

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

MC Federal Credit Union vs Jon + Nancy Curry

NO. 64-15 ED NO. 10-15 JD

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

BID PRICE (INCLUDES COST) \$ 8453.42

POUNDAGE - 2% OF BID \$ 169.07

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 8622.49

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 8622.49

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 7272.49

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
MC FEDERAL CREDIT UNION

vs.

**Defendant**  
JON CURRY, SR.  
NANCY CURRY

**Attorney for the Plaintiff:**  
WELTMAN, WEINBERG & REIS CO  
436 SEVENTH AVENUE  
SUITE 2500  
PITTSBURGH, PA 15219

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

**Writ of Execution No. :** 2015CV10

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

**Location of the real estate:** 293 QUARRY AVENUE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,509.18
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Surcharge	\$140.00

**Total Sheriff Costs** **\$2,307.18**

## Municipal Costs

Delinquent Taxes	\$6,078.24
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**Total Municipal Costs** **\$6,078.24**

## Distribution Costs

Recording Fees	\$68.00
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**Total Distribution Costs** **\$68.00**

**Grand Total:** **\$8,453.42**

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

# WELTMAN, WEINBERG & REIS Co., LPA

ATTORNEYS AT LAW

*80 Years of Service.*

**Brooklyn Hts** 216 739 5100

**Chicago** 312 782 9676

**Cincinnati** 513 723 2200

**Cleveland** 216 685 1000

**Columbus** 614 228 7272

**Keri P. Ebeck**

*Partner*

436 7<sup>th</sup> Avenue, Suite 2500 Pittsburgh, PA 15219

412 338 7102 phone | 412 434 7959 fax

kebeck@weltman.com

weltman.com

**Detroit** 248 362 6100

**Ft. Lauderdale** 954 740 5200

**Grove City** 614 801 2600

**Philadelphia** 215 599 1500

**Pittsburgh** 412 434 7955

September 9, 2015

Columbia County Sheriff's Office  
35 West Main Street  
Bloomsburg, PA 17815  
ATTN: Real Estate Dept.

RE: MC Federal Credit Union vs. Jon V. Curry, Sr and Nancy J. Curry  
No. 2015-ED-64  
WWR# 20701651

Dear Sir or Madam:

Please find enclosed two Realty Transfer Affidavits.

Please list the Grantee on the Sheriff's Deed as Members Choice Financial Credit Union, 230 Walnut Street, PO Box 329, Danville, PA, 17821.

Please return the recorded sheriff's deed in the envelope provided.

If you should have any questions, please feel free to contact me at the number listed above.

Very truly yours,

Keri P. Ebeck, Esquire

Enclosures



**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

### A. CORRESPONDENT – All inquiries may be directed to the following person:

Name Keri P. Ebeck, Esquire		Telephone Number: (412) 434-7955	
Mailing Address 436 7th Avenue, Suite 2500 (WWR# 20701651)		City Pittsburgh	State PA
		ZIP Code 15219	

### B. TRANSFER DATA

Date of Acceptance of Document 09 / 09 / 2015			
Grantor(s)/Lessor(s) Columbia County Sheriff		Telephone Number: (570) 389-5622	
Mailing Address 35 West Main Street		Grantee(s)/Lessee(s) Members Choice Financial Credit Unio	
City Bloomsburg		Telephone Number: (570) 953-7458	
State PA		Mailing Address 230 Walnut Street, PO Box 329	
ZIP Code 17815		City Danville	
		State PA	
		ZIP Code 17821	

### C. REAL ESTATE LOCATION

Street Address 293 Quarry Drive		City, Township, Borough Hemlock Twp	
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 18-07-022	

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☐ N

1. Actual Cash Consideration 8,453.42	2. Other Consideration + 0.00	3. Total Consideration = 8,453.42
4. County Assessed Value 42,701.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = 153,723.60

### E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 153,723.60	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--	---	---

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

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

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

Signature of Correspondent or Responsible Party

Date

09/09/15

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

M-C FEDERAL CREDIT UNION

P.O. BOX 329  
DANVILLE, PA 17821  
www.mcfcu.org

No. 053927

Sept 9, 2015

PAY

Seven thousand two hundred seventy two — 49/100 7,272.49

TO  
THE  
ORDER  
OF

Columbia County Sheriff's Office

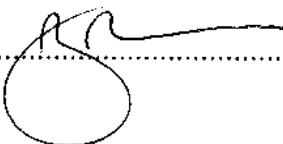
VOID AFTER 60 DAYS

Jana M. Bauman  
AUTHORIZED SIGNATURE

⑈053927⑈ ⑆231385714⑆⑈90000007⑈78

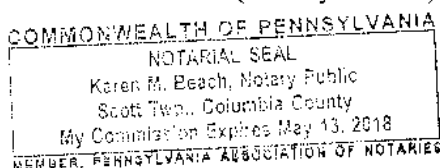
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

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 August 19, 26 and September 2, 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 2<sup>nd</sup> day of September 2015.

.....  
Karen M. Beach  
.....  
(Notary Public)



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

.....

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</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>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>423.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1509.18</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1734.18</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.00</u>	
TOTAL *****		\$ <u>78.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>6078.24</u>	
TOTAL *****		\$ <u>6078.24</u>

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 8453.42

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SHERIFF'S RETURN OF SERVICE

08/05/2015 10:59 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 293 QUARRY AVENUE, BLOOMSBURG, PA 17815.

  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

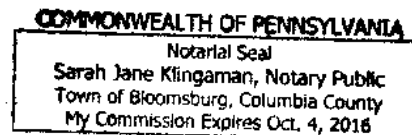
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

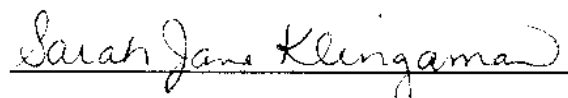
August 19, 2015

NOTARY

Affirmed and subscribed to before me this

19TH day of AUGUST, 2015





Plaintiff Attorney: WELTMAN, WEINBERG & REIS CO, 436 SEVENTH AVENUE, SUITE 2500, PITTSBURGH, PA 15219



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

DATE:11-AUG-15

FEE:\$5.00

CERT. NO22464

CURRY JON V & NANCY J  
293 QUARRY DRIVE  
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP  
DEED 0365-0718  
LOCATION: 293 QUARRY DR BLOOMSBURG  
PARCEL: 18 -07 -022-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2013	PRIM	3,151.04	38.95		65.00	3,254.99
2014	PRIM	2,779.28	38.97		0.00	2,818.25
TOTAL DUE :						\$6,073.24

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2015

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2014

REQUESTED BY: Columbia County SHERIFF

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	293 QUARRY AVENUE BLOOMSBURG, PA 17815
<b>Phone:</b>	
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	8-5-15	<b>Time:</b>	10:59
<b>Deputy:</b>	4	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> WELTMAN, WEINBERG & REIS CO	<b>Phone:</b> 412-434-7955
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

(POSTING)

2015CV10

293 QUARRY AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SHERIFF'S RETURN OF SERVICE

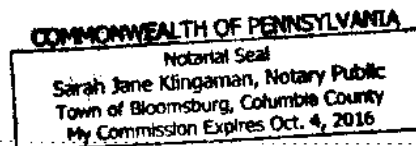
06/30/2015 04:00 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JON CURRY, SR. AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 30, 2015



