

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

FIRST COLUMBIA BANK & TRUST VS DOROTHY & DAVID DISIDORO

NO. 145-2016 ED

NO. 1663-2015 JD

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

BID PRICE (INCLUDES COST) \$ 11438,96

POUNDAGE - 2% OF BID \$ 228,78

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 11666,78

PURCHASER(S): FIRST COLUMBIA BANK + TRUST CO.

ADDRESS: _____

NAMES(S) ON DEED: FIRST COLUMBIA BANK + TRUST CO.

PURCHASER(S) SIGNATURE(S): Jeffrey E Nelson VP

TOTAL DUE: \$ 11666,78

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 10316,78

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 209739	Invoice Date: 12/12/2016 2:05:17 PM	RECEIPT	Reg/Drw ID: 0101
Customer: BOX SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201609859	GREENWOOD
	Grantor - DISIDORO, DOROTHY L		12/12/16 2:05:21 PM	TOWNSHIP
	Grantee - FIRST COLUMBIA BANK & TRUST CO			
	Consideration - \$11,666.78			
	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: 7646 - BOX SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

50. 253

11-00000000

11614

PAY TO THE ORDER OF ~~COLUMBIA COUNTY SHERIFF'S OFFICE~~

~~\$ 10,316.78~~

THE SUM OF \$10,316dols 78cts

DISIDORO #145-2016 ED

1663-2015 JD

VOID OVER \$10,316.78

Eric E. Banta
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

11087560 1031305936 027 265 0

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

First Columbia Bank and Trust Co.

Defendant

DOROTHY DISIDORO
DAVID DISIDORO

vs.

Attorney for the Plaintiff:

ALICIA C MARINOS
120 REAR EAST 3RD STREET
BERWICK, PA 18603

Sheriff's Sale Date: Wednesday, November 9, 2016

Writ of Execution No. : 2015CV1663

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 642 B AUSTIN TRAIL, ORANGEVILLE, PA 17859

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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,558.05
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	\$150.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Surcharge	\$110.00

Total Sheriff Costs \$2,316.55

Municipal Costs

Current Taxes	\$487.51
School District	\$1,448.05
Delinquent Taxes	\$7,119.85

Total Municipal Costs \$9,055.41

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$11,438.96

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

SHERIFF'S SALE COST SHEET

VS. _____

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>388.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1558.05</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1808.05</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>487.51</u>
SCHOOL DIST. 20	\$ <u>1448.05</u>
DELINQUENT 20	\$ <u>7119.85</u>
TOTAL *****	\$ <u>9055.41</u>

MUNICIPAL FEES DUE:

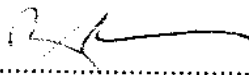

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL *****	\$ <u>0-</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
TOTAL *****	\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 11438.96

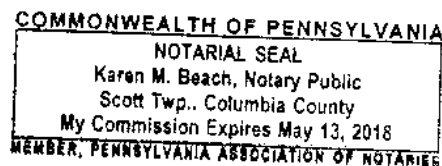
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 October 19, 26 and November 2, 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 2nd day of November 2016...

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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



First Columbia Bank and Trust Co.
vs.
DOROTHY DISIDORO (et al.)

Case Number
2015CV1663

SHERIFF'S RETURN OF SERVICE

09/14/2016 01:22 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JANE HOPPER HER SISTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DOROTHY DISIDORO AT 150 RHODES STREET, BLOOMSBURG, PA 17815. Dorothy IS CURRENTLY LIVING AT BLOOMSBURG HEALTH CARE, BLOOMSBURG, PA

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS.

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 15, 2016

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

Affirmed and subscribed to before me this

NOTARY

15TH day of SEPTEMBER 2016

Sarah Jane Klingaman

TX RESULT REPORT

NAME :
TEL :
DATE : NOV.03.2016 09:20

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
1263	TX	001	5705204084	NOV.03	09:19	003	00h00min43s	ECM	OK

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



First Columbia Bank and Trust Co.
vs.
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Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 15, 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

15TH day of SEPTEMBER, 2016

Sarah Jane Klingaman

Plaintiff Attorney: ALICIA C MARINOS, 120 REAR EAST 3RD STREET, BERWICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



First Columbia Bank and Trust Co.

vs.

