

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

FEDERAL NATIONAL MORT ASSOC. VS BRIAN BONATHI

NO. 104-2016 ED NO. 308-2016 JD

DATE/TIME OF SALE: OCTOBER 5, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 214,80

POUNDAGE - 2% OF BID \$ 42,50

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2167,30

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 2167,30

LESS DEPOSIT: \$ 1380,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 817,30

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	<u>Defendant</u>
FEDERAL NATIONAL MORTGAGE ASSOC	BRIAN BONATH
vs.	

Attorney for the Plaintiff:

MILSTEAD & ASSOCIATES LLC
1 EAST STOW ROAD
MARLTON, NJ 08053

Sheriff's Sale Date: Wednesday, October 5, 2016

Writ of Execution No. : 2016CV308

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 179 FIVE POINT ROAD, BENTON, PA 17814

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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.80
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$40.00
Surcharge	\$120.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Other	\$81.00

Total Sheriff Costs **\$2,057.80**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,124.80**

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 208649	Invoice Date: 10/27/2016 9:44:54 AM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201608541	SUGARLOAF
	Grantor - BONATH, BRIAN R		10/27/16 9:44:56 AM	TOWNSHIP
	Grantee - FEDERAL NATIONAL MORTGAGE ASSO			
	Consideration - \$2,167.30			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 75543 - SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin*

* Also admitted in PA
* Also admitted in NJ

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldi*

Robert W. Williams*

Roger Fay*

Joel H. Aronow*

Bernadette Trace*

1350 Edgmont Avenue
Suite 2540
Chester, PA 19013
(215) 717-0043 Fax (215) 717-0044

Our File No. 215150-1

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: Federal National Mortgage Association vs. Brian R. Bonath
2016-CV-308 Sale Date: September 7, 2016
Deed Instructions

Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **Federal National Mortgage Association, 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,

Sean M Smith
Paralegal



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. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name

Sean M Smith

Telephone Number:

(856) 482-1400

Mailing Address

1 E. Stow Road

City

Marlton

State

NJ

ZIP Code

08053

B. TRANSFER DATA

Date of Acceptance of Document **10/05/2016**

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:

570-389-5624

Grantee(s)/Lessee(s)

Federal National Mortgage Association

Telephone Number

866-570-5277

Mailing Address

Columbia County Courthouse, PO Box 380

Mailing Address

14523 SW Millikan Way, Suite 200

City

Bloomsburg

State

PA

ZIP Code

17815

City

Beaverton

State

OR

ZIP Code

97005

C. REAL ESTATE LOCATION

Street Address

179 Five Point Road

City, Township, Borough

Benton, PA 17814

County

Columbia

School District

Benton Area School District

Tax Parcel Number

32-10-021

D. VALUATION DATA

Was transaction part of an assignment or relocation?

☐ Y ☒ N

1. Actual Cash Consideration

\$2167.30

2. Other Consideration

+ \$0.00

3. Total Consideration

= \$2167.30

4. County Assessed Value

\$50,120.00

5. Common Level Ratio Factor

x 3.69

6. Computed Value

= \$184,942.80

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

\$184,942.80

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

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 a 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

10/5/16

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

Milstead & Associates LLC

ATTORNEY BUSINESS ACCT

1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400



TD Bank

America's Most Convenient Bank®

65-136/312

October 05, 2016

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ *****817.30

Eight Hundred Seventeen and 30/100*****

DOLLARS

VOID AFTER 180 DAYS

Columbia County Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Shield

MEMO

Case: 215150-1 - Settlement Check

TRUE WATER MARK PAPER - HOLD TO LIGHT TO VIEW PAPER CONTAINS TONER ADHESION PROPERTIES HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈012543⑈ ⑈031201360⑈ 4322522221⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****	\$ <u>441.00</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1150.80</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****	\$ <u>1400.80</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. <u>Luz - Co.</u>	\$ <u>81.00</u>	
TOTAL *****	\$ <u>81.00</u>	

TOTAL COSTS (OPENING BID) \$ 2124.80

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

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Robert W. Williams**

Roger Fay*

1350 Edmont Avenue
Suite 2540
Chester, PA 19013
(215) 717-0043 Fax (215) 717-0044

Our File No. 215150-1

September 9, 2016

Columbia County Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: Federal National Mortgage Association vs. Brian R. Bonath
Docket Number: 2016-CV-308
Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,



Sean M. Smith
Paralegal

****THE PROPERTY IS LISTED FOR THE October 05, 2016 SHERIFF'S SALE.**

Milstead & Associates, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 215150-1

Federal National Mortgage Association,

Plaintiff,

vs.

