRIARCLIFF ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-065-00,000

Seized and taken into execution to be sold as the property of DARRIN L. STRONG in suit of HSBC BANK NEVADA, N.A.

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:
PHELAN & HALLIKAN LLP
PHILADELPHIA, PA 215-563-7000

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Representing Lenders in
Pennsylvania

Foreclosure Manager

September 23, 2015

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS
FARGO HOMEEQUITY ASSET-BACKED SECURITIES 2006-2 TRUST,
HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-2 v.
DARRIN L. STRONG
105 BRIARCLIFF ROAD BERWICK, PA 18603-4204
No.: 2015-CV-713

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for October 14, 2015 due to the following: The defendant(s) brought the underlying mortgage loan current and the Plaintiff is discontinuing the foreclosure action.

\$7,530.63 was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK NEVADA, N.A.
vs.
DARRIN L STRONG

Case Number
2015CV713

SHERIFF'S RETURN OF SERVICE

08/31/2015 02:25 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 105 BRIARCLIFF ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

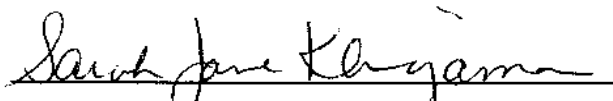
August 31, 2015

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

Copyright State Sheriff's Association, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK NEVADA, N.A.
vs.
STRONG, DARRIN L

Case Number
2015CV713

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 105 BRIARCLIFF ROAD
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation:

Date: 8-31-15

Time: 14:25

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2015CV713

105 BRIARCLIFF ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

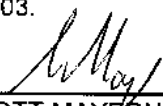


HSBC BANK NEVADA, N.A.
vs.
DARRIN L STRONG

Case Number
2015CV713

SHERIFF'S RETURN OF SERVICE

08/05/2015 02:51 PM - DEPUTY SCOTT MAYERNICK, 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 DANIELLE STRAUB HIS ROOM MATE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DARRIN L STRONG AT 105 BRIARCLIFF ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

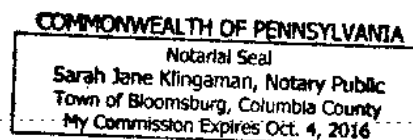

TIMOTHY T. CHAMBERLAIN, SHERIFF

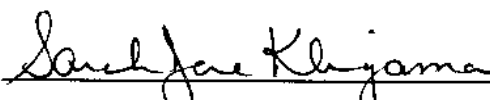
August 06, 2015

NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST, 2015





PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

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



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

Hsbc Bank USA, National Association as Trustee for Wells Fargo : COURT OF COMMON PLEAS
Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity :
Asset-Backed Certificates, Series 2006-2 : CIVIL DIVISION

Plaintiff : NO.: 2015-CV-713

vs.

: 2015-ED-102
: COLUMBIA County

Darrin L. Strong

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Darrin L. Strong
105 Briarcliff Road
Berwick, PA 18603-4204

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **105 Briarcliff Road, Berwick, PA 18603-4204** is scheduled to be sold at the Sheriff's Sale on Oct. 14th 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$48,932.90 obtained by Hsbc Bank USA, National Association as Trustee for Wells Fargo Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
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.

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK NEVADA, N.A.
vs.
STRONG, DARRIN L

Case Number
2015CV713

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 102

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DARRIN L STRONG

Primary Address: 105 BRIARCLIFF ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Danielle Straub

Relation: Room mate

Date: 8-5-15 Time: 14:51

Deputy: 3 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	8-5-15					
Time:	13:55					
Mileage:						
Deputy:	5					

Service Attempt Notes:

1. LIC FRONT DOOR - House just before 109

-
-
-
-
-
-

570-441-5270

STRONG, DARRIN L

2015CV713

105 BRIARCLIFF ROAD, BERWICK, PA 18603

NO EXPIRATION



August 12, 2015

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

**HSBC BANK USA, N.A. AS TRUSTEE FOR WELLS FARGO
HOMEEQUITY ASSET-BACKED SECURITIES 2006-2 TRUST, HOME
EQUITY ASSET-BACK CERTIFICATES, SERIES 2006-2**

VS.

