

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC
vs.
SUSAN K ZEYN

Case Number
2015CV229

PROPERTY ADDRESS

1675 HILLTOP ROAD A/K/A R.D.#3 BOX481, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/07/2015	Advance Fee	Advance Fee	11404	\$0.00	\$1,350.00
04/07/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/07/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/07/2015	Crying Sale			\$10.00	\$0.00
04/07/2015	Docketing			\$15.00	\$0.00
04/07/2015	Levy			\$15.00	\$0.00
04/07/2015	Mailing Costs			\$24.00	\$0.00
04/07/2015	Posting Handbill			\$15.00	\$0.00
04/07/2015	Poundage			\$30.00	\$0.00
04/07/2015	Press Enterprise Inc.			\$1,753.53	\$0.00
04/07/2015	Sheriff Automation Fund			\$50.00	\$0.00
04/07/2015	Web Posting			\$100.00	\$0.00
09/02/2015	Service			\$135.00	\$0.00
09/02/2015	Service Mileage			\$16.00	\$0.00
09/02/2015	Copies			\$4.50	\$0.00
09/02/2015	Notary Fee			\$10.00	\$0.00
09/02/2015	Tax Claim Search			\$5.00	\$0.00
09/02/2015	Surcharge			\$100.00	\$0.00

\$2,315.53 \$1,350.00

TOTAL BALANCE: \$(965.53)



Stern & Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street

Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

September 2, 2015

RE: HSBC BANK USA, N.A.
Vs. SUSAN K. ZEYN
C.C.P. COLUMBIA COUNTY No. 2015 CV 229

Premises: 1675 Hilltop Road aka R.D. #3 Box 481, Catawissa, PA 17820

Sheriff's Office-Real Estate
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Dee,

Kindly **STAY** the Sheriff's Sale scheduled on September 9, 2015 for the above referenced property. The consideration received was \$1,500.00. Thank you for your consideration in this matter.

Very Truly Yours,

Legal Assistant For
Stern & Eisenberg, PC

S&E/mc
VIA FAX
(570) 389 - 5625

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: Stern & Eisenberg

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: September 2, 2015

Re: Zeyn

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 \$965.53

12731

STERN AND EISENBERG PC

ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

FIRSTTRUST
3-7380-2360

DATE

NUMBER

AMOUNT

09/03/2015

****\$965.53

PAY

*** NINE HUNDRED SIXTY-FIVE & 53/100 DOLLARS

TO THE
ORDER OF

Sheriff- Columbia County

IOLTA ACCOUNT



AUTHORIZED SIGNATURE

Security features: Details on back.



⑈012731⑈ ⑆236073801⑆ 70 3203901⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

HSBC VS Susan Zyn

NO. 37-15 ED NO. 229-15 JD

DATE/TIME OF SALE: SEPTEMBER 9, 2015 @ 9:00AM

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 \$ _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

HSBC

vs.

Defendant

SUSAN K ZEYN

Attorney for the Plaintiff:

STERN AND EISENBERG PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, September 9, 201

Writ of Execution No. : 2015CV229

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1675 HILLTOP ROAD A/K/A R.D.#3 BOX481, CATAWISSA, PA 17820

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,753.53
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$135.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00

Total Sheriff Costs \$2,455.53

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$2,522.53

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

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$16.00</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>\$4.50</u>	
NOTARY	<u>\$10.00</u>	
TOTAL *****		<u>\$362.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$1753.53</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$1978.53</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	<u>\$67.00</u>	
TOTAL *****		<u>\$77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	<u>\$5.00</u>	
TOTAL *****		<u>\$5.00</u>

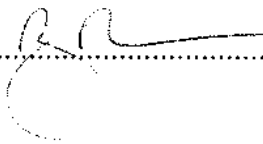
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		<u>-0-</u>

SURCHARGE FEE (DSTE)		<u>\$100.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		<u>-0-</u>

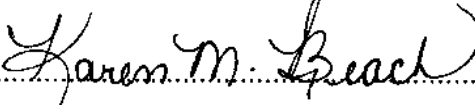
TOTAL COSTS (OPENING BID) \$2522.53

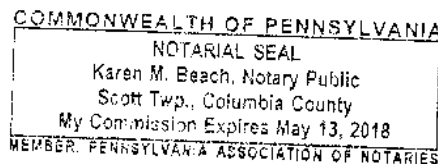
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 20, 27, and June 3, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 3rd day of June 2015...

.....
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....



Stern & Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street

Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

**(CONTINUED SALE
DATE 9/9/2015)**

May 26, 2015

RE: HSBC BANK USA, N.A., ET AL
VS. SUSAN K. ZEYN
C.C.P. COLUMBIA CO. 2015 CV 229

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find a **CERTIFICATE OF FILING** in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your consideration to this matter.

Sincerely,

Legal Assistant/ Stern & Eisenberg, PC

S&E/
Enclosure(s)

**CONTINUED SALE
DATE 9/9/2015**

**COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW**

HSBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust and
for the registered holders of ACE Securities Corp.
Home Equity Loan Trust, Series 2005-SD2, Asset
Backed Pass-Through Certificates c/o Ocwen Loan
Servicing, LLC

(Plaintiff)

v.