Brian R. Bonath,

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-308

**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Robert W. Williams, Esquire, say:

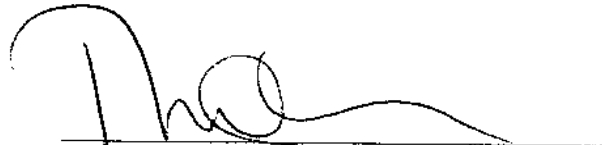
1. By August 23, 2016, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant Brian R. Bonath, per terms of Court Order, dated August 9, 2016, granting alternative service as follows and attached hereto and made a part hereof as Exhibit "A".

A. Posting property on August 23, 2016 attached hereto and made a part hereof as Exhibit "B".

B. Certified and regular mail on August 19, 2016 attached hereto and made a part hereof as Exhibit "C".

2. On July 29, 2016, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "D".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 10 Pa.C.S. § 4904 relating to unsworn falsification to authorities.



Robert W. Williams, Esquire
Attorney ID No. 315501
Milstead & Associates, LLC

Dated: September 7, 2016

EXHIBIT “A”

Milstead & Associates, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 215150-1

FILED
RECEIVED
NOV 18 - 9 P 3 47
CLERK OF COURT'S OFFICE
JUDICIAL BRANCH 2A

Federal National Mortgage Association, Plaintiff, Vs. Brian R. Bonath, Defendant	COURT OF COMMON PLEAS COLUMBIA COUNTY No.: 2016-CV-308
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ORDER GRANTING ALTERNATIVE SERVICE PURSUANT TO
PENNSYLVANIA R.C.P. 430

This matter being opened to the Court by Plaintiff, by and through its attorney, Robert W. Williams, Esquire, upon a Motion for Order Granting Alternative Service, pursuant to Pennsylvania R.C.P. 430, and the Court having reviewed and considered the pleading submitted in connection with this matter and good cause shown:

IT IS on this 9th day of August, 2016, ORDERED that the Motion for Alternative Service is GRANTED and IT IS FURTHER ORDERED that service of the Notice of Sale on the Defendant, Brian R. Bonath shall be made by posting and tacking the Notice of Sale on the premises known as 179 Five Point Road, Benton, PA 17814 (the "Premises") and by regular and certified mail to the Premises.

BY THE COURT:

131 Thomas A. James Jr.
J.

EXHIBIT “B”



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0169



Federal National Mortgage Association

COURT

Court of Common Pleas of
Pennsylvania
Columbia County

-VS-

Brian R. Bonath

CASE NUMBER 2016-CV-308

State of Pennsylvania

AFFIDAVIT

County of Dauphin

B&R Control # CS121798.01

Reference Number 215150-1

SERVICE INFORMATION

On 8/19/2016 we received the
Posting Order, Notice of Sheriff Sale
For service upon: Brian R. Bonath
At 179 Five Point Road, Benton, PA 17814

☒ Served Date 8/23/2016 Time 2:21 PM Accepted By: Posted

In the manner described below.

- ☐ Personally served.
- ☐ Adult in charge of residence, relationship is _____
- ☐ Adult in charge of residence who refused to give name and/or relationship. _____
- ☐ Manager/Clerk of place of residence lodging _____
- ☐ Agent or person in charge of office or usual place of business _____
- ☒ Other The document was posted to the premises.

Description of Person Age _____ Height _____ Weight _____ Race _____ Sex _____
Other _____

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant
☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this

25th day of August 2016

Notary Public

Process Server/Notary Terry R. Bingham

Client Phone (856) 482-1400

Sale Date: 10/05/2016 Filed Date: _____ BR Serve By: 9/03/2016

Sean Smith, Paralegal
Milestead and Associates, LLC
1 East Stow Road
Marlton, NJ 08053

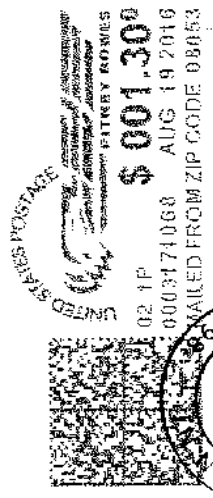


COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ORIGINAL

EXHIBIT “C”

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT			Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	
MILSTEAD & ASSOCIATES, LLC 1 East Slow Road Marlton, NJ 08053		X Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail: <input type="checkbox"/> With F <input type="checkbox"/> Witho				
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis)		
1		Brian R. Bonath 179 Five Point Road Benton, PA 17814						
2	9414726699042072497158	Brian R. Bonath 179 Five Point Road Benton, PA 17814						
3								
4								
5								
6								
7								
8								
9								
Total Number of Places Listed by Sender		2		POSTMASTER, PER (Name of receiving employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.		