DARRIN L. STRONG

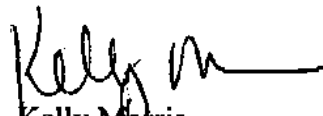
**NO: 2015-CV-713
NO: 2015-ED-102**

Dear Timothy:

The amount due on the sewer account #115984 for the property located at 105 Briarcliff Road, Berwick Pa through December 30, 2015 is \$418.89.

Please feel free to contact me with any questions that you may have.

Sincerely,


Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

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

REAL ESTATE TAX CERTIFICATION

Date: 08/10/2015

Fee: \$5.00

Cert. NO: 22445

STRONG DARRIN L
105 BRIARCLIFF ROAD
BERWICK PA 18603

District: BERWICK BORO
Deed: 20060 -3212
Location: LOT 23
Parcel Id:04D-03 -065-00,000

Assessment: 18,343
Balances as of 08/10/2015

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

Tax Notice 2015 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS
PHONE: 570-752-7442

FOR: COLUMBIA County				DATE 03/01/2015	BILL NO. 6246
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,343	9.491	170.61	174.09	191.50
SINKING		1	17.97	18.34	20.17
FIRE		1.25	22.47	22.93	24.08
LIGHT		1.75	31.46	32.10	33.71
BORO RE		11.1	199.54	203.61	213.79
The discount & penalty have been calculated for your convenience			442.05 <small>April 30 If paid on or before</small>	451.07 <small>June 30 If paid on or before</small>	483.25 <small>June 30 If paid after</small>
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STRONG DARRIN L
105 BRIARCLIFF ROAD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-03 -065-00,000
105 BRIAR CLIFF RD
.1891 Acres
Land 3,295
Buildings 15,048
Total Assessment 18,343
Connie C. Gingher

This tax returned to courthouse on:
January 1, 2016
CK 442.05
7028327389
FILE COPY
430

If you desire a receipt send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2015 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

013387
C04
STRONG DARRIN L
105 BRIARCLIFF RD
BERWICK, PA 18603-4204

Bill Date: 7/1/2015 Control #: Bill #: 3876

TAXPAYER COPY

Parcel #: 04D03 06500000 Prop. Type

Property Location and Description: 105 BRIAR CLIFF RD
.189
Assessment:
L= 3,295
B= 15,048
T= 18,343

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	820.85
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	804.43
If Paid By 10/31/2015	FACE Amount	820.85
If Paid After 10/31/2015	10% Penalty Amount	902.94

Last Day to Pay: 12/31/2015
For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:
Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Tim, County & Borough R.E. were paid by mortgage Company. School not paid as of 8/6/15

Connie

Hsbc Bank USA, National Association as Trustee for Wells Fargo : COURT OF COMMON PLEAS
Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity :
Asset-Backed Certificates, Series 2006-2 : CIVIL DIVISION

Plaintiff : NO.: 2015-CV-713

vs.

: 2015-ED-162
: COLUMBIA County

Darrin L. Strong

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Darrin L. Strong
105 Briarcliff Road
Berwick, PA 18603-4204

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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.

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Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK NEVADA, N.A.
vs.
STRONG, DARRIN L

Case Number
2015CV713

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	102
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	105 BRIARCLIFF ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Danielle Straub
Relation:	Room mate
Date:	8-5-15
Time:	14:51
Deputy:	3
Mileage:	

Attorney / Originator:

Name: PHELAN & HALLINAN LLP	Phone: 215-563-7000
------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2015CV713

105 BRIARCLIFF ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK NEVADA, N.A.
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STRONG, DARRIN L

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2015CV713

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	102
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	BERWICK SEWER AUTHORITY	
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Kelly Morris	
Relation:	Secretary	
Date:	8-5-15	Time: 11:24
Deputy:	3	Mileage:

Attorney / Originator:

Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2015CV713

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK NEVADA, N.A.
vs.
STRONG, DARRIN L