NOTARY

Affirmed and subscribed to before me this

30TH day of JUNE, 2015

*Sarah Jane Klingaman*

Plaintiff Attorney: WELTMAN, WEINBERG & REIS CO, 436 SEVENTH AVENUE, SUITE 2500, PITTSBURGH, PA 15219

# WELTMAN, WEINBERG & REIS Co., LPA

ATTORNEYS AT LAW

*80 Years of Service.*

Brooklyn Hts 216 739 5100  
Chicago 312 782 9676  
Cincinnati 513 723 2200  
Cleveland 216 685 1000  
Columbus 614 801 2600

**Amy L. Bloomer**

*Legal Assistant*

436 Seventh Avenue, Suite 2500, Pittsburgh, PA 15219  
412-338-7037 phone | 412-434-7959 fax  
abloomer@weltman.com  
weltman.com

Detroit 248 362 6100  
Ft. Lauderdale 954 740 5200  
Philadelphia 215 599 1500  
Pittsburgh 412 434 7955

July 06, 2015

Office of the Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: MC Federal Credit Union v. Jon V. Curry, Sr. and Nancy J. Curry  
Case No. 2015-ED-64  
WWR No. 20701651

Dear Sir or Madam,

Enclosed please find the Lienholder Affidavit of Service as to the above-captioned matter. Please file said affidavit(s) and return a time-stamped cover sheet(s) to our office in the enclosed self-addressed, stamped envelope.

Thank you for your attention to this matter.

Best,



Amy L. Bloomer  
Legal Assistant

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,

Plaintiff,

NO: 2015-ED-64

vs.

JON V. CURRY SR.  
AND NANCY J. CURRY,

Defendants.

TYPE OF PLEADING:

**LIENHOLDER AFFIDAVIT OF SERVICE**

Filed on Behalf of:

Plaintiff

Counsel or Record for this Party:

Keri P. Ebeck, Esquire  
PA I.D. No. 91298  
Weltman, Weinberg & Reis Co., L.P.A.  
436 Seventh Avenue, Suite 2500  
Pittsburgh, PA 15219

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,

Plaintiff,

NO: 2015-ED-64

vs.

JON V. CURRY SR.  
AND NANCY J. CURRY,

Defendants.

TYPE OF PLEADING:

**LIENHOLDER AFFIDAVIT OF SERVICE**

Filed on Behalf of:

Plaintiff

Counsel or Record for this Party:

Keri P. Ebeck, Esquire  
PA I.D. No. 91298  
Weltman, Weinberg & Reis Co., L.P.A.  
436 Seventh Avenue, Suite 2500  
Pittsburgh, PA 15219

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,

Plaintiff,

NO: 2015-ED-64

vs.

JON V. CURRY SR.  
AND NANCY J. CURRY,

Defendants.

**LIENHOLDER AFFIDAVIT OF SERVICE**

BEFORE ME, the undersigned authority, personally appeared Keri P. Ebeck, Esquire, who according to law deposes and says that a copy of the Notice of Sheriff's Sale has been served on each of the following Lienholders by Certificate of Mail on July 22, 2015. True and correct copies of said certificates of mail are attached hereto as Exhibit "A".

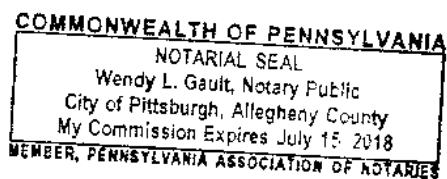
WELTMAN, WEINBERG & REIS, CO., L.P.A.

Keri P. Ebeck, Esquire  
PA J.D. 91298  
Attorney for Plaintiff  
436 Seventh Avenue, Suite 2500  
Pittsburgh, Pennsylvania 15219  
(412) 434-7955

Sworn to and subscribed before me

This 28 day of July, 2015.

Notary Public



WWR No. 20701651

## EXHIBIT “A”



HR



## Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

निष्कर्षः

Weltman, Weinberg & Reis, Co. L.P.A.  
436 Seventh Avenue, Suite 2500  
Pittsburgh, PA 15219

To: Commonwealth of PA  
Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128

PS Form 3817, April 2007 PSN 7530-02-000-9065

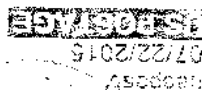
To pay fee, affix stamps or  
meter postage here.

To pay fee, affix stamps or

492.521.17140  
A:291.47



601 359



# Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® if this form may be used for domestic and international mail.

Weltman, Weinberg & Reis, Co., L.P.A.  
436 Seventh Avenue, Suite 2500  
Pittsburgh, PA 15219

Tenants / Occupants  
293 Quarry Drive  
Bloomsburg, PA 17815



## Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

Weltman, Weinberg & Reis, Co. L.P.A.  
436 Seventh Avenue, Suite 2500  
Pittsburgh, PA 15219

To: Hemlock Twp Tax Collector  
260 Firehall Road  
Blommsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or  
meter postage here.



UNITED STATES  
POSTAL SERVICE

This Certificate of Mailing provides evidence that mail has been sent. This form may be used for domestic and international mail.

**E**                      **H**                      **S**

Year	1990	1991	1992	1993
1990	1990	1991	1992	1993



## Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

**செய்தி:**

Weltman, Weinberg & Reis, Co. L.P.A.  
436 Seventh Avenue, Suite 2500  
Pittsburgh, PA 15219

Hemlock Twp. Municipal Authority  
26 Firehall Road  
Bloomsburg, PA 17815

S Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or  
meter postage here.

## Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

Weltman, Weinberg & Reis, Co. L.P.A.  
436 Seventh Avenue, Suite 2500  
Pittsburgh, PA 15219

Bloomsburg Area School District  
Tax Collector  
728 East Fifth Street  
Bloomsburg, PA 17815

PS Form 3B17, April 2007 PSN 7530-02-000-9065

20701051  
ABR



# Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

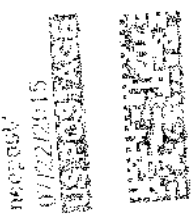
From: - Weltman, Weinberg & Reis, Co. L.P.A.  
- 436 Seventh Avenue, Suite 2500  
- Pittsburgh, PA 15219

To: Columbia Tax Claim Bureau  
11 West Main St  
Main Street County Annex  
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or meter postage here.

\$01.35  
ZIP 15219  
041111227287



To pay fee, affix stamps or meter postage here.

# Certificate Of Mailing



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: - Weltman, Weinberg & Reis, Co. L.P.A.  
- 436 Seventh Avenue, Suite 2500  
- Pittsburgh, PA 15219

To: PA Dept. of Revenue  
Dept. 280948  
Harrisburg, PA 17128



# Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: - Weltman, Weinberg & Reis, Co. L.P.A.  
- 436 Seventh Avenue, Suite 2500  
- Pittsburgh, PA 15219

To: Inheritance Tax Bureau  
11 West Main Street  
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

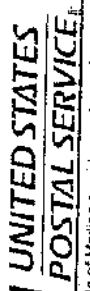
To pay fee, affix stamps or meter postage here.

\$01.35  
ZIP 15219  
041111227287



To pay fee, affix stamps or meter postage here.

# Certificate Of Mailing



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: - Weltman, Weinberg & Reis, Co. L.P.A.  
- 436 Seventh Avenue, Suite 2500  
- Pittsburgh, PA 15219

To: PA Dept. of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17022-1230



# Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

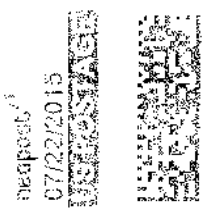
From: - Weltman, Weinberg & Reis, Co. L.P.A.  
- 436 Seventh Avenue, Suite 2500  
- Pittsburgh, PA 15219

To: Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or meter postage here.