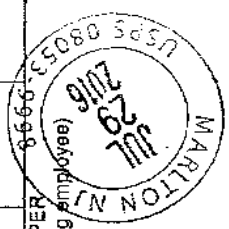
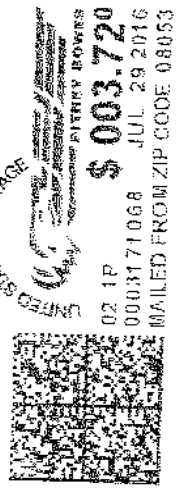


FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

PS FORM 3877 215160-1/Bonath Notice of Sale

EXHIBIT “D”

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR		POSTMARK AND DATE OF RECEIPT							
MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Marlton, NJ 08053		<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.							
				<input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance									
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value	Insured Value	Due Sander	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1		Federal National Mortgage Association (Plaintiff herein) 14523 SW Millikan Way, Suite 200 Beaverton, OR 97005											
2		Tenant/Occupant 179 Five Point Road Benton, PA 17814											
3		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105											
4		Sugarloaf Township Tax Office 541 Camp Lavigne Road Benton, PA 17814											
5		Benton Area School District 600 Green Acres Road Benton, PA 17814											
6		Berkheimer Tax Administrator 50 North Seventh Street Bangor, PA 18013											
7		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815											
8		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601											
9													
Total Number of Pieces Listed by Sender		8											



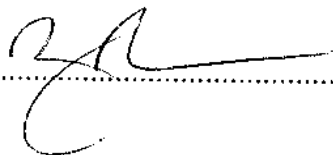
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

PS FORM 3877 216150-1/ Bonath Notice of Sale FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL


SALE SCHEDULED 9/7/16

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

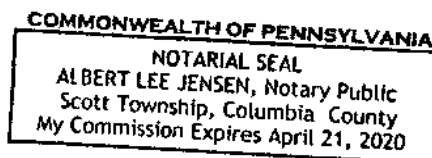
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 17, 24, 31, 2016 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 31 day of August 2016



(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.

.....

Milstead & Associates, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 215150-1

Federal National Mortgage Association,

Plaintiff,

vs.

Brian R. Bonath,

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

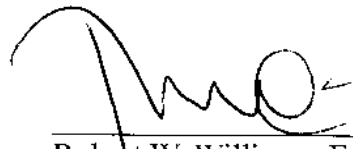
No.: 2016-CV-308

**Pa. R.C.P. 3129.3 (b)(2)(i)(B) Certificate of
Filing of Notice of Continued Sheriff Sale**

Certificate of Filing

**On this date, I caused to be filed with the Prothonotary of Columbia County a copy
of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.**

Dated: 8/9/2017



Robert W. Williams, Esquire
Attorney ID No. 315501
Milstead & Associates, LLC

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



C. David Pedri
County Manager

Joan Hoggarth
Director of Judicial Services & Records

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
BRIAN R BONATH

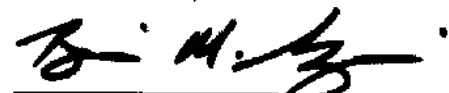
Case Number
2016-CV-308

SHERIFF'S RETURN OF SERVICE

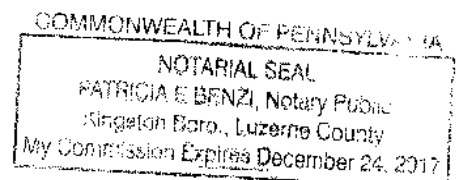
07/29/2016 08:29 AM - EUGENE GURNARI, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON JULY 29, 2016 AT 8:29 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON BRIAN R BONATH, THE WITHIN NAMED, BY HANDING TO BRIAN R BONATH PERSONALLY, AT LCCF, 99 WATER ST, WILKES-BARRE, PA 18702 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.


EUGENE GURNARI, DEPUTY

SO ANSWERS,


BRIAN M. SZUMSKI, SHERIFF

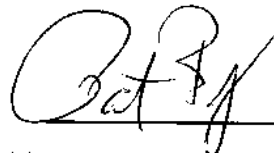
August 05, 2016



Affirmed and subscribed to before me this

NOTARY

5TH day of AUGUST, 2016



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
BONATH, BRIAN

Case Number
2016CV308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 104

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BRIAN BONATH

Primary Address: LUZERNE COUNTY PRISON
99 WATER STREET
WILKES-BARRE, PA 187022

Phone: DOB:

Alternate Address: 179 FIVE POINT ROAD
BENTON, PA 17814

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, July 12, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