Case Number
2015CV713

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	102
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Connie C. Gingham		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other		
Adult In Charge:			
Relation:			
Date:	8-5-15	Time:	12:40
Deputy:	3	Mileage:	

Attorney / Originator:

Name: PHELAN & HALLINAN LLP	Phone: 215-563-7000
------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2015CV713

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK NEVADA, N.A.
vs.
STRONG, DARRIN L

Case Number
2015CV713

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	102
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	FIRST KEYSTONE COMMUNITY BANK
Primary Address:	111 WEST FRONT STREET BERWICK, PA 18603
Phone:	
DOB:	
Alternate Address:	701 FREAS AVE BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally - <u>Adult In Charge</u> - Posted - Other
Adult In Charge:	Leighton Walsh
Relation:	Assistant V.P.
Date:	8-5-15
Time:	12:16
Deputy:	3
Mileage:	

Attorney / Originator:

Name: PHELAN & HALLINAN LLP	Phone: 215-563-7000
------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

FIRST KEYSTONE COMMU

2015CV713

111 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK NEVADA, N.A.
vs.
STRONG, DARRIN L

Case Number
2015CV713

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	102
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Col
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Karen Richendrfer
Relation:	Secretary
Date:	8-5-15
Time:	08136
Deputy:	3
Mileage:	

Attorney / Originator:

Name: PHELAN & HALLINAN LLP	Phone: 215-563-7000
------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV713 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK NEVADA, N.A.
vs.
STRONG, DARRIN L

Case Number
2015CV713

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 102

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 8-5-15

Time: 08:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV713

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/05/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1046104
Description: **Darrin Strong Sale**
Run Dates: **09/23/15 to 10/07/15**
Class: **2**
Agate Lines: **198**
Blind Box:

Total Ad Cost \$1,085.64
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/23/15	10/07/15	3	\$1,085.64

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV713

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, OCTOBER 14, 2015
AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece, parcel or tract of land, lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the westerly side of Briarcliff Road and at the Southeastly corner of Lot No. 24; thence continuing along the westerly side of Briarcliff Road on a curve to the right a distance of sixty-three and sixty-three hundredths (63.63 feet) feet to the northeasterly corner of Lot No. 22; thence South sixty-five degrees thirty minutes West a distance of one hundred fifty and sixty-five hundredths feet (150.65 feet) to a point on the line of Lot No. 26; thence North twenty-two degrees zero minutes West along the line of Lot No. 26, a distance of fifty (50) feet to the southwesterly corner of Lot No. 24; thence North sixty degrees thirty-one minutes East a distance of one hundred thirty-two and forty hundredths (132.40) feet to the westerly side of Briarcliff Road, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN: Darrin L. Strong, by Deed from Grace P. Brown, (n/k/a Grace Paige Brown Johnson), joined by her husband, Dayne S. Johnson, dated 03/22/2006, recorded 03/31/2006 in Instrument Number 200603212.

Tax Parcel: 04D-03-065-00,000

Premises Being: 105 Briarcliff Road, Berwick, PA 18603-4204

PROPERTY ADDRESS: 105 BRIARCLIFF ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-065-00,000

Seized and taken into execution to be sold as the property of DARRIN L. STRONG in suit of HSBC BANK NEVADA, N.A.

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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV713

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, OCTOBER 14, 2015
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel or tract of land, lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the westerly side of Briarcliff road and at the Southeasterly corner of Lot No. 24; thence continuing along the westerly side of Briarcliff Road on a curve to the right a distance of sixty-three and sixty-three hundredths (63.63 feet) feet to the northeasterly corner of Lot No. 22; thence South sixty-five degrees thirty minutes West a distance of one hundred fifty and sixty-five hundredths feet (150.65 feet) to a point on the line of Lot No. 26; thence North twenty-two degrees zero minutes West along the line of Lot No. 26, a distance of fifty (50) feet to the southwesterly corner of Lot No. 24; thence North sixty degrees thirty-one minutes East a distance of one hundred thirty-two and forty hundredths (132.40) feet to the westerly side of Briarcliff Road, the place of beginning.