Susan K Zeyn

(Defendant(s))

Civil Action Number: 2015 CV 229

CERTIFICATE OF FILING

On or about May 26, 2015, I filed with the Prothonotary of Columbia County a copy of the
Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

BY: 

Edward J. McKee, Esquire #316721

(Attorney for Plaintiff)

STERN & EISENBERG, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

DATE: 5/28/15

CONTINUED SALE
DATE 9/9/2015

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

STAMP
AND
RETURN

HSBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust and
for the registered holders of ACE Securities Corp.
Home Equity Loan Trust, Series 2005-SD2, Asset
Backed Pass-Through Certificates c/o Ocwen Loan
Servicing, LLC

(Plaintiff)

v.

Susan K Zeyn

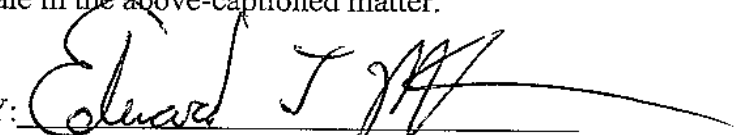
(Defendant(s))

Civil Action Number: 2015 CV 229

CERTIFICATE OF FILING

On or about May 26, 2015, I filed with the Prothonotary of Columbia County a copy of the
Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

BY:



Edward J. McKee, Esquire #316721

(Attorney for Plaintiff)

STERN & EISENBERG, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

DATE: 5/28/15



Stern & Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

May 26, 2015

RE: HSBC BANK USA, N.A., ET. AL.
Vs. SUSAN K. ZEYN
C.C.P. COLUMBIA COUNTY No. 2015CV229

Premises: 1675 Hilltop Road a/k/a R.D. 3 Box 481, Catawissa, PA 17820

Sheriff's Office-Real Estate
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Dee,

Kindly **POSTPONE** the Sheriff's Sale scheduled on June 10, 2015 for the above referenced property to September 09, 2015. Thank you for your consideration in this matter.

Very Truly Yours,


Legal Assistant For
Stern & Eisenberg, PC

S&E/jp
VIA FAX

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC
vs.
SUSAN K ZEYN

Case Number
2015CV229

SHERIFF'S RETURN OF SERVICE

05/05/2015 11:29 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1675 HILLTOP ROAD A/K/A R.D.#3 BOX481, CATAWISSA, PA 17820.


MICHAEL BEYER, DEPUTY

SO ANSWERS,

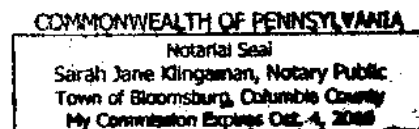

TIMOTHY T. CHAMBERLAIN, SHERIFF

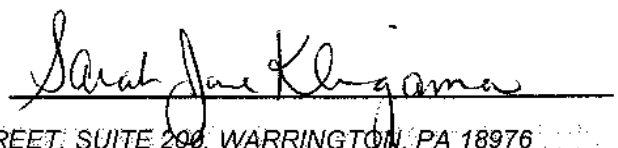
May 06, 2015

NOTARY

Affirmed and subscribed to before me this

6TH day of MAY, 2015





Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC
vs.
SUSAN K ZEYN

Case Number
2015CV229

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1675 HILLTOP ROAD A/K/A R.D.#3 BOX481
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2015CV229

1675 HILLTOP ROAD A/K/A R.D.#3 BOX481, CATAWISSA, NO EXPIRATION



Stern Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street

Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

April 21, 2015

RE: HSBC BANK USA, N.A., et al
VS. SUSAN K. ZEYN
C.C.P. COLUMBIA CO. NO. 2015-CV-229

Prothonotary's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours,

STERN & EISENBERG, PC

S&E/lk
Enclosure

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY (312314)
EDWARD J. MCKEE (316721)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**STAMP
AND
RETURN**

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

HSBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust
and for the registered holders of ACE Securities
Corp. Home Equity Loan Trust, Series 2005-SD2,
Asset Backed Pass-Through Certificates, c/o
Ocwen Loan Servicing, LLC

v.

Susan K. Zeyn
Defendant(s)

Civil Action Number: 2015CV229

MORTGAGE FORECLOSURE

AMENDED CERTIFICATE OF SERVICE

I, ANDREW J. MARLEY, ESQ., attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendant by certified mail, return receipt requested on April 20, 2015.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on April 20, 2015 as evidenced by copy of certificates of mailing attached.