BONATH, BRIAN

2016CV308

LUZERNE COUNTY PRISON, 99 WATER STREET, WILKES- NO EXPIRATION

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



C. David Pedri
County Manager

Joan Hoggarth
Director of Judicial Services & Records

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
BRIAN R BONATH

Case Number
2016-CV-308

DEPOSIT RECEIPTS

Printed: 7/27/2016 10:11:37AM

Receipt No: (see below)

Date: 07/27/2016
Type: Civil Action - OC

<u>Rcpt. No:</u>	<u>Check No:</u>	<u>Check Date:</u>	<u>Paid By / Description:</u>	<u>Dep. Amount:</u>
12598	7423	07/12/2016	COLUMBIA COUNTY SHERIFF OFFICE Advance Fee	\$56.00
12599	7438	07/25/2016	COLUMBIA COUNTY SHERIFF OFFICE Advance Fee	\$20.00
Total:				\$76.00

Mail To: COLUMBIA COUNTY SHERIFF OFFICE
PO BOX 380
BLOOMSBURG, PA 17815

Origin: Foreign County Columbia

Received by: SW

Luzerne County Sheriff, Wilkes-Barre, Pennsylvania, 18711, (570) 825-1651, (570) 825-1849 (fax)

(c) CountySuite Sheriff, Telesoft, Inc.

Milstead & Associates, LLC

1 E. Stow Road
Marlton, NJ 08053

(856) 482-1400
fax: (856) 482-9190
ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:
FORECLOSURE SALES

FROM:
Ibet Shaw

COMPANY:
COLUMBIA COUNTY SHERIFF

DATE:
August 5, 2016

FAX NUMBER:
570-389-5625

TOTAL NO. OF PAGES INCLUDING COVER:

PHONE NUMBER:
570-389-5624

SENDER'S REFERENCE NUMBER:
Bonath 215150-1

RE:
September 07, 2016

YOUR REFERENCE NUMBER:
2016-CV-308

A follow-up copy will not be sent by mail.

Please accept this fax as authorization to POSTPONE the sale which is currently scheduled for September 07, 2016 to October 05, 2016.

Thank You

Ibet Shaw

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
BONATH, BRIAN

Case Number
2016CV308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 179 FIVE POINT ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

8-3-16

Time:

2:44

Deputy:

4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV308

179 FIVE POINT ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOC
vs.
BRIAN BONATH

Case Number
2016CV308

SHERIFF'S RETURN OF SERVICE

08/03/2016 02:44 PM - 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 179 FIVE POINT ROAD, BENTON, PA 17814.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 04, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

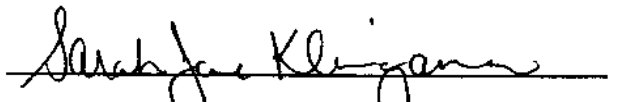
Affirmed and subscribed to before me this

4TH

day of

AUGUST

2016



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

(s) CountyGuide Sheriff, Telesoft, Inc.

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 07/20/16

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: **1079546**
Description: **Bonath Estate Notice**
Run Dates: **08/17/16 to 08/31/16**
Class: **2**
Agate Lines: **210**
Blind Box:

Total Ad Cost \$1,150.80
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/17/16	08/31/16	3	\$1,150.80

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2016CV308

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 07, 2016 AT 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land lying and being situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike in the center of Township Route No. 800 leading to Pennsylvania Route No. 239, and at the southeast corner of Lot No. 1, now or about to be conveyed to Francis J. Pasquini, et al; thence along line of Lot No. 1, north 88 degrees 26 minutes 00 seconds west a distance of 373.68 feet to an iron pin corner at the dividing line between Lot No. 1 and Lot No. 3, (Lot No. 3 having been conveyed to Buckalew now or late); thence continuing along line of Lot No. 3, north 88 degrees 26 minutes 00 seconds west a distance of 155.68 feet to an iron pin corner; thence continuing along line of Lot No. 3, south 1 degree 01 minute 30 seconds west a distance of 374.27 feet to an iron pin corner, in line now or late of David Claypoole; thence along line of David Claypoole, south 84 degrees 50 minutes 33 seconds east, a distance of 526.85 feet to a railroad spike in the center of Township Route No. 800; thence along the center of Township Route No. 800, north 1 degree 34 minutes 00 seconds east, a distance of 407.25 feet to a railroad spike, the place of beginning.

Containing 4.732 acres "area minus right of way being 4.577 acres".

Being Lot No. 2 on the plan as prepared by Orangeville Surveying Consultants, as land of Richard E. Dodson, dated July 30, 1974.

Title to said Premises vested in Brian R. Bonath by Deed from John Yeager and Dorothy R. Yeager, husband and wife dated June 14, 2010 and recorded on June 15, 2010 in the Columbia County Recorder of Deeds as Instrument No. 201005017.