\$01.35  
ZIP 15219  
041111227287



041111227287  
ZIP 15219

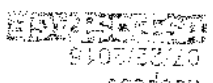


07/22/2015  
041111227287

041111227287  
ZIP 15219



041111227287  
ZIP 15219



PS Form 3817, April 2007 PSN 7530-02-000-9065

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 64

Manner: < Not Specified >

Expires:

Warrant:

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

Please Return #4

only Available on SAT or Sundays - Every week and Jon Curry Sr.

### Serve To:

Name: OCCUPANT

Primary Address: 293 QUARRY AVENUE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO

Phone: 412-434-7955

### Service Attempts:

Date:	6-4-15	6-16-15	7-6-15	7-7-15		
Time:	2:37	09:45	13:44	09:18		
Mileage:						
Deputy:	4	4	4	4		

### Service Attempt Notes:

1. L/C

2. L/C

3. Not home

4. Not home

5.

6.

OCCUPANT

2015CV10

293 QUARRY AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

Jon V. Curry Sr.

293 Quarry Drive  
Bloomsburg, PA 17815

Nancy J. Curry

1301 Freas Ave, Apt A  
Berwick, PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

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

on September 9<sup>th</sup> 2015 at 9:00 a.m. Eastern Standard Time, the following described real estate, of which Jon V. Curry Sr. and Nancy J. Curry are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JON V. CURRY SR. AND NANCY J. CURRY OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 293 QUARRY AVENUE, BLOOMSBURG, PA 17815. DEED BOOK 365, PAGE 718, PARCEL NUMBER 18-07-022.

WWR#20701651

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

Jon V. Curry Sr.

293 Quarry Drive  
Bloomsburg, PA 17815

Nancy J. Curry

1301 Freas Ave, Apt A  
Berwick, PA 18603

*See  
attached  
Bills for  
2015*

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

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

on September 9<sup>th</sup> 2015 at 9:00 a.m. Eastern Standard Time, the following described real estate, of which Jon V. Curry Sr. and Nancy J. Curry are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JON V. CURRY SR. AND NANCY J. CURRY OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 293 QUARRY AVENUE, BLOOMSBURG, PA 17815. DEED BOOK 365, PAGE 718, PARCEL NUMBER 18-07-022.

**Tax Notice 2015** County & Municipality

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

Denise D Ottaviani  
116 Frosty Valley Road  
Bloomsburg PA 17815

**HOURS:** MARCH & APRIL TUE & THUR 1PM TO 6PM  
JUNE 23, 25, 30 : 1 PM TO 6 PM  
OR BY APPOINTMENT

**PHONE:** 570-784-9310

FOR: COLUMBIA County

DATE  
03/01/2015

BILL NO.  
19571

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING FIRE TWP RE	42,701	9.491	397.17 41.85 69.05 313.85	405.28 42.70 70.46 320.26	445.81 46.97 77.51 352.29
			821.92	838.70	922.58
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

CURRY JON V & NANCY J  
293 QUARRY DRIVE  
BLOOMSBURG PA 17815

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

Discount	CNTY 2%	TWP 2%	
Penalty	10%	10%	
PARCEL: 18-07-022-00.000			
293 QUARRY DR			
2.44 Acres			
Land			7,440
Buildings			35,261
Total Assessment			42,701

This tax returned  
to courthouse on:  
January 1, 2016

**BLOOMSBURG SCHOOL DISTRICT**

2015 SCHOOL REAL ESTATE DATE 07/01/2015 BILL# 004390 TAXCOLLECTOR COPY

**HEMLOCK TWP**

**MAKE CHECKS PAYABLE TO:**

DENISE D OTTAVIANI  
116 FROSTY VALLEY RD  
BLOOMSBURG, PA 17815

INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE	DESCRIPTION	ASSESSMENT	RATE	2% DISC	PAGE AMOUNT	10% PENALTY
FIRST INSTALLMENT	519.59	519.59	42,701	Real Estate	42,701	40.6000	1527.58	1558.76	1714.64
SECOND	519.59	571.55							
THIRD INSTALLMENT	519.58	571.54							
			TAXABLE ASSESSMENT		38393	1558.756			

SCHOOL PENALTY @ 10%

A CURRY JON V & NANCY J  
I 293 QUARRY DRIVE  
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	TAXES BECOME	DELINQUENT 120	DAYS AFTER BILLING
PARCEL 18 07 02200000	7440.06	35261.00	
293 QUARRY DR			
0365-0718			
2.44 ACRES			

NAME & ADDRESS CORRECTIONS REQUESTED.

DUE TAXES 2015

7/1/15

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 64

Manner: < Not Specified >

Expires:

Warrant:

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

Will pick up Monday, June 29 2015

Served @ Columbia County Courthouse

### Serve To:

Name: JON CURRY, SR.

Primary Address: 293 QUARRY DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone: 570-784-0721

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Jon Curry

Relation: DEF

Date: 6-30-15 Time: 4:00p

Deputy: 4 Mileage:

### Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO

Phone: 412-434-7955

### Service Attempts:

Date:	6-4-15	6-16-15	6-18-15	6-26-15		
Time:	2:37	09:45	08:21	2:27		
Mileage:						
Deputy:	4	4	4	4		

### Service Attempt Notes:

- 4C
- Jon will call on Wed. June 10<sup>th</sup> when he returns home.
- 4C Nobody home
- Nobody home - Called there # 40 no answer left message to call the office.
- Never called or stop in for paperwork.
- 

CURRY SR., JON

2015CV10

293 QUARRY DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000055199

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

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

Jon V. Curry Sr.

293 Quarry Drive  
Bloomsburg, PA 17815

Nancy J. Curry

1301 Freas Ave, Apt A  
Berwick, PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

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

on September 9<sup>th</sup> 2015 at 9:00 a.m. Eastern Standard Time, the following described real estate, of which Jon V. Curry Sr. and Nancy J. Curry are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JON V. CURRY SR. AND NANCY J. CURRY OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 293 QUARRY AVENUE, BLOOMSBURG, PA 17815. DEED BOOK 365, PAGE 718, PARCEL NUMBER 18-07-022.

WWR#20701651

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 64

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: Evans

Date: 6-4-15 Time: 11:27

Deputy: 7 Mileage:

### Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO

Phone: 412-434-7955

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV10

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

### Serve To:

Name: BLOOMSBURG AREA SCHOOL DISTRICT

Primary Address: 728 E. 5TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO

Phone: 412-434-7955

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BLOOMSBURG AREA SCH

2015CV10

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERA

Primary Address: 82 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO

Phone: 412-434-7955

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

HEMLOCK MUNICIPAL SEW

2015CV10

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 64

Warrant:

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

### Serve To:

Name: Denise D. Ottaviani

Primary Address: 116 Frosty Valley Road  
Bloomsburg, PA 17815

Phone: 570-784-9310

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO

Phone: 412-434-7955

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OTTAVIANI, DENISE D.