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Tax Parcel: 04D-03-065-00,000

Premises Being: 105 Briarcliff Road, Berwick, PA 18603-4204

PROPERTY ADDRESS: 105 BRIARCLIFF ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-065-00,000

Seized and taken into execution to be sold as the property of DARRIN L STRONG in suit of HSBC BANK NEVADA, N.A..

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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Hsbc Bank USA, National Association as Trustee for Wells Fargo
Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity
Asset-Backed Certificates, Series 2006-2

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-713

**2015-ED-102
COLUMBIA COUNTY**

vs.

Darrin L. Strong
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 property (specifically described property below):

PREMISES: 105 Briarcliff Road, Berwick, PA 18603-4204
(See Legal Description attached)

Amount Due
Interest from 07/15/2015 to Date of Sale
@ \$8.04 per diem

\$48,932.90
\$ _____ and costs.

Dated 8-4-15
(SEAL)

PH # 966154

Barbara N Silvestri (KPB)
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Proth. A. Clerk of Gov. Courts
My. Clk. Pr. 1st Monday in 2016

REAL ESTATE OUTLINE

ED # 2015 ED 102

DATE RECEIVED 8-4-2015
DOCKET AND INDEX 2015 CV 713

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001532328</u>

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

**Hsbc Bank USA, National Association as Trustee for Wells Fargo
Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity
Asset-Backed Certificates, Series 2006-2**
Plaintiff

v.

Darrin L. Strong
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-713**
:
: **2015 - ED - 102**
: **COLUMBIA County**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 

Phelan Hallinan Diamond & Jones, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land, lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the westerly side of Briarcliff road and at the Southeasterly corner of Lot No. 24; thence continuing along the westerly side of Briarcliff Road on a curve to the right a distance of sixty-three and sixty-three hundredths (63.63 feet) feet to the northeasterly corner of Lot No. 22; thence South sixty-five degrees thirty minutes West a distance of one hundred fifty and sixty-five hundredths feet (150.65 feet) to a point on the line of Lot No. 26; thence North twenty-two degrees zero minutes West along the line of Lot No. 26, a distance of fifty (50) feet to the southwesterly corner of Lot No. 24; thence North sixty degrees thirty-one minutes East a distance of one hundred thirty-two and forty hundredths (132.40) feet to the westerly side of Briarcliff Road, the place of beginning.

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Tax Parcel: 04D-03-065-00,000

Premises Being: 105 Briarcliff Road, Berwick, PA 18603-4204

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-713** **2015-ED-102**

Hsbc Bank USA, National Association as Trustee for Wells Fargo Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2
v.

Darrin L. Strong

owner(s) of property situate in **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania,
being

105 Briarcliff Road, Berwick, PA 18603-4204

Parcel No. 04D-03-065-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$48,932.90**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

Hsbc Bank USA, National Association as Trustee for Wells Fargo : COURT OF COMMON PLEAS
Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity :
Asset-Backed Certificates, Series 2006-2 : CIVIL DIVISION

Plaintiff : NO.: 2015-CV-713

vs.

: 2015-ED-102
: COLUMBIA County

Darrin L. Strong

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Darrin L. Strong
105 Briarcliff Road
Berwick, PA 18603-4204

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **105 Briarcliff Road, Berwick, PA 18603-4204** is scheduled to be sold at the Sheriff's Sale on Oct. 14th 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$48,932.90 obtained by Hsbc Bank USA, National Association as Trustee for Wells Fargo Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.

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.

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two 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 215-563-7000.
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 215-563-7000.
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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815**

Telephone (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-713**

Hsbc Bank USA, National Association as Trustee for Wells Fargo Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2
v.