Being known as 179 Five Point Road, Benton, PA 17814.

Tax Parcel Number: 32-10-021

PROPERTY ADDRESS: 179 FIVE POINT ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-10-021

Seized and taken into execution to be sold as the property of BRIAN BONATH in suit of FEDERAL NATIONAL MORTGAGE ASSOC.

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
Milstead & Associates LLC
Marlton, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
BONATH, BRIAN

Case Number
2016CV308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 104

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

7/13/16 \$56.00

\$5.00 Notary

Luzerne Co
825-1651

Serve To:

Name: BRIAN BONATH

Primary Address: 179 FIVE POINT ROAD
BENTON, PA 17814

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: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

6/29/16	7/5/16	7/11/16			
1212	1131	1214			
5	5	5			

Service Attempt Notes:

1. NO ANSWER - 4/c
2. NO ANSWER - CARD GONE
3. IN LUZERNE COUNTY JAIL
- 4.
- 5.
- 6.

Dep. [Signature]
Luzerne Co

BONATH, BRIAN

2016CV308

179 FIVE POINT ROAD, BENTON, PA 17814

NO EXPIRATION

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

DATE:12-JUL-16

FEE:\$5.00

CERT. NO25093

BONATH BRIAN R
179 FIVE POINTS ROAD
BENTON PA 17814

DISTRICT: SUGARLOAF TWP
DEED
LOCATION: LOT#2
PARCEL: 32 -10 -021-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2015	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2016

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2015

REQUESTED BY: COLUMBIA County SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
BONATH, BRIAN

Case Number
2016CV308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 104

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 179 FIVE POINT ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 7/13/16

Time: 0851

Deputy: 5

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	6/29/16	7/5/16				
Time:	1212	1439				
Mileage:						
Deputy:	5	5				

Service Attempt Notes:

1. NO ANSWER - C/c

2.

3.

4.

5.

6.

OCCUPANT

2016CV308

179 FIVE POINT ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV308

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 07, 2016
AT 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land lying and being situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike in the center of Township Route No. 800 leading to Pennsylvania Route No. 239, and at the southeast corner of Lot No. 1, now or about to be conveyed to Francis J. Pasquini, et al; thence along line of Lot No. 1, north 88 degrees 26 minutes 00 seconds west a distance of 373.68 feet to an iron pin corner at the dividing line between Lot No. 1 and Lot No. 3, (Lot No. 3 having been conveyed to Buckalew now or late); thence continuing along line of Lot No. 3, north 88 degrees 26 minutes 00 seconds west a distance of 155.68 feet to an iron pin corner; thence continuing along line of Lot No. 3, south 1 degree 01 minute 30 seconds west a distance of 374.27 feet to an iron pin corner, in line now or late of David Claypoole; thence along line of David Claypoole, south 84 degrees 50 minutes 33 seconds east, a distance of 526.85 feet to a railroad spike in the center of Township Route No. 800; thence along the center of Township Route No. 800, north 1 degree 34 minutes 00 seconds east, a distance of 407.25 feet to a railroad spike, the place of beginning.

Containing 4.732 acres "area minus right of way being 4.577 acres".

Being Lot No. 2 on the plan as prepared by Orangeville Surveying Consultants, as land of Richard E. Dodson, dated July 30, 1974. Title to said Premises vested in Brian R. Bonath by Deed from John Yeager and Dorothy R. Yeager, husband and wife dated June 14, 2010 and recorded on June 15, 2010 in the Columbia County Recorder of Deeds as Instrument No. 201005017.

Being known as 179 Five Point Road, Benton, PA 17814

Tax Parcel Number: 32-10-021

PROPERTY ADDRESS: 179 FIVE POINT ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-10-021

Seized and taken into execution to be sold as the property of BRIAN BONATH in suit of FEDERAL NATIONAL MORTGAGE ASSOC.

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:
MILSTEAD & ASSOCIATES LLC
MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Columbia County
Columbia County Sheriff

35 West Main Street

PO Box 380

Bloomsburg PA 17815



71901140006000082713

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
BONATH, BRIAN

Case Number
2016CV308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

104

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Shirley E. Lockard

Primary Address: 541 Camp Lavigne Road
Benton, PA 17814

Phone: 570-925-6817

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

DEF

Date:

6-28-16

Time:

1343

Deputy:

J

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LOCKARD, SHIRLEY E.