2015CV10

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 64

Warrant:

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

### Serve To:

Name: NANCY CURRY

Primary Address: 1301 FREAS AVENUE

APT#A  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 6-4-15

Time: 11:05

Deputy: 3

Mileage:

### Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO

Phone: 412-434-7955

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CURRY, NANCY

2015CV10

1301 FREAS AVENUE, APT#A, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MC FEDERAL CREDIT UNION  
vs.  
JON CURRY, SR. (et al.)

Case Number  
2015CV10

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 64

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia County

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:

6-4-15

Time:

11:29

Deputy:

4

Mileage:

### Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO

Phone:

412-434-7955

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV10

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA 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 06/04/15

Account:

Name:

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

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

Ad ID: **1038275**  
Description: **Jon & Nancy Curry**  
Run Dates: **08/19/15 to 09/02/15**  
Class: **2**  
Agate Lines: **276**  
Blind Box:

**Total Ad Cost \$1,509.18**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/19/15	09/02/15	3	\$1,509.18

## SHERIFFS SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. 2015CV10

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 at:

WEDNESDAY, SEPTEMBER 09, 2015  
AT 9:00 O'CLOCK A.M.

All parties in interest are hereby 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 on file thirty (30) days after said filing, unless objections are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in Herkimer Township, Columbia County, Pennsylvania, located and described as follows:

TRACT NO. 1:  
BEGINNING at a point in the middle of Township Route No. 348, where point is the south-west corner of this tract and which point is North 0 degrees 31 minutes 42 seconds East, 198.22 feet from the Northwest corner of lot six now or formerly of Larry R. and Thelma George, and which point is North 89 degrees 52 minutes 42 seconds West, 18.50 feet from an iron pin on the edge of the right of way known as Township Route No. 340; THENCE along the middle of Township Route No. 340, North 00 degrees 51 minutes 42 seconds East, 202.48 feet to a point; THENCE through an iron pin on line, North 72 degrees 08 minutes 12 seconds East, 47.86 feet to a point; THENCE North 29 degrees 13 minutes 48 seconds West, 170.00 feet to a point; THENCE South 00 degrees 46 minutes 12 seconds West, 105.33 feet through an iron pin on line to a point in the middle of Township Route No. 348; THENCE along the middle of Township Route No. 348, North 17 degrees 13 minutes 48 seconds West, 191.81 feet to a point; THENCE along Township Route No. 348, North 3 degrees 59 minutes 41 seconds East, 17.43 feet to a point; THENCE North 60 degrees 48 minutes 12 seconds East, 181.20 feet through an iron pin on line to a point; THENCE South 33 degrees 26 minutes 54 seconds East, 187.84 feet to a point; THENCE South 19 degrees 07 minutes 54 seconds East, 143.73 feet to a point; THENCE South 13 degrees 21 minutes 03 seconds East, 211.10 feet to a point; THENCE North 33 degrees 52 minutes 42 seconds West, 236.91 feet through an iron pin on line to a point, the place of BEGINNING.

CONTAINING 2.044 acres and being also granted as Lot No. 1 on a survey draft prepared by Grangeville Surveying Consultants dated August 11, 1977, as revised September 20, 1977.

TRACT NO. 2:  
BEGINNING at a point at the corner of Township Route No. 346, which point is South 60 degrees 46 minutes 12 seconds West, 16.51 feet from an iron pin on place on the edge of said Township Route; THENCE North 60 degrees 48 minutes 12 seconds East, 105.33 feet through an iron pin on line to a point; THENCE South 29 degrees 13 minutes 48 seconds East, 170.00 feet to a point; THENCE South 72 degrees 08 minutes 12 seconds West, 147.86 feet through an iron pin on line to a point in the center of Township Route No. 348; THENCE along the middle of Township Route No. 348, approximately 148 feet to a point, the place of BEGINNING.

CONTAINING approximately 0.4 acres. The first three sides of the above-described parcels are taken from the draft of survey prepared by the Grangeville Surveying Consultants and dated August 11, 1977, as revised September 20, 1977. The fourth line of said parcels is taken from the survey from which the prior Deed in the chain of title was procured, which Deed is referred to in the recital below.

Being Tracts No. 18074022

BEING the same premises which Jon V. Curry and Nancy J. Curry, his wife, by Deed dated May 2, 1988 and recorded May 5, 1988, in the Office of the Recorder of Deeds in and for the County of Columbia, Deed Book 365, Page 27, conveyed and conveyed unto Jon V. Curry and Nancy J. Curry, his wife, to begin by the entirety, in lot:

PROPERTY ADDRESS: 283 QUARRY AVENUE, BLOOMSBURG, PA 17815

UP / TAX PARCEL NUMBER: 18074022

Seized and taken into execution to be sold as the property of JON CURRY, SR., NANCY CURRY in suit of MC FEDERAL CREDIT UNION.

THIRDS OF SAID MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) per cent of the bid price or costs, opening bid at sale. Minimum payment is to be paid in cash, certified check or cashiers 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 cashiers 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 judgment in and on against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, and 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  
WHITMAN, WHITRICK & PETERSON  
PITTSBURGH, PA 15204-7865



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV10

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, SEPTEMBER 09, 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 THOSE CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a point in the middle of Township Route No. 346, which point is the southwest corner of this tract and which point is North 0 degrees 31 minutes 42 seconds East, 198.22 feet from the Northwest corner of lands now or formerly of Larry R. and Benedicta George, and which point is North 89 degrees 52 minutes 42 seconds West, 16.50 feet from an iron pin on the edge of the right-of-way known as Township Route No. 346; THENCE along the middle of Township Route No. 346, North 00 degrees 31 minutes 42 seconds East, 202.46 feet to a point; THENCE through an iron pin on line, North 72 degrees 06 minutes 12 seconds East, 147.66 feet to a point; THENCE North 29 degrees 13 minutes 48 seconds West, 170.00 feet to a point; THENCE South 60 degrees 46 minutes 12 seconds West, 105.33 feet through an iron pin on line to a point in the middle of Township Route No. 346; THENCE along the middle of Township Route No. 346, North 17 degrees 53 minutes 46 seconds West, 31.68 feet to a point; THENCE along Township Route No. 346, North 31 degrees 59 minutes 41 seconds West, 17.43 feet to a point; THENCE North 60 degrees 46 minutes 12 seconds East, 184.26 feet through an iron pin on line to a point; THENCE South 33 degrees 25 minutes 54 seconds East, 162.84 feet to a point; THENCE South 19 degrees 07 minutes 54 seconds East, 143.73 feet to a point; THENCE South 13 degrees 21 minutes 03 seconds East, 214.40 feet to a point; THENCE North 89 degrees 52 minutes 42 seconds West, 295.61 feet through an iron pin on line to a point, the place of BEGINNING.

CONTAINING 2.044 acres and being designated as Lot No. 1 on a survey draft prepared by Orangeville Surveying Consultants dated August 11, 1977, as revised September 20, 1977.

TRACT NO. 2:

BEGINNING at a point at the center of Township Route No. 346, which point is South 60 degrees 46 minutes 12 seconds West, 16.51 feet from an iron pin in place on the edge of said Township Route; THENCE North 60 degrees 46 minutes 12 seconds East, 105.33 feet through said iron pin on line to a point; THENCE South 29 degrees 13 minutes 48 seconds East, 170.00 feet to a point; THENCE South 72 degrees 06 minutes 12 seconds West, 147.66 feet through an iron pin on line to a point in the center of Township Route No. 346; THENCE along the middle of Township Route No. 346, approximately 148 feet to a point, the place of BEGINNING.