STERN & EISENBERG, PC

BY: 

ANDREW J. MARLEY
Attorney for Plaintiff

4/21/15

Name and Address of Sender
STERN & EISENBERG
1581 Main Street, Suite 200
Warrington, PA 18976

Line		Postage	Fee
1	Susan K. Zeyn, 1675 Hilltop Road a/k/a R.D. #3 Box 481, Catawissa, PA 17820		
2	PA Dept. of Revenue, Bureau of Compliance, Box 281230, Harrisburg, PA 17128		
3	Domestic Relations, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815		
4	Tax Claim Bureau, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815		
5	Tenant(s)/Occupant(s), 1675 Hilltop Road a/k/a R.D. #3 Box 481, Catawissa, PA 17820		
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

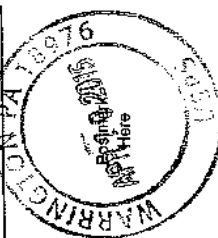
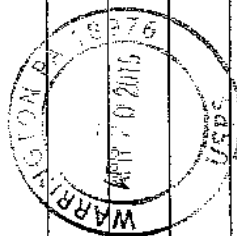
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Sent to
SUSAN K. ZEYN P.D. #3
Street & Apt. No.,
or PO Box No. **1675 Hilltop Rd aka Box 481**
City, State, Zip+4
CATAWISSA PA 17820
PS Form 3800, July 2014 See Reverse for Instructions

U.S. POSTAGE PITNEY BOWES



ZIP 18976 \$ 002.35⁰
02 1W
0001371685 APR 20 2015



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

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
WILLIAM E. MILLER, ESQUIRE (308951)
ANDREW J. MARLEY, ESQUIRE (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

HSBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust
and for the registered holders of ACE Securities
Corp. Home Equity Loan Trust, Series 2005-SD2,
Asset Backed Pass-Through Certificates, c/o
Ocwen Loan Servicing, LLC

v.

Susan K. Zeyn

Defendant(s)

Civil Action: 2015CV229

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Susan K. Zeyn
1675 Hilltop Road a/k/a R.D # 3 Box 481
Catawissa, PA 17820

Your real estate at **1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820.** is
scheduled to be sold at Sheriff's Sale on June 10th 2015
at 9:00 A.M., at Courthouse, Bloomsburg, PA 17815 (location of sale) to
enforce the court judgment of \$110,643.85 obtained by HSBC Bank USA, N.A., as Trustee, by
its servicer Ocwen Loan Servicing, LLC against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late
charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may
call Stern & Eisenberg PC, telephone (215) 572-8111.

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

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20670

ZEYN SUSAN K
1675 HILLTOP RD
CATAWISSA PA 17820

District: FRANKLIN TWP
Deed: 0465 -0145
Location: 1675 HILLTOP RD
Parcel Id:16 -05 -012-02,000

Assessment: 34,008
Balances as of 04/14/2015

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

By: COLUMBIA COUNTY SHERIFF Per: _____

S.R.F.

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

2015 - REAL ESTATE

As of Date: 04/14/2015 08:30:35 AM

Owner: ZEYN SUSAN K

1675 HILLTOP RD

CATAWISSA PA 17820

Municipality: FRANKLIN TWP

Parcel #: 16 -05 -012-02,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
018319	F	\$33.33	04/30/2015	\$34.01	06/30/2015	\$35.71	08/31/2015
		Payment					
018319	G	\$316.31	04/30/2015	\$322.77	06/30/2015	\$355.05	08/31/2015
		Payment					
018319	S	\$33.33	04/30/2015	\$34.01	06/30/2015	\$37.41	08/31/2015
		Payment					
018319	R	\$99.98	04/30/2015	\$102.02	06/30/2015	\$107.12	08/31/2015
		Payment					

Total Paid To Date:

\$0.00

SNE

Signature

4-14-15

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.

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
WILLIAM E. MILLER, ESQUIRE (308951)
ANDREW J. MARLEY, ESQUIRE (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

SHERIFF

16-05-012-02

NO
DELA

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

HSBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust
and for the registered holders of ACE Securities
Corp. Home Equity Loan Trust, Series 2005-SD2,
Asset Backed Pass-Through Certificates, c/o
Ocwen Loan Servicing, LLC

v.

Susan K. Zeyn

Defendant(s)

Civil Action: 2015CV229

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Susan K. Zeyn
1675 Hilltop Road a/k/a R.D # 3 Box 481
Catawissa, PA 17820

Your real estate at **1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820** is
scheduled to be sold at Sheriff's Sale on June 10th 2015
at 9:00 A.M. , at Courthouse, Bloomsburg, PA 17815 (location of sale) to
enforce the court judgment of \$110,643.85 obtained by HSBC Bank USA, N.A., as Trustee, by
its servicer Ocwen Loan Servicing, LLC against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late
charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may
call Stern & Eisenberg PC, telephone (215) 572-8111.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC
vs.
SUSAN K ZEYN

Case Number
2015CV229

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 37

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: SUSAN K ZEYN

Primary Address: 1675 HILLTOP ROAD
R.D #3 BOX 481
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-13-15

Time: 11:15

Deputy: 3

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

ZEYN, SUSAN K

2015CV229

1675 HILLTOP ROAD, R.D #3 BOX 481, CATAWISSA, PA 1 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC
vs.
SUSAN K ZEYN

Case Number
2015CV229

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 37

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 1675 HILLTOP ROAD A/K/A R.D.#3 BOX481
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Susan Zeyn