2016CV308

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOC
VS.
BONATH, BRIAN

Case Number
2016CV308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 104

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BENTON AREA SCHOOL DISTRICT

Primary Address: 600 GREEN ACRES ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Cuthy A. Hartman

Relation: H.S. Secretary

Date: 6-28-16 Time: 1325

Deputy: 8 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BENTON AREA SCHOOL D

2016CV308

600 GREEN ACRES ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
vs.
BONATH, BRIAN

Case Number
2016CV308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 104

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 6-26-16

Time: 2:55

Deputy: 4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV308

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOC
VS.
BONATH, BRIAN

Case Number
2016CV308

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

104

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Karen Richenderfer

Relation:

Owner

Date:

6-26-16

Time:

2:00

Deputy:

4

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2016CV308

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2016 ED 104

DATE RECEIVED 6-22-2016
 DOCKET AND INDEX 2016 CV 308

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>Y</u>	CK# <u>6948</u>

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

SALE DATE 9-7-16 TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin*

* Also admitted in PA
* Also admitted in MD

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

www.milsteadlaw.com

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldr*

Oliver A. Ayon

Robert W. Williams#*

Roger Fay*

1350 Edgmont Avenue
Suite 2540
Chester, PA 19013
(215) 717-0043 Fax (215) 717-0044

Our File No. 215150-1

June 1, 2016

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

Re: Federal National Mortgage Association vs. Brian R. Bonath
List property for Sheriff's Sale/Service of Defendants

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

179 Five Point Road, Benton, PA 17814

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.

Thank you for your attention to this matter.

Very truly yours,

Anthony Price
Legal Assistant

Milstead & Associates, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 215150-1

**Federal National Mortgage Association,
Plaintiff,**

Vs.

**Brian R. Bonath,
Defendant**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-308

AFFIDAVIT OF NON-MILITARY SERVICE

Robert W. Williams, Esquire, hereby certifies that he is attorney for the Plaintiff in the above-captioned matter, and verifies the following facts to the best of his information and belief:


1. inquiry has been made with the Department of Defense, and it has been determined that Defendant is not in the Military or Naval Service of the United States or its Allies, and/or do not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 USC App. § 501

2. defendant, Brian R. Bonath, is over 18 years of age.

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

DATE: _____

6/28/2016


Robert W. Williams, Esquire



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: BONATHFirst Name: BRIANMiddle Name: R.Active Duty Status As Of: Jun-28-2016

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

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

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

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

Mary M. Snavelly-Dixon

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

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

Federal National Mortgage Association

Plaintiff,

vs.

Brian R. Bonath

Defendant

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

No.: 2016-CV-308

2016-ET-104


**PRAECIPE FOR
WRIT OF EXECUTION
(Mortgage Foreclosure)**

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$ <u>165,636.29</u>
INTEREST	
From 05/05/2016 to Date	\$ _____
of Sale at \$18.80 per diem	
(Costs to be added)	\$ _____
TOTAL DUE	\$ _____

DATE: 6/6/2016


Robert W. Williams, Esquire
Attorney for Plaintiff
1 E. Stow Road
Marlton, NJ 08053

**FILED
PROTHONOTARY
2016 JUN 22 A 11:35
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA**

No.: 2016-CV-308

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

Federal National Mortgage Association

vs.

Brian R. Bonath

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Filed:



Robert W Williams, Esquire
Attorney for Plaintiff

Address: 179 Five Point Road, Benton, PA 17814

Where papers may be served

Federal National Mortgage Association

Plaintiff,

vs.

Brian R. Bonath

Defendant

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

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

No.: 2016-CV-308

2016-ED-104

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257**

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property:

179 Five Point Road, Benton, PA 17814
(see legal description attached)

AMOUNT DUE	\$ <u>165,636.29</u>
INTEREST	
From 05/05/2016 to Date	\$ _____
of Sale at \$18.80 per diem	
TOTAL DUE	\$ _____
Plus costs as endorsed	

Dated: June 22, 2016

(SEAL)

Bonhara L. Hillman ISS
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020**

No. 2016-CV-308

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

Federal National Mortgage Association

vs.

Brian R. Bonath


**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.


Robert W Williams, Esquire
Attorney for Plaintiff

Address: 179 Five Point Road, Benton, PA 17814

Where papers may be served

All that certain piece or parcel of land lying and being situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike in the center of Township Route No. 800 leading to Pennsylvania Route No. 239, and at the southeast corner of Lot No. 1, now or about to be conveyed to Francis J. Pasquini, et al; thence along line of Lot No. 1, north 88 degrees 26 minutes 00 seconds west a distance of 373.68 feet to an iron pin corner at the dividing line between Lot No. 1 and Lot No. 3, (Lot No. 3 having been conveyed to Buckalew now or late); thence continuing along line of Lot No. 3, north 88 degrees 26 minutes 00 seconds west a distance of 155.68 feet to an iron pin corner; thence continuing along line of Lot No. 3, south 1 degree 01 minute 30 seconds west a distance of 374.27 feet to an iron pin corner, in line now or late of David Claypoole; thence along line of David Claypoole, south 84 degrees 50 minutes 33 seconds east, a distance of 526.85 feet to a railroad spike in the center of Township Route No. 800; thence along the center of Township Route No. 800, north 1 degree 34 minutes 00 seconds east, a distance of 407.25 feet to a railroad spike, the place of beginning.