CONTAINING approximately 0.4 acres. The first three sides of the aforesaid description are taken from the draft of survey prepared by the Orangeville Surveying Consultants and dated August 11, 1977, revised September 20, 1977. The Fourth line of said premises is taken from the survey from which the prior Deed in the chain of title was prepared, which Deed is referred to in the recital below.

Being Parcel No. 18-07-022

BEING the same premises which Jon V. Curry and Nancy J. Curry, his wife, by Deed dated May 2, 1986, and recorded May 5, 1986, in the Office of the Recorder of Deeds in and for the County of Columbia, Deed Book 365, Page 718, granted and conveyed unto Jon V. Curry and Nancy J. Curry, his wife, Tenants by the Entirety, in fee.

PROPERTY ADDRESS: 293 QUARRY AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-07-022

**Seized and taken into execution to be sold as the property of JON CURRY, SR., NANCY CURRY in suit of MC  
FEDERAL CREDIT UNION.**

---

**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:  
WELTMAN, WEINBERG & REIS CO  
PITTSBURGH, PA 412-434-7955

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

# REAL ESTATE OUTLINE

ED # 2015 PD 164

DATE RECEIVED 6/3/2015  
DOCKET AND INDEX 2015 CV 10

## 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>12056022</u>

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

SALE DATE Sept. 9<sup>th</sup> 2015 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

called 6/4/15  
@ 8:37  
412-434-7955  
Keri & Beck

**FAX COVER PAGE**

**WELTMAN, WEINBERG & REIS Co., LPA**

**Kim Jones, Legal Assistant III**

436 Seventh Avenue, Suite 2500 | Pittsburgh, PA 15219 | phone 412 338 7108 | fax 412 434 7959 | [kjones@weltman.com](mailto:kjones@weltman.com)

Date: June 4, 2015

To: Columbia County Sheriff's Office

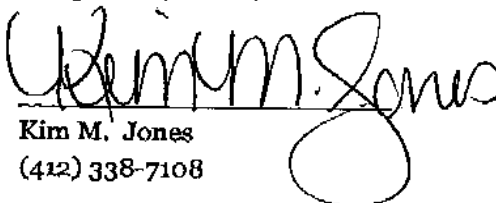
Fax Number: 570-389-5625

RE: MC Federal Credit Union vs. Jon V. Curry Sr and Nancy Curry – Case No. 2015-CV-10

Attached please find the missing documents to completed the Writ of Execution packet for the above-referenced case.

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

Respectfully Yours,

  
Kim M. Jones  
(412) 338-7108

**Confidentiality Notice**

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. This information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

Defendants.

**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned is the duly authorized agent and/or attorney for the Plaintiff in the within matter and states as follows:

Affiant states that the within Affidavit is made pursuant to and in accordance with the Servicemembers' Civil Relief Act (SCRA), 50 U.S.C. App. 521.

Affiant further states that based upon investigation it is the affiant's belief that the Jon V. Curry, Sr. and Nancy J. Curry are not in the military service.

Affiant further states that this belief is supported by the attached certificate from the Defense Manpower Data Center (DMDC), which states that the DMDC does not possess any information indicating that the below individual is in the military service:

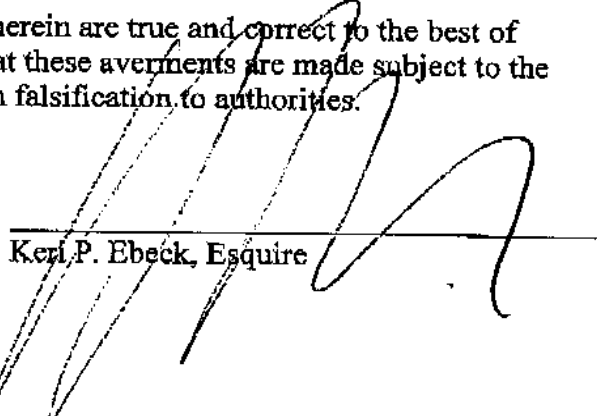
Jon V. Curry Sr.

293 Quarry Drive  
Bloomsburg, PA 17815

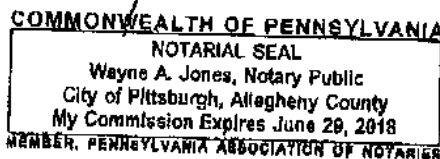
Nancy J. Curry

1301 Freas Ave, Apt A  
Berwick, PA 18603

Affiant further states that the averments contained herein are true and correct to the best of Affiant's knowledge, information and belief and that these averments are made subject to the penalties of 18 Pa C.S.A. §4904 relating to unsworn falsification to authorities.

  
Kerl P. Ebeck, Esquire

Sworn to and subscribed before me

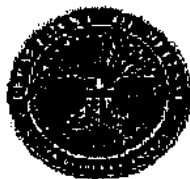
this 4 day of June, 2015.  
Notary Public

WWR#

## Department of Defense Manpower Data Center

Results as of: Jun-04-2015 05:09:38 AM

GORA 3.0



# Status Report

## Pursuant to Servicemembers Civil Relief Act

Last Name: CURRY SRFirst Name: JONMiddle Name: VActive Duty Status As Of: Jun-04-2015

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 when 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. Snively-Dixon*

Mary M. Snively-Dixon, Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E26  
 Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status data, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/fac/pia/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status data and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 17R908FEU12BEA0

**WELTMAN, WEINBERG & REIS Co., LPA**

ATTORNEYS AT LAW

80 Years of Service.

Brooklyn Hts 216 739 5100  
Chicago 312 782 9676  
Cincinnati 513 723 2200  
Cleveland 216 685 1000  
Columbus 614 228 7272

**Keri P. Ebeck**

Partner

436 7<sup>th</sup> Avenue, Suite 2500 Pittsburgh, PA 15219  
412 338-7102 phone | 412 434 7959 fax  
kebeck@weltman.com  
weltman.com

Detroit 248 362 6100  
Ft. Lauderdale 954 740 5200  
Grove City 614 801 2600  
Philadelphia 215 599 1500  
Pittsburgh 412 434 7955

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

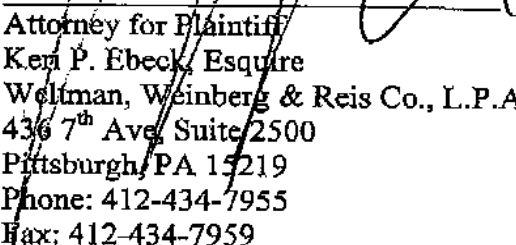
Defendants.

**DIRECTIONS TO SHERIFF OF COLUMBIA COUNTY**

PLEASE POST THE PROPERTY LOCATED AT 293 QUARRY AVENUE, BLOOMSBURG, PA 17815 WITH THE HANDBILL OF SALE.

**WAIVER OF WATCHMAN**

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within 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  
Keri P. Ebeck, Esquire  
Weltman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Ave, Suite 2500  
Pittsburgh, PA 15219  
Phone: 412-434-7955  
Fax: 412-434-7959



**WELTMAN, WEINBERG & REIS Co., LPA**

ATTORNEYS AT LAW

*80 Years of Service.*

**Keri P. Ebeck**

*Partner*

436 7<sup>th</sup> Avenue, Suite 2500 Pittsburgh, PA 15219

412 338-7102 phone | 412 434 7959 fax

kebeck@weltman.com

weltman.com

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**Ft. Lauderdale** 954 740 5200

**Grove City** 614 801 2600

**Philadelphia** 215 599 1500

**Pittsburgh** 412 434 7955

**Brooklyn Hts** 216 739 5100

**Chicago** 312 782 9676

**Cincinnati** 513 723 2200

**Cleveland** 216 685 1000

**Columbus** 614 228 7272

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.