Relation: Homeowner

Date: 4-13-15

Time: 11:15

Deputy: 3

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2015CV229

1675 HILLTOP ROAD A/K/A R.D.#3 BOX481, CATAWISSA, NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC
vs.
SUSAN K ZEYN

Case Number
2015CV229

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 37

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Linda Bilinski

Primary Address: 153 Eisenhower Road
Catawissa, PA 17820

Phone: 570-799-5591

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-13-15

Time: 12:45

Deputy: 3

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BILINSKI, LINDA

2015CV229

153 EISENHOWER ROAD, CATAWISSA, PA 17820

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY Board of Supervisors

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC
vs.
SUSAN K ZEYN

Case Number
2015CV229

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 37

Manner: < Not Specified >

Expires:

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: Karen Richenderfer

Relation: Clerk

Date: 4-7-15 **Time:** 11:05

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV229

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
vs.
SUSAN K ZEYN

Case Number
2015CV229

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 37
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office
Primary Address: PO Box 380
 Bloomsburg, PA 17815
Phone: 570-389-5649 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Sherry Evans
Relation: Clerk
Date: 4-7-15 **Time:** 10:04
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: STERN AND EISENBERG PC **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV229

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV229

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 10, 2015
AT 9:00 O'CLOCK A.M.

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

ALL that certain piece, parcel or tract of land situate in the townships of Franklin and Catawissa, County of Columbia and state of Pennsylvania, 90% of Land in Catawissa township and 10% of Land in Franklin Township, bounded and described as follows, to-wit:

BEGINNING at a point on the centerline of a fifty foot wide private right-of-way, said point being the Northwest corner of Lot No. 3, said point also being on the southerly line of Lot No. 1; Thence along the centerline of said private right-of-way and the southerly line of Lot No. 1, North 65 degrees 26 minutes 49 seconds East, 276.67 feet to a point; Thence along same, North 24 degrees 59 minutes 46 seconds East, 250.94 feet to a point; Thence along same, North 42 degrees 57 minutes 06 seconds East, 189.77 feet to a point at the southeast corner of Lot No. 1; Thence along the Easterly line of Lot No. 1, North 53 degrees 56 minutes 06 seconds West, 51.96 feet to a point; Thence along same and along the Easterly line of Lot No. 5, North 22 degrees 34 minutes 18 seconds West, 111.10 feet to a point on the Easterly line of Lot No. 5; THENCE along the Easterly line of said Lot No. 5, North 19 degrees 12 minutes 24 seconds East, 158.79 feet to a point on the centerline of a fifty foot wide private right-of-way; Thence along the centerline of said right-of-way and the southerly line of Lot No. 5, South 81 degrees 09 minutes 36 seconds East, 80.00 feet to a point; THENCE along the southerly line of Lot No. 5, North 88 degrees 13 minutes 03 seconds East, 399.87 feet to a point in the right-of-way of Pennsylvania State Highway Traffic Route No. 487; Thence through said right-of-way, South 16 degrees 35 minutes 40 seconds East, 70.00 feet to a point; THENCE through same, South 07 degrees 06 minutes 35 seconds West, 168.21 feet to a point; THENCE through same, South 34 degrees 41 minutes 0 seconds West, 670.00 feet to a point; THENCE through same, South 16 degrees 16 minutes 20 seconds West, 456.00 feet to a point at the southeast corner of Lot No. 3; THENCE along the Easterly line of Lot No. 3, North 42 degrees 44 minutes 54 seconds West, 623.84 feet to the place of BEGINNING.

CONTAINING 10.980 acres of Land in all. Being Lot No. 4 as more fully shown on a draft of survey prepared by T. Bryce James and Associates dated May, 1985, and revised on September 24, 1986. A copy of said survey being recorded in Map Book 7, at Page 735.

THE GRANTOR herein also grants to the grantees herein the right of ingress, egress and regress over and upon a 50 foot wide private right-of-way, the centerline thereof more fully described as follows, to-wit:

BEGINNING at a point in the centerline of Township Route No. 395, said point being 83.00 feet distant on a course running North 49 degrees 08 minutes 00 seconds East, 93.00 feet distant on a course running north 38 degrees 25 minutes 00 seconds East, from a point in the center of Township Route No. 395 at the northeast corner of Lot No. 2; Thence Through Lot No. 1 the following courses and distances: South 53 degrees 16 minutes 35 seconds East, 44.19 feet to a point; North 81 degrees 19 minutes 46 seconds East, 65.87 feet to a point; THENCE through the same and through Lot No. 5, North 66 degrees 03 minutes 01 seconds East, 814.86 feet to a point; THENCE through same and along the dividing line between Lot No. 5 and Lot No. 4, South 81 degrees 09 minutes 36 seconds East, 139.08 feet to a point; THENCE through Lot No. 4, South 28 degrees 47 minutes 30 seconds East, 111.48 feet to a point; THENCE through the same, South 07 degrees 0 minutes 13 seconds West, 76.10 feet to a point; Thence through same and along the dividing line between Lot No. 4 and Lot No. 1, South 42 degrees 57 minutes 06 seconds West, 323.15 feet to a point; THENCE along the dividing line between Lot No. 4 and Lot No. 1, South 24 degrees 59 minutes 46 seconds West, 250.94 feet to a point; Thence along same, South 65 degrees 26 minutes 49 seconds West, 276.67 feet to the Northeast corner of Lot No. 3; Thence along the dividing line between Lot No. 3 and Lot No. 1, North 86 degrees 53 minutes 20 seconds West, 405.81 feet to the point of terminus in the center of a fifty foot radius cul-de-sac on the Easterly line of Lot to. 2. The right-of-way line being parallel to and 25 feet distant each side of said centerline.