Containing 4.732 acres "area minus right of way being 4.577 acres".

Being Lot No. 2 on the plan as prepared by Orangeville Surveying Consultants, as land of Richard E. Dodson, dated July 30, 1974.

Title to said Premises vested in Brian R. Bonath by Deed from John Yeager and Dorothy R. Yeager, husband and wife dated June 14, 2010 and recorded on June 15, 2010 in the Columbia County Recorder of Deeds as Instrument No. 201005017.

Being known as 179 Five Point Road, Benton, PA 17814

Tax Parcel Number: 32-10-021

MILSTEAD & ASSOCIATES, LLC
BY: Robert W Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 215150-1

Federal National Mortgage Association

Plaintiff,

vs.

Brian R. Bonath

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-308 2016-ED-104

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

Federal National Mortgage Association, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning real property located at 179 Five Point Road, Benton, PA 17814:

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

Brian R. Bonath
179 Five Point Road
Benton, PA 17814

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

Same as above

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

Federal National Mortgage Association
(Plaintiff herein)
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

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

Federal National Mortgage Association
(Plaintiff herein)
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

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

None Known

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

None Known

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

Tenant/Occupant
179 Five Point Road
Benton, PA 17814

+ Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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

Sugarloaf Township Tax Office
541 Camp Lavigne Road
Benton, PA 17814

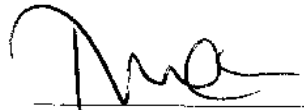
Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128-0601

Benton Area School District
600 Green Acres Road
Benton, PA 17814

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

Date:

6/6/2016



Robert W Williams, Esquire
Attorney for Plaintiff

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

Federal National Mortgage Association

Plaintiff,

vs.

Brian R. Bonath

Defendant

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

No.: 2016-CV-308

2016-ED-104

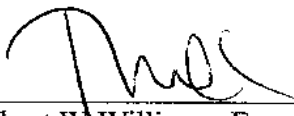
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(Costs to be added)	\$ _____
TOTAL DUE	\$ _____

DATE: 6/6/2016


Robert W. Williams, Esquire
Attorney for Plaintiff
1 E. Stow Road
Marlton, NJ 08053

**FILED
PROTHONOTARY
2016 JUN 22 A 11:35
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA**

No.: 2016-CV-308

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

Federal National Mortgage Association

vs.

Brian R. Bonath

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Filed:



Robert W Williams, Esquire
Attorney for Plaintiff

Address: 179 Five Point Road, Benton, PA 17814

Where papers may be served

Federal National Mortgage Association

Plaintiff,

vs.

Brian R. Bonath

Defendant

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

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

No.: 2016-CV-308

2016-ED-104

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257**

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COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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Plus costs as endorsed	

Dated: June 22, 2016

(SEAL)

Barbara L. Kline ISS
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020**

No. 2016-CV-308

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

Federal National Mortgage Association

vs.

Brian R. Bonath

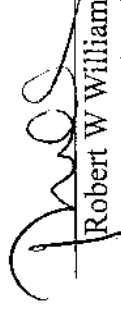
**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.


Robert W Williams, Esquire
Attorney for Plaintiff

Address: 179 Five Point Road, Benton, PA 17814

Where papers may be served

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Being known as 179 Five Point Road, Benton, PA 17814

Tax Parcel Number: 32-10-021

MILSTEAD & ASSOCIATES, LLC
BY: Robert W Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 215150-1

Federal National Mortgage Association

Plaintiff,

vs.

Brian R. Bonath

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-308

2016-ED-104

CERTIFICATION

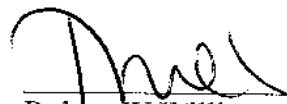
CERTIFICATION

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

- () An FHA Mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 Procedures have been fulfilled

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

Date: 6/6/2016


Robert W Williams, Esquire
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC
BY: Robert W Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 215150-1

Federal National Mortgage Association

Plaintiff,

vs.