Darrin L. Strong

owner(s) of property situate in **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania,
being

105 Briarcliff Road, Berwick, PA 18603-4204

Parcel No. 04D-03-065-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$48,932.90**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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Tax Parcel: 04D-03-065-00,000

Premises Being: 105 Briarcliff Road, Berwick, PA 18603-4204

Hsbc Bank USA, National Association as Trustee for Wells	:	COURT OF COMMON PLEAS
Fargo Homeequity Asset-Backed Securities 2006-2 Trust,	:	
Home Equity Asset-Backed Certificates, Series 2006-2	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2015-CV-713</u>
v.	:	2015-ED-102
	:	
Darrin L. Strong	:	COLUMBIA COUNTY
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Hsbc Bank USA, National Association as Trustee for Wells Fargo Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **105 Briarcliff Road, Berwick, PA 18603-4204**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
DARRIN L. STRONG	105 BRIARCLIFF ROAD BERWICK, PA 18603-4204

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
DARRIN L. STRONG	105 BRIARCLIFF ROAD BERWICK, PA 18603-4204

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
FIRST KEYSTONE NATIONAL BANK	111 WEST FRONT STREET BERWICK, PA 18603

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name

Address (if address cannot be reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

105 BRIARCLIFF ROAD
BERWICK, PA 18603-4204

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM

P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

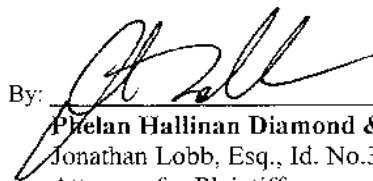
228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

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.A. § 4904 relating to unsworn falsification to authorities.

Date:

8/3/15

By:



Phelan Hallinan Diamond & Jones, LLP

Jonathan Lobb, Esq., Id. No. 312174

Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date


Plaintiff
Hsbc Bank USA, National Association as Trustee for Wells Fargo Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2

No.: 2015-CV-713

2015-ED-102

Defendant
Darrin L. Strong

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
105 Briarcliff Road

Berwick, PA 18603-4204


SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff  _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day	SO ANSWERS Signature of Dep. Sheriff	Date
of _____ 20____	Signature of Sheriff	Date
Sheriff of _____		

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff Hsbc Bank USA, National Association as Trustee for Wells Fargo Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2	No.: <u>2015-CV-713</u> <div style="font-size: 1.5em; font-family: cursive;">2015-ED-102</div>
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Defendant Darrin L. Strong	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
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SERVE **AT** {

	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
	<u>DARRIN L. STRONG</u>
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
	<u>105 Briarcliff Road</u>
	<u>Berwick, PA 18603-4204</u>

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="font-family: cursive; font-size: 1.2em;">[Signature]</div> Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Darrin L. Strong at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Bradley Davis
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 1265
Front Desk: (215) 563-7000 Ext. 1265
Fax: (215) 563-3826

SHERIFF'S RETURN

Hsbc Bank USA, National Association as Trustee for Wells Fargo
Homeequity Asset-Backed Securities 2006-2 Trust, Home Equity
Asset-Backed Certificates, Series 2006-2

Plaintiff

vs.

Darrin L. Strong

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2015-CV-713

2015-ED-102

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within
upon _____ at _____
_____ by handing to
_____ a true and correct copy of the original Notice of
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

Document Receipt

Trans #	5969	Carrier / service:	USPS Server	First-Class Mail®	8/4/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000059616

Doc Ref #: 2015ED102

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5968	Carrier / service:	USPS Server	First-Class Mail®	8/4/2015 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 #: 71901140006000059609

Doc Ref #: 2015ED102

Postage 5.1300

PHILADELPHIA PA 19107

102

Document Receipt

Trans #	5967	Carrier / service:	USPS Server	First-Class Mail®	8/4/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000059593

Doc Ref #: 2015ED102

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5966	Carrier / service:	USPS Server	First-Class Mail®	8/4/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000059586

Doc Ref #: 2015ED102

Postage 5.1300

HARRISBURG PA 17128

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001532328

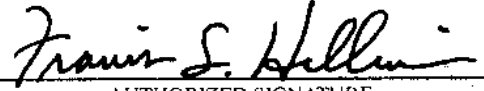
DATE
6/25/2015

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

RON [966154] 105 BRIARCLIFF ROAD (2015-CV-713)



AUTHORIZED SIGNATURE

⑈001532328⑈ ⑆036001808⑆ 361508666⑈