PARCEL ID NO. 16,05-012-02

BEING KNOWN AS 1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820

BEING the same premises which Forest L. McClintock, a/k/a Forrest L. McClintock, and Denise L. McClintock, husband and wife, by Deed dated August 16, 1993 and recorded August 18, 1993 in the Office of the Recorder of Deeds in and for Columbia County in Book # 544 and Page # 0311, granted and conveyed unto Susan K. Zeyn, single.

PROPERTY ADDRESS: 1675 HILLTOP ROAD A/K/A R.D.#3 BOX481, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 16,05-012,02

Seized and taken into execution to be sold as the property of SUSAN K ZEYN in suit of HSBC.

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:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2015 EO 37

DATE RECEIVED 4-6-2015
DOCKET AND INDEX 2015 CV 229

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>11404</u>

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

SALE DATE June 10th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY,
PENNSYLVANIA
NO. 2015CV229

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp.
Home Equity Loan Trust and for the registered holders of ACE Securities Corp.
Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates,
c/o Ocwen Loan Servicing, LLC

v.

Susan K. Zeyn

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2015 - ED - 37

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:

1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820
See full legal description attached

Amount due.....\$110,643.85

Interest from 03/25/2015 at the per
diem rate of \$7.20 until
judgment is paid in full.....\$ _____ and Costs

Total..... \$ _____ plus costs \$ _____.

Dated: 4/6/2015
(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Rosalie Antonicelli
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

ALL that certain piece, parcel or tract of land situate in the townships of Franklin and Catawissa, County of Columbia and state of Pennsylvania, 90% of Land in Catawissa township and 10% of Land in Franklin Township, bounded and described a follows, to-wit:

BEGINNING at a point on the centerline of a fifty foot wide private right-of-way, said point being the Northwest corner of Lot No. 3, said point also being on the southerly line of Lot No.1; Thence along the centerline of said private right-of-way and the southerly line of Lot No 1, North 65 degrees 26 minutes 49 seconds East, 276.67 feet to a point; Thence along same, North 24 degrees 59 minutes 46 seconds east, 250.94 feet to a point; Thence along same, North 42 degrees 57 minutes 06 seconds East, 189.77 feet to a point at the southeast corner of Lot No. 1; Thence along the Easterly line of Lot No. 1, North 53 degrees 56 minutes 06 seconds West, 51.96 feet to a point; Thence along same and along the Easterly line of Lot No. 5, North 22 degrees 34 minutes 18 seconds West, 111.10 feet to a point on the Easterly line of Lot No. 5; THENCE along the Easterly line of said Lot No. 5, North 19 degrees 12 minutes 24 seconds East, 158.79 feet to a point on the centerline of a fifty foot wide private right-of-way; Thence along the centerline of said right-of-way and the southerly line of Lot No. 5, South 81 degrees 09 minutes 36 seconds East, 80.00 feet to a point; THENCE along the southerly line of Lot No. 5, North 88 degrees 13 minutes 03 seconds East, 399.87 feet to a point in the right-of-way of Pennsylvania State Highway Traffic Route No. 487; Thence through said right-of-way, South 16 degrees 35 minutes 40 seconds East, 70.00 feet to a point; THENCE through same, South 07 degrees 06 minutes 35 seconds West, 168.21 feet to a point; THENCE through same, South 34 degrees 41 minutes 0 seconds West, 670.00 feet to a point; THENCE through same, South 16 degrees 16 minutes 20 seconds West, 456.00 feet to a point at the southeast corner of Lot No. 3; THENCE along the Easterly line of Lot No. 3, North 42 degrees 44 minutes 54 seconds West, 623.84 feet to the place of BEGINNING.

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PARCEL ID NO. 16,05-012-02

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PARCEL ID NO. 16,05-012-02

BEING KNOWN AS 1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820

BEING the same premises which Forest L. McClintock, a/k/a Forrest L. McClintock, and Denise L. McClintock, husband and wife, by Deed dated August 16, 1993 and recorded August 18, 1993 in the Office of the Recorder of Deeds in and for Columbia County in Book # 544 and Page # 0311, granted and conveyed unto Susan K. Zeyn, single.