AND NANCY J. CURRY,

Defendants.

**DIRECTIONS TO SHERIFF OF COLUMBIA COUNTY**

PLEASE **SERVE** NANCY J. CURRY OR ADULT IN CHARGE WITH THE NOTICE OF SALE AT 1301 FREAS AVE, APT A, BERWICK, PA 18603.

**WAIVER OF WATCHMAN**

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within 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  
Keri P. Ebeck, Esquire  
Weltman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Ave, Suite 2500  
Pittsburgh, PA 15219  
Phone: 412-434-7955  
Fax: 412-434-7959

WWR#

**WELTMAN, WEINBERG & REIS Co., LPA**

ATTORNEYS AT LAW

*80 Years of Service.*

**Keri P. Ebeck**

*Partner*

436 7<sup>th</sup> Avenue, Suite 2500 Pittsburgh, PA 15219

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**Grove City** 614 801 2600

**Philadelphia** 215 599 1500

**Pittsburgh** 412 434 7955

**Brooklyn Hts** 216 739 5100

**Chicago** 312 782 9676

**Cincinnati** 513 723 2200

**Cleveland** 216 685 1000

**Columbus** 614 228 7272

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.

AND NANCY J. CURRY,

Defendants.

**DIRECTIONS TO SHERIFF OF COLUMBIA COUNTY**

PLEASE SERVE JON V. CURRY SR. OR ADULT IN CHARGE WITH THE NOTICE OF SALE AT 293 QUARRY DRIVE, BLOOMSBURG, PA 17815.

**WAIVER OF WATCHMAN**

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within 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

Keri P. Ebeck, Esquire

Weltman, Weinberg & Reis Co., L.P.A.

436 7<sup>th</sup> Ave, Suite 2500

Pittsburgh, PA 15219

Phone: 412-434-7955

Fax: 412-434-7959

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

Jon V. Curry Sr.

293 Quarry Drive  
Bloomsburg, PA 17815

Nancy J. Curry

1301 Freas Ave, Apt A  
Berwick, PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

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

on September 9<sup>th</sup> 2015 at 9:00 a.m. Eastern Standard Time, the following described real estate, of which Jon V. Curry Sr. and Nancy J. Curry are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JON V. CURRY SR. AND NANCY J. CURRY OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 293 QUARRY AVENUE, BLOOMSBURG, PA 17815. DEED BOOK 365, PAGE 718, PARCEL NUMBER 18-07-022.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of  
MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

Defendants.

at Execution Number 2015-CV-10 in the amount of \$189,231.98, with appropriate continuing interest, attorneys fees, and costs as set forth in the Praecipe for Writ of Execution.

Claims against the property must be filed with the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

SUSQUEHANNA VALLEY LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760

OR

PENNSYLVANIA LAWYER REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
P.O. BOX 186  
HARRISBURG, PA 17108  
(717) 692-7375

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary.

WWR#20701651

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

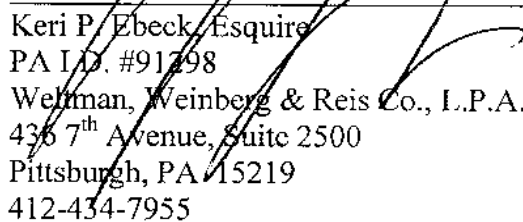
If the judgment was entered because you did not file with the Court any defense or objection within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution of service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

WELTMAN, WEINBERG & REIS, CO., L.P.A.



---

Keri P. Ebeck, Esquire  
PA ID. #91298  
Welman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Avenue, Suite 2500  
Pittsburgh, PA 15219  
412-434-7955

**THIS LAW FIRM IS ATTEMPTING TO COLLECT THIS DEBT FOR ITS CLIENT  
AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

WWR#20701651

## WWR#20701651

Nancy J. Curry

1301 Freas Ave, Apt A  
Berwick, PA 18603

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

MC Federal Credit Union (Plaintiff)

4. The name and address of the last record holder of every mortgage of record:

MC Federal Credit Union (Plaintiff)

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

NONE

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

NONE

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

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

Inheritance Tax Bureau  
11 West Main Street  
Bloomsburg, PA 17815

Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

Pennsylvania Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17022-1230

Pennsylvania Department of Revenue  
Department 280948  
Harrisburg, PA 17128

Commonwealth of PA  
Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128

Hemlock Township Tax Collector  
26 Firehall Road  
Bloomsburg, PA 17815

Hemlock Township Municipal Authority

26 Firehall Road  
Bloomsburg, PA 17815

Bloomsburg Area School District Tax Collector

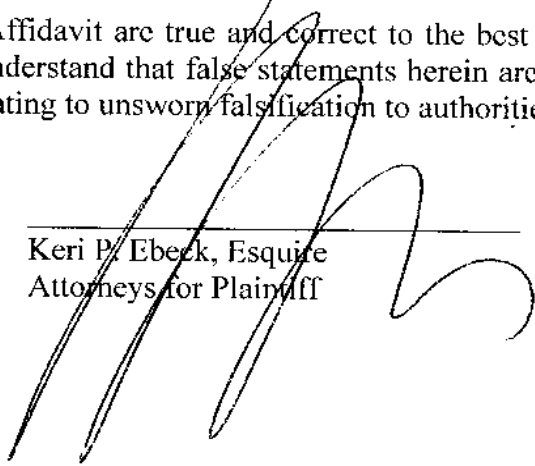
728 East Fifth Street  
Bloomsburg, PA 17815

Tenants/Occupants

293 Quarry Drive  
Bloomsburg, PA 17815

The information provided in the foregoing Affidavit is provided solely to comply with the Pennsylvania Rules of Civil Procedure 3129.1 and it is not intended to be a comprehensive abstract of the condition of the title of the real estate which is being sold under this execution. No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

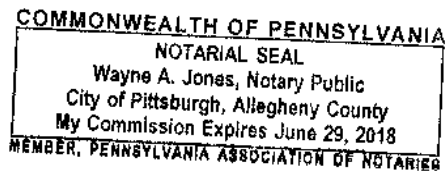
I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.

  
Keri P. Ebeck, Esquire  
Attorneys for Plaintiff

Sworn to and subscribed before me

this 28 day of May, 2015.

  
Notary Public





# WELTMAN, WEINBERG & REIS Co., LPA

ATTORNEYS AT LAW

*80 Years of Service.*

Brooklyn Hts 216 739 5100  
Chicago 312 782 9676  
Cincinnati 513 723 2200  
Cleveland 216 685 1000  
Columbus 614 228 7272

**Keri P. Ebeck**

*Partner*

436 7<sup>th</sup> Avenue, Suite 2500 Pittsburgh, PA 15219  
412 338-7102 phone / 412 434 7959 fax  
kebeck@weltman.com  
weltman.com

Detroit 248 362 6100  
Ft. Lauderdale 954 740 5200  
Grove City 614 801 2600  
Philadelphia 215 599 1500  
Pittsburgh 412 434 7955

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

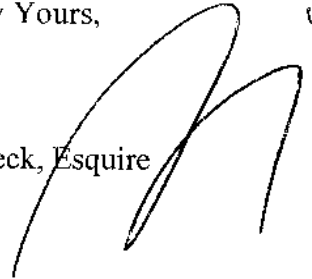
Defendants.