Brian R. Bonath

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-308

2016-ED-104

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

Federal National Mortgage Association, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning real property located at 179 Five Point Road, Benton, PA 17814:

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

Brian R. Bonath
179 Five Point Road
Benton, PA 17814

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

Same as above

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

Federal National Mortgage Association
(Plaintiff herein)
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

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

Federal National Mortgage Association
(Plaintiff herein)
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

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

None Known

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

None Known

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

Tenant/Occupant
179 Five Point Road
Benton, PA 17814

Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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

Sugarloaf Township Tax Office
541 Camp Lavigne Road
Benton, PA 17814

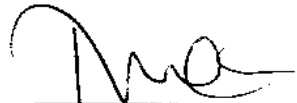
Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128-0601

Benton Area School District
600 Green Acres Road
Benton, PA 17814

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

Date:

6/6/2016



Robert W Williams, Esquire
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC
BY: Robert W Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File Number 215150-1

Federal National Mortgage Association

Plaintiff,

vs.

Brian R. Bonath

Defendant

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2016-CV-308 2016-ED-104

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 179 Five Point Road, Benton, PA 17814, is scheduled to be sold at sheriff's sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$165,636.29 obtained by Federal National Mortgage Association.

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

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

1. The Sale will be cancelled if you pay to Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

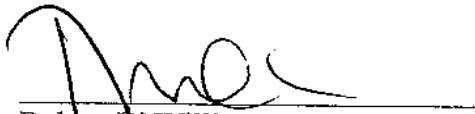
1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates, LLC at (856) 482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead & Associates, LLC at (856) 482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Decd to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

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

Columbia County Notice to Defend
Columbia County Bar Association
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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

Robert W Williams, Esquire
Attorney for Plaintiff

All that certain piece or parcel of land lying and being situated in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike in the center of Township Route No. 800 leading to Pennsylvania Route No. 239, and at the southeast corner of Lot No. 1, now or about to be conveyed to Francis J. Pasquini, et al; thence along line of Lot No. 1, north 88 degrees 26 minutes 00 seconds west a distance of 373.68 feet to an iron pin corner at the dividing line between Lot No. 1 and Lot No. 3, (Lot No. 3 having been conveyed to Buckalew now or late); thence continuing along line of Lot No. 3, north 88 degrees 26 minutes 00 seconds west a distance of 155.68 feet to an iron pin corner; thence continuing along line of Lot No. 3, south 1 degree 01 minute 30 seconds west a distance of 374.27 feet to an iron pin corner, in line now or late of David Claypoole; thence along line of David Claypoole, south 84 degrees 50 minutes 33 seconds east, a distance of 526.85 feet to a railroad spike in the center of Township Route No. 800; thence along the center of Township Route No. 800, north 1 degree 34 minutes 00 seconds east, a distance of 407.25 feet to a railroad spike, the place of beginning.

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Being known as 179 Five Point Road, Benton, PA 17814

Tax Parcel Number: 32-10-021

SHORT DESCRIPTION

DOCKET NO: 2016-CV-308

ALL THAT CERTAIN lot or piece of ground situate in Sugarloaf Township, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 32-10-021

PROPERTY ADDRESS 179 Five Point Road
Benton, PA 17814

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Brian R. Bonath

ATTORNEY'S NAME: Robert W. Williams, Esquire

SHERIFF'S NAME: Columbia County Sheriff

Document Receipt

Trans #	8277	Carrier / service:	USPS Server	First-Class Mail®	6/28/2016 12:00:00 AM
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Ship to:

BERKHEIMER TAX ADMININSTRATOR

50 NORTH SEVENTH STREET

Tracking #: 71901140006000082737

Doc Ref #: 2016ED104

Postage 5.1300

BANGOR PA 18013

Document Receipt

Trans #	8277	Carrier / service:	USPS Server	First-Class Mail®	6/28/2016 12:00:00 AM
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Ship to:

BERKHEIMER TAX ADMININSTRATOR

50 NORTH SEVENTH STREET

Tracking #: 71901140006000082737

Doc Ref #: 2016ED104

Postage 5.1300

BANGOR PA 18013

Document Receipt

Trans #	8276	Carrier / service:	USPS Server	First-Class Mail®	6/28/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000082720

Doc Ref #: 2016ED104

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	8276	Carrier / service:	USPS Server	First-Class Mail®	6/28/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000082720

Doc Ref #: 2016ED104

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	8275	Carrier / service:	USPS Server	First-Class Mail®	6/28/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000082713

Doc Ref #: 2016ED104

Postage 5.1300

PHILADELPHIA PA 19107-4214

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PHILADELPHIA DISTRICT OFFICE

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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COMMONWEALTH OF PA

DEPARTMENT 281230

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Milstead & Associates LLC
ATTORNEY BUSINESS ACCT
1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400



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June 06, 2016

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ *****1,350.00

One Thousand Three Hundred Fifty and 00/100*****

DOLLARS

VOID AFTER 180 DAYS

Columbia County Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

shield

MEMO

Case: 215150-1 Sale Deposit

⑈006948⑈ ⑈031201360⑈ 432252221⑈