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
WILLIAM E. MILLER, ESQUIRE (308951)
ANDREW J. MARLEY, ESQUIRE (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

HSBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust
and for the registered holders of ACE Securities
Corp. Home Equity Loan Trust, Series 2005-SD2,
Asset Backed Pass-Through Certificates, c/o
Ocwen Loan Servicing, LLC

v.

Susan K. Zeyn

Defendant(s)

Civil Action: 2015CV229

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820.**

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

Susan K. Zeyn
1675 Hilltop Road a/k/a R.D # 3 Box 481
Catawissa, PA 17820

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

Susan K. Zeyn
1675 Hilltop Road a/k/a R.D # 3 Box 481
Catawissa, PA 17820

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

N/A

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

N/A

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

N/A

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:

PA Department of Revenue
Bureau of Compliance
Box 281230
Harrisburg, Pennsylvania 17128

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:

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

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

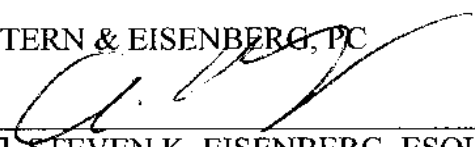
Tenant(s)/Occupant(s)
1675 Hilltop Road a/k/a R.D # 3 Box 481
Catawissa, PA 17820

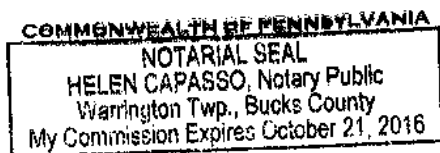
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: March 25, 2015

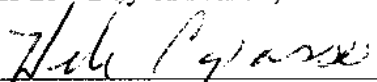
STERN & EISENBERG, PC

BY:


☐ STEVEN K. EISENBERG, ESQUIRE
☐ M. TROY FREEDMAN, ESQUIRE
☐ JACQUELINE F. McNALLY, ESQUIRE
☐ LESLIE J. RASE, ESQUIRE
☐ WILLIAM E. MILLER, ESQUIRE
☒ ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff



Sworn to and subscribed before me
this 25th Day of March, 2015.


Notary Public

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
WILLIAM E. MILLER, ESQUIRE (308951)
ANDREW J. MARLEY, ESQUIRE (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

HSBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust
and for the registered holders of ACE Securities
Corp. Home Equity Loan Trust, Series 2005-SD2,
Asset Backed Pass-Through Certificates, c/o
Ocwen Loan Servicing, LLC

v.

Susan K. Zeyn

Defendant(s)

Civil Action: 2015CV229

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Susan K. Zeyn
1675 Hilltop Road a/k/a R.D # 3 Box 481
Catawissa, PA 17820

Your real estate at 1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820. is
scheduled to be sold at Sheriff's Sale on June 10th 2015
at 9:00 A.M. , at Courthouse, Bloomsburg, PA 17815 (location of sale) to
enforce the court judgment of \$110,643.85 obtained by HSBC Bank USA, N.A., as Trustee, by
its servicer Ocwen Loan Servicing, LLC against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late
charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may
call Stern & Eisenberg PC, telephone (215) 572-8111.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY,
PENNSYLVANIA
NO. 2015CV229

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp.
Home Equity Loan Trust and for the registered holders of ACE Securities Corp.
Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates,
c/o Ocwen Loan Servicing, LLC

v.

Susan K. Zeyn

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2015-ED-37

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:

1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820
See full legal description attached

Amount due.....\$110,643.85

Interest from 03/25/2015 at the per
diem rate of \$7.20 until
judgment is paid in full.....\$ _____ and Costs

Total.....\$ _____ plus costs \$ _____.

Dated: 4/16/2015

(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Rosalie Antonello
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

ALL that certain piece, parcel or tract of land situate in the townships of Franklin and Catawissa, County of Columbia and state of Pennsylvania, 90% of Land in Catawissa township and 10% of Land in Franklin Township, bounded and described a follows, to-wit:

BEGINNING at a point on the centerline of a fifty foot wide private right-of-way, said point being the Northwest corner of Lot No. 3, said point also being on the southerly line of Lot No.1; Thence along the centerline of said private right-of-way and the southerly line of Lot No 1, North 65 degrees 26 minutes 49 seconds East, 276.67 feet to a point; Thence along same, North 24 degrees 59 minutes 46 seconds east, 250.94 feet to a point; Thence along same, North 42 degrees 57 minutes 06 seconds East, 189.77 feet to a point at the southeast corner of Lot No. 1; Thence along the Easterly line of Lot No. 1, North 53 degrees 56 minutes 06 seconds West, 51.96 feet to a point; Thence along same and along the Easterly line of Lot No. 5, North 22 degrees 34 minutes 18 seconds West, 111.10 feet to a point on the Easterly line of Lot No. 5; **THENCE** along the Easterly line of said Lot No. 5, North 19 degrees 12 minutes 24 seconds East, 158.79 feet to a point on the centerline of a fifty foot wide private right-of-way; Thence along the centerline of said right-of-way and the southerly line of Lot No. 5, South 81 degrees 09 minutes 36 seconds East, 80.00 feet to a point; **THENCE** along the southerly line of Lot No. 5, North 88 degrees 13 minutes 03 seconds East, 399.87 feet to a point in the right-of-way of Pennsylvania State Highway Traffic Route No. 487; Thence through said right-of-way, South 16 degrees 35 minutes 40 seconds East, 70.00 feet to a point; **THENCE** through same, South 07 degrees 06 minutes 35 seconds West, 168.21 feet to a point; **THENCE** through same, South 34 degrees 41 minutes 0 seconds West, 670.00 feet to a point; **THENCE** through same, South 16 degrees 16 minutes 20 seconds West, 456.00 feet to a point at the southeast corner of Lot No. 3; **THENCE** along the Easterly line of Lot No. 3, North 42 degrees 44 minutes 54 seconds West, 623.84 feet to the place of **BEGINNING**.