## **DIRECTIONS TO SHERIFF OF COLUMBIA COUNTY**

PLEASE SERVE JON V. CURRY SR. OR ADULT IN CHARGE WITH THE NOTICE OF SALE AT  
293 QUARRY DRIVE, BLOOMSBURG, PA 17815.

Very Truly Yours,

Keri P. Ebeck, Esquire



WWR#20701651

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Ft. Lauderdale 954 740 5200  
Grove City 614 801 2600  
Philadelphia 215 599 1500  
Pittsburgh 412 434 7955

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

Defendants.

## **DIRECTIONS TO SHERIFF OF COLUMBIA COUNTY**

PLEASE **SERVE** NANCY J. CURRY OR ADULT IN CHARGE WITH THE NOTICE OF SALE AT  
1301 FREAS AVE, APT A, BERWICK, PA 18603.

Very Truly Yours

Keri P. Ebeck, Esquire

WWR#20701651

# WELTMAN, WEINBERG & REIS Co., LPA

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MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

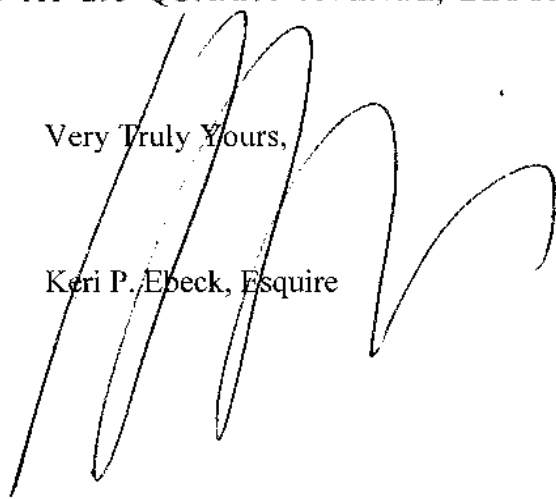
Defendants.

## DIRECTIONS TO SHERIFF OF COLUMBIA COUNTY

PLEASE **POST** THE PROPERTY LOCATED AT 293 QUARRY AVENUE, BLOOMSBURG, PA 17815 WITH THE HANDBILL OF SALE.

Very Truly Yours,

Keri P. Ebeck, Esquire

A large, stylized handwritten signature in black ink, likely belonging to Keri P. Ebeck, is written over the typed name.

WWR#20701651

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

MC FEDERAL CREDIT UNION

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

NO. 2015-CV-10

2015-ED-64

VS.

JON V. CURRY SR.

AND NANCY J. CURRY

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**Commonwealth of Pennsylvania:**

**County of Columbia:**

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

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JON V. CURRY SR. AND NANCY J. CURRY OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 293 QUARRY AVENUE, BLOOMSBURG, PA 17815. DEED BOOK 365, PAGE 718, PARCEL NUMBER 18-07-022

Amount Due \$189,231.98

Interest From to \$

**Total** **\$189,231.98** Plus costs.

Dated 6-3-15

(SEAL)

Barbara N. Silvestri  
Prothonotary, Common Pleas Court  
of Columbia County, PA  
Prothonotary & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016  
By: Kelly F. Brewer  
Deputy

WWR#20701651

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

MC FEDERAL CREDIT UNION

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

NO. 2015-CV-10

2015-ED-64

VS.

JON V. CURRY SR.

AND NANCY J. CURRY

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**Commonwealth of Pennsylvania:**

**County of Columbia:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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Prothonotary, Common Pleas Court  
of Columbia County, PA  
Prothonotary & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016  
By: Kelly P. Brewer  
Deputy

WWR#20701651



# Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: CURRY SR

First Name: JON

Middle Name: V

Active Duty Status As Of: May-29-2015

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 individuals' 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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: P7AB41AA71FCR50

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,  
Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,  
Defendants.

2015-ED-64

LONG FORM DESCRIPTION

ALL THOSE CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a point in the middle of Township Route No. 346, which point is the southwest corner of this tract and which point is North 0 degrees 31 minutes 42 seconds East, 198.22 feet from the Northwest corner of lands now or formerly of Larry R. and Benedicta George, and which point is North 89 degrees 52 minutes 42 seconds West, 16.50 feet from an iron pin on the edge of the right-of-way known as Township Route No. 346; THENCE along the middle of Township Route No. 346, North 00 degrees 31 minutes 42 seconds East, 202.46 feet to a point; THENCE through an iron pin on line, North 72 degrees 06 minutes 12 seconds East, 147.66 feet to a point; THENCE North 29 degrees 13 minutes 48 seconds West, 170.00 feet to a point; THENCE South 60 degrees 46 minutes 12 seconds West, 105.33 feet through an iron pin on line to a point in the middle of Township Route No. 346; THENCE along the middle of Township Route No. 346, North 17 degrees 53 minutes 46 seconds West, 31.68 feet to a point; THENCE along Township Route No. 346, North 31 degrees 59 minutes 41 seconds West, 17.43 feet to a point; THENCE North 60 degrees 46 minutes 12 seconds East, 184.26 feet through an iron pin on line to a point; THENCE South 33 degrees 25 minutes 54 seconds East, 162.84 feet to a point; THENCE South 19 degrees 07 minutes 54 seconds East, 143.73 feet to a point; THENCE South 13 degrees 21 minutes 03 seconds East, 214.40 feet to a point; THENCE North 89 degrees 52 minutes 42 seconds West, 295.61 feet through an iron pin on line to a point, the place of BEGINNING.

CONTAINING 2.044 acres and being designated as Lot No. 1 on a survey draft prepared by Orangeville Surveying Consultants dated August 11, 1977, as revised September 20, 1977.

TRACT NO. 2:

BEGINNING at a point at the center of Township Route No. 346, which point is South 60 degrees 46 minutes 12 seconds West, 16.51 feet from an iron pin in place on the edge of said Township Route; THENCE North 60 degrees 46 minutes 12 seconds East, 105.33 feet through said iron pin on line to a point; THENCE South 29 degrees 13 minutes 48 seconds East, 170.00 feet to a point; THENCE South 72 degrees 06 minutes 12 seconds West, 147.66 feet through an iron pin on line to a point in the center of Township Route No. 346; THENCE along the middle of Township Route No. 346, approximately 148 feet to a point, the place of BEGINNING.

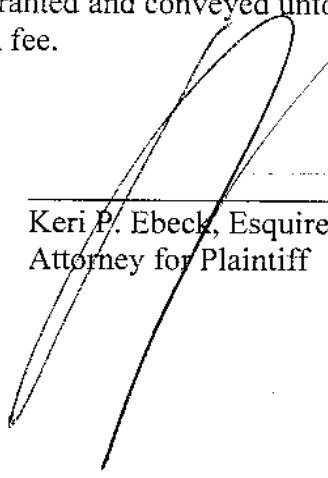
CONTAINING approximately 0.4 acres. The first three sides of the aforesaid description are taken from the draft of survey prepared by the Orangeville Surveying Consultants and dated



August 11, 1977, revised September 20, 1977. The Fourth line of said premises is taken from the survey from which the prior Deed in the chain of title was prepared, which Deed is referred to in the recital below.