CONTAINING 10.980 acres of Land in all. Being Lot No. 4 as more fully shown on a draft of survey prepared by T. Bryce James and Associates dated May, 1985, and revised on September 24, 1986. A copy of said survey being recorded in Map Book 7, at Page 735.

THE GRANTOR herein also grants to the grantees herein the right of ingress, egress and regress over and upon a 50 foot wide private right-of-way, the centerline thereof more fully described as follows, to-Wit:

BEGINNING at a point in the centerline of Township Route No. 395, said point being 83.00 feet distant on a course running North 49 degrees 08 minutes 00 seconds East, 93.00 feet distant on a course running north 38 degrees 25 minutes 00 seconds East, from a point in the center of Township Route No. 395 at the northeast corner of Lot No. 2; Thence Through Lot No. 1 the following courses and distances: South 53 degrees 16 minutes 35 seconds East, 44.19 feet to a point; North 81 degrees 19 minutes 46 seconds East, 65.87 feet to a point; **THENCE** through the same and through Lot No. 5, North 66 degrees 03 minutes 01 seconds East, 814.86 feet to a point; **THENCE** through same and along the dividing line between Lot No. 5 and Lot No. 4, South 81 degrees 09 minutes 36 seconds East, 139.08 feet to a point; **THENCE** through Lot No. 4, South 28 degrees 47 minutes 30 seconds East, 111.48 feet to a point; **THENCE** through the same, South 07 degrees 0 minutes 13 seconds West, 76.10 feet to a point; Thence through same and along the dividing line between Lot No. 4 and Lot No. 1, South 42 degrees 57 minutes 06 seconds West, 323.15 feet to a point; **THENCE** along the dividing line between Lot No. 4 and Lot No.1, South 24 degrees 59 minutes 46 seconds west, 250.94 feet to a point; Thence along same, South 65 degrees 26 minutes 49 seconds West, 276.67 feet to the

Northeast corner of Lot No. 3; Thence along the dividing line between Lot No. 3 and Lot No. 1, North 86 degrees 53 minutes 20 seconds West, 405.81 feet to the point of terminus in the center of a fifty foot radius cul-de-sac on the Easterly line of Lot to. 2. The right-of-way line being parallel to and 25 feet distant each side of said centerline.

PARCEL ID NO. 16,05-012-02

BEING KNOWN AS 1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820

BEING the same premises which Forest L. McClintock, a/k/a Forrest L. McClintock, and Denise L. McClintock, husband and wife, by Deed dated August 16, 1993 and recorded August 18, 1993 in the Office of the Recorder of Deeds in and for Columbia County in Book # 544 and Page # 0311, granted and conveyed unto Susan K. Zeyn, single.

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
WILLIAM E. MILLER, ESQUIRE (308951)
ANDREW J. MARLEY, ESQUIRE (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

HSBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust
and for the registered holders of ACE Securities
Corp. Home Equity Loan Trust, Series 2005-SD2,
Asset Backed Pass-Through Certificates, c/o
Ocwen Loan Servicing, LLC

v.

Susan K. Zeyn

Defendant(s)

Civil Action: 2015CV229

2015-ED-37

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF BUCKS

:

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants':

1. Last-known address is

Susan K. Zeyn
1675 Hilltop Road a/k/a R.D # 3 Box 481
Catawissa, PA 17820


2. Is over the age of twenty-one.

*File and
forwarded to
the Sheriff*

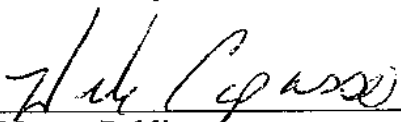
3. Is not now nor has been within the last six (6) months in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

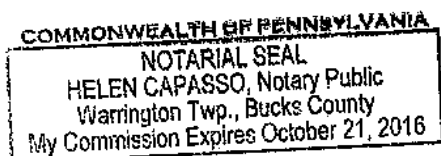
STERN & EISENBERG, PC

BY:


☐ STEVEN K. EISENBERG, ESQUIRE
☐ M. TROY FREEDMAN, ESQUIRE
☐ JACQUELINE F. McNALLY, ESQUIRE
☐ LESLIE J. RASE, ESQUIRE
☐ WILLIAM E. MILLER, ESQUIRE
☒ ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 25th Day of March, 2015.


Notary Public





Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: ZEYNFirst Name: SUSANMiddle Name: KActive Duty Status As Of: Mar-25-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

STEVEN K. EISENBERG, ESQUIRE (75736)
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IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

HSBC Bank USA, N.A., as Trustee on behalf of ACE
Securities Corp. Home Equity Loan Trust and for the
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Equity Loan Trust, Series 2005-SD2, Asset Backed
Pass-Through Certificates, c/o Ocwen Loan Servicing,
LLC

v.

Susan K. Zeyn
Defendant(s)

Civil Action: 2015CV229

MORTGAGE FORECLOSURE

RE: PREMISES: 1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820.

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____ at _____ A.M. at Courthouse, Bloomsburg, PA 17815 (subject to change without further notice).

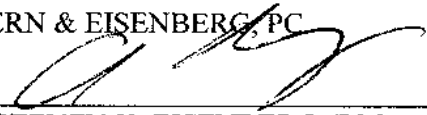
The sale is being conducted pursuant to the judgment in the amount of \$110,643.85 together with interest, costs (and such other allowed amounts) thereon entered in the above matter in favor of Plaintiff against the above-named Defendant(s) who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR ATTORNEY**, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

March 25, 2015

STERN & EISENBERG, PC

BY:


☐ STEVEN K. EISENBERG, ESQUIRE
☐ M. TROY FREEDMAN, ESQUIRE
☐ JACQUELINE F. McNALLY, ESQUIRE
☐ LESLIE J. RASE, ESQUIRE
☐ WILLIAM E. MILLER, ESQUIRE
☒ ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

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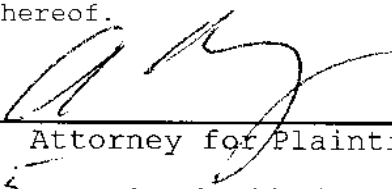
Northeast corner of Lot No. 3; Thence along the dividing line between Lot No. 3 and Lot No. 1, North 86 degrees 53 minutes 20 seconds West, 405.81 feet to the point of terminus in the center of a fifty foot radius cul-de-sac on the Easterly line of Lot to. 2. The right-of-way line being parallel to and 25 feet distant each side of said centerline.

PARCEL ID NO. 16,05-012-02

BEING KNOWN AS 1675 Hilltop Road a/k/a R.D # 3 Box 481, Catawissa, PA 17820

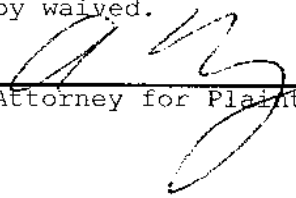
BEING the same premises which Forest L. McClintock, a/k/a Forrest L. McClintock, and Denise L. McClintock, husband and wife, by Deed dated August 16, 1993 and recorded August 18, 1993 in the Office of the Recorder of Deeds in and for Columbia County in Book # 544 and Page # 0311, granted and conveyed unto Susan K. Zeyn, single.

WAIVER OF WATCHMAN - 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.



Attorney for Plaintiff

Now 3/26 20 15, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff



Stern Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

March 25, 2014

RE: HSBC Bank USA, N.A et al.

VS. Susan K. Zeyn

C.C.P. COLUMBIA CO. NO. 2015CV229

Sheriff's Office

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

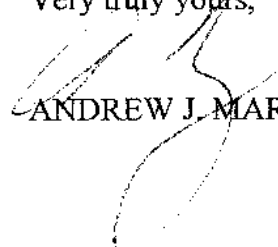
Susan K. Zeyn

1675 Hilltop Road a/k/a R.D # 3 Box 481

Catawissa, PA 17820

Please forward an affidavit of service once completed.

Very truly yours,



ANDREW J. MARLEY

AJM/ip

Enclosures

Document Receipt

Trans #	5019	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000050224

Doc Ref #: 2015ED37

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5018	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 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 #:	71901140006000050217
Doc Ref #:	2015ED37
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	5017	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000050200

Doc Ref #: 2015ED37

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5016	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000050194

Doc Ref #: 2015ED37

Postage 5.1300

HARRISBURG PA 17128

STERN AND EISENBERG PC
ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

FIRST TRUST
9-7380-2860

DATE NUMBER AMOUNT

03/25/2015

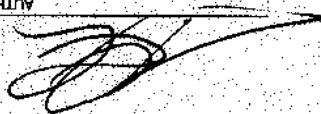
**\$1,350.00

OLTA ACCOUNT

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

TO THE ORDER OF Sheriff-Columbia County

AUTHORIZED SIGNATURE



⑈011404⑈ ⑈23507380⑈ 70 320390⑈

STERN AND EISENBERG PC ATTORNEYS AT LAW

PAY TO

Sheriff-Columbia County

11404

Sheriff Sale Deposit
Zeyn LN # 33749425
#117.7885

03/25/2015 Ocwen Loan Servicing, LLC

1,350.00

CHECK DATE

CHECK NO.

11404

03/25/2015

CHECK AMOUNT

1,350.00