Being Parcel No. 18-07-022

BEING the same premises which Jon V. Curry and Nancy J. Curry, his wife, by Deed dated May 2, 1986, and recorded May 5, 1986, in the Office of the Recorder of Deeds in and for the County of Columbia, Deed Book 365, Page 718, granted and conveyed unto Jon V. Curry and Nancy J. Curry, his wife, Tenants by the Entirety, in fee.



---

Keri P. Ebeck, Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JON V. CURRY SR. AND  
NANCY J. CURRY OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE  
TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF  
PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND  
NUMBERED AS 293 QUARRY AVENUE, BLOOMSBURG, PA 17815. DEED BOOK 365,  
PAGE 718, PARCEL NUMBER 18-07-022.



Nancy J. Curry

1301 Freas Ave, Apt A  
Berwick, PA 18603

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

MC Federal Credit Union (Plaintiff)

4. The name and address of the last record holder of every mortgage of record:

MC Federal Credit Union (Plaintiff)

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

NONE

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

NONE

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

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

Inheritance Tax Bureau 11 West Main Street  
Bloomsburg, PA 17815

Domestic Relations 11 West Main Street  
Bloomsburg, PA 17815

Pennsylvania Department of Revenue Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17022-1230

Pennsylvania Department of Revenue Department 280948  
Harrisburg, PA 17128

Commonwealth of PA Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128

Hemlock Township Tax Collector 26 Firehall Road  
Bloomsburg, PA 17815

Hemlock Township Municipal Authority

26 Firehall Road  
Bloomsburg, PA 17815

Bloomsburg Area School District Tax Collector

728 East Fifth Street  
Bloomsburg, PA 17815

Tenants/Occupants

293 Quarry Drive  
Bloomsburg, PA 17815

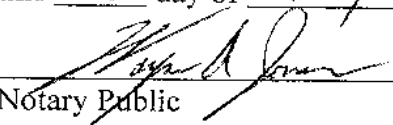
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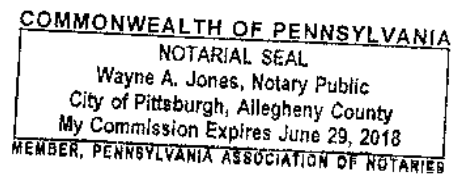
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Keri P. Ebeck, Esquire  
Attorneys for Plaintiff

Sworn to and subscribed before me

this 28 day of May, 2015.

  
Notary Public



WWR# 20701651

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

Defendants.

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S. 101, ET. SEQ.  
AND ACT 91 OF 1983

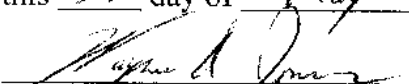
COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

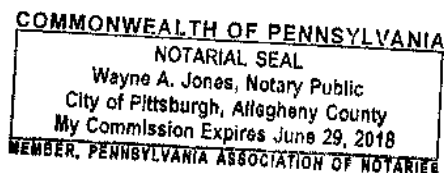
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Keri P. Ebeck, Esquire, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on or about October 27, 2014, Defendants were mailed Notice of Homeowner's Emergency Assistance Act of 1983, in compliance with the Homeowner's Emergency Assistance Act, Act 91 of 1983 and pursuant to 12 PA Code Chapter 31, Subchapter B, Section 31.201 et seq. The foregoing statement is true and correct to the best of my knowledge, information and belief.

Keri P. Ebeck, Esquire  
PA I.D. #91298  
Weltman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Avenue, Suite 2500  
Pittsburgh, PA 15219  
412-434-7955

Sworn to and subscribed before me,

this 28 day of May, 2015.

  
NOTARY PUBLIC



## MC FEDERAL CREDIT UNION,

v.

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

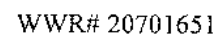
AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S. 101, ET. SEQ.  
AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

Keri P. Ebeck, Esquire  
PA ID. #91298  
Weitman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Avenue, Suite 2500  
Pittsburgh, PA 15219  
412-434-7955

this 28 day of May, 2015.

~~NOTARY PUBLIC~~





IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

2015-ED-64

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

Jon V. Curry Sr.

293 Quarry Drive  
Bloomsburg, PA 17815

Nancy J. Curry

1301 Freas Ave, Apt A  
Berwick, PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

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

on 9/9/15 at 9:00 a.m. Eastern Standard Time, the following described real estate, of which Jon V. Curry Sr. and Nancy J. Curry are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JON V. CURRY SR. AND NANCY J. CURRY OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 293 QUARRY AVENUE, BLOOMSBURG, PA 17815. DEED BOOK 365, PAGE 718, PARCEL NUMBER 18-07-022.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of  
MC FEDERAL CREDIT UNION,

Plaintiff,

v.

NO: 2015-CV-10

JON V. CURRY SR.  
AND NANCY J. CURRY,

Defendants.

at Execution Number 2015-CV-10 in the amount of \$189,231.98, with appropriate continuing interest, attorneys fees, and costs as set forth in the Praecipe for Writ of Execution.

Claims against the property must be filed with the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

SUSQUEHANNA VALLEY LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760

OR

PENNSYLVANIA LAWYER REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
P.O. BOX 186  
HARRISBURG, PA 17108  
(717) 692-7375

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary.

WWR#20701651

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

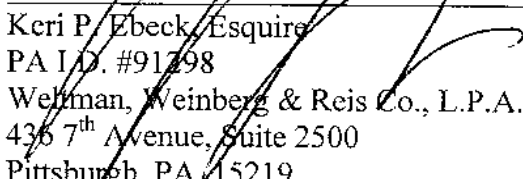
If the judgment was entered because you did not file with the Court any defense or objection within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution of service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

WELTMAN, WEINBERG & REIS, CO., L.P.A.



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Keri P. Ebeck, Esquire  
PA ID. #91298  
Welman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Avenue, Suite 2500  
Pittsburgh, PA 15219  
412-434-7955

**THIS LAW FIRM IS ATTEMPTING TO COLLECT THIS DEBT FOR ITS CLIENT  
AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

WWR#20701651

## Document Receipt

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Trans #	5527	Carrier / service:	USPS Server	First-Class Mail®	6/4/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000055205

Doc Ref #: 2015ED64

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	5526	Carrier / service:	USPS Server	First-Class Mail®	6/4/2015 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 #: 71901140006000055199

Doc Ref #: 2015ED64

Postage 5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	5525	Carrier / service:	USPS Server	First-Class Mail®	6/4/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000055182

Doc Ref #: 2015ED64

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	5524	Carrier / service:	USPS Server	First-Class Mail®	6/4/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000055175

Doc Ref #: 2014ED64

Postage 5.1300

HARRISBURG PA 17128

LAW OFFICES OF  
WELTMAN, WEINBERG, & REIS CO., LPA  
323 W. LAKESIDE AVENUE  
CLEVELAND, OH 44113-1099

HUNTINGTON NATIONAL BANK  
CLEVELAND, OH  
6-15/410

12056022

COST ACCOUNT

	DATE	AMOUNT
Pay	5/27/2015	\$1,350.00

to the Order of:

SHERIFF COLUMBIA COUNTY  
COURTHOUSE  
PO BOX 380  
BLOOMSBURG, PA 17185

Void After 90 Days

*Robt B. Welton*

AUTHORIZED SIGNATURE

⑈12056022⑈ ⑆041000153⑆ 01661967756⑈