DOROTHY DISIDORO (et al.)

Case Number
2015CV1663

SHERIFF'S RETURN OF SERVICE

10/05/2016 03:48 PM - DEPUTY KEVIN DENT, 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 642 B AUSTIN TRAIL, ORANGEVILLE, PA 17859.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 06, 2016

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

MISTY CHAPMAN

Notary Public

BLOOMSBURG TOWN, COLUMBIA COUNTY

My Commission Expires Jun 8, 2020

NOTARY

Affirmed and subscribed to before me this

6TH

day of

OCTOBER

2016

Plaintiff Attorney: ALICIA C MARINOS, 120 REAR EAST 3RD STREET, BERWICK, PA 18603



Date Produced: 09/19/2016

COLUMBIA COUNTY:

The following is the delivery information for Certified Mail™ item number 7190 1140 0060 0008 8487. Our records indicate that this item was delivered on 09/17/2016 at 10:04 a.m. in SUGARLOAF, PA 18249. The scanned image of the recipient information is provided below.

Signature of Recipient :

Paul A. DeB...
PAUL A. DEB...

Address of Recipient :

[Redacted Address]

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2016ED145

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Alicia</u>	FROM: <u>Sarah</u>
COMPANY:	DATE: <u>10-26-14</u>
FAX NUMBER: <u>570-520-4084</u>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Disdoro</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Got it ☺

Document Receipt

Trans #	8852	Carrier / service:	USPS Server	First-Class Mail®	9/9/2016 12:00:00 AM
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Ship to:

DAVID DISIDORO SR

558 LAROCKS ROAD

Tracking #: 71901140006000088487

Doc Ref #: 2016ED145

Postage 5 1300

SUGARLOAF PA 18249

Document Receipt

Trans #	8848	Carrier / service:	USPS Server	First-Class Mail®	9/9/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000088449

Doc Ref #: 2016ED145

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	8849	Carrier / service:	USPS Server	First-Class Mail®	9/9/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 7190114D006000088456

Doc Ref #: 2016ED145

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	8850	Carrier / service:	USPS Server	First-Class Mail®	9/9/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000088463

Doc Ref #: 2016ED145

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8851	Carrier / service:	USPS Server	First-Class Mail®	9/9/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000088470

Doc Ref #: 2016ED145

Postage 5.1300

PHILADELPHIA PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

First Columbia Bank and Trust Co.
vs.
DISIDORO, DOROTHY (et al.)

Case Number
2015CV1663

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 642 B AUSTIN TRAIL
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10/5/16

Time:

1548

Deputy:

5

Mileage:

Attorney / Originator:

Name: ALICIA C MARINOS

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2015CV1663

642 B AUSTIN TRAIL, ORANGEVILLE, PA 17859

NO EXPIRATION

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



71901140006000088463

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

First Columbia Bank and Trust Co.
vs.
DISIDORO, DOROTHY (et al.)

Case Number
2015CV1663

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 145

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 642 B AUSTIN TRAIL
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9/16/16

Time: 1300

Deputy: 5

Mileage:

Attorney / Originator:

Name: ALICIA C MARINOS

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2015CV1663

642 B AUSTIN TRAIL, ORANGEVILLE, PA 17859

NO EXPIRATION

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

DATE:20-SEP-16

FEE:\$5.00

CERT. NO25662

ARTLEY DOROTHY L
C/O DOROTHY L DISIDORO
150 RHODES ST
BLOOMSBURG PA 17815

DISTRICT: GREENWOOD TWP
DEED 20070-2141
LOCATION: 642 B AUSTIN TRAIL ORANGEVILLE
PARCEL: 17 -10 -025-02,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2014	PRIM	2,433.93	42.14		0.00	2,476.07
2015	PRIM	2,030.20	42.13		0.00	2,072.33
2013	PRIM	2,525.17	41.28		0.00	2,566.45
TOTAL DUE :						\$7,114.85

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

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

REQUESTED BY: COLUMBIA COUNTY SHERIFF

GREENWOOD TWP

MAKE CHECKS PAYABLE TO:

DENNETTE FARR
858 CHESTNUT ROAD
MILLVILLE PA 17846

HOURS: THURSDAY: 5 PM TO 9 PM
MARCH, APRIL, JULY & AUGUST
OR BY APPOINTMENT

PHONE: 570-458-5775

FOR: COLUMBIA County

DATE
03/01/2016

BILL NO.
18328

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	31,677	10.491	325.67	332.32	365.55
SINKING		1	31.05	31.68	34.85
TWP RE		2.5	77.61	79.19	87.11
The discount & penalty have been calculated for your convenience			434.33 April 30 If paid on or before	443.19 June 30 If paid on or before	487.51 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

ARTLEY DOROTHY L
C/O DOROTHY L DISIDORO
642 B AUSTIN TRAIL
ORANGEVILLE PA 17859

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 17 -10 -025-02,000
642 B AUSTIN TRAIL
2 Acres Land 6,445
Buildings 25,232
Total Assessment 31,677

This tax returned
to courthouse on:
January 1, 2017

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment.

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

MILLVILLE AREA SCHOOL DISTRICT

2016 SCHOOL REAL ESTATE DATE 07/01/2016 BILL# 000024 TAXCOLLECTOR COPY

GREENWOOD TWP

MAKE CHECKS PAYABLE TO:

GREENWOOD TWP TAX COLLECTOR
858 CHESTNUT LANE
MILLVILLE, PA 17846

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	31677	47.4500	1290.08	1316.41	1448.05
INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE		
FIRST INSTALLMENT	438.80	438.80	1503.074		
SECOND	438.80	482.68	-186.668		
THIRD INSTALLMENT	438.81	482.69			
TAXABLE ASSESSMENT	27743	1316.405	IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31

School Penalty @ 10%

M ARTLEY DOROTHY L
A C/O DOROTHY L DISIDORO
I 150 RHODES ST
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 17 10 02502000	13507
642B AUSTIN TRAIL	6445.00
20070-2141	25232.00
2.00 ACRES	

THIS TAX TURNED
OVER TO COLLECTION
JANUARY 1, 2017.

T
O

Alicia C. Marinos, Esquire
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
570-520-4019
I.D. #308151

FILED
PROTHONOTARY

2016 NOV -4 P 1:02

COURTS OFFICE
COUNTY OF COLUMBIA, PA

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
F/K/A COLUMBIA COUNTY FARMERS	:	OF THE 26 TH JUDICIAL DISTRICT,
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF,	:	
	:	
vs.	:	CIVIL ACTION - LAW
	:	
DOROTHY L. DISIDORO, F/K/A	:	ACTION OF MORTGAGE FORECLOSURE
DOROTHY L. ARTLEY,	:	
DEFENDANT.	:	NO. 2015 - CV - 1663

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

I, Alicia C. Marinos, Esquire, say:

1. On September 14, 2016, a copy of the Notice of Sheriff's Sale of Real property was served upon the Defendant, Dorothy L. Disidoro, f/k/a Dorothy L. Artley, by the Columbia County Sheriff. A copy of the return is attached hereto and made a part hereof as Exhibit "A".
2. Notice of Sheriff's Sale was posted upon the real estate located at 642B Austin Trail, Orangeville, PA 17859 on October 5, 2016 by Kevin Dent, Deputy of the Columbia County Sheriff. A copy of the return is attached hereto and made a part hereof as Exhibit "B".
3. On September 17, 2016, a copy of the Notice of Sheriff's Sale was served upon David Disidoro, Sr., by certified mail. A copy of the carrier receipt and return receipt are attached hereto and made a part hereof as Exhibit "C".
4. On September 15, 2016, a copy of the Notice of the Sheriff's Sale was served upon the Columbia County Tax Office via hand-delivery to Liz Whitenight, by the Columbia County Sheriff. A copy of the return is attached hereto and made a part hereof as Exhibit "D".
5. On September 16, 2016, a copy of the Notice of Sheriff's Sale was served upon the County Tax Collector for Greenwood Township, via hand-delivery to Dennette Farr at 858 Chestnut Rd Millville, PA 17846, by the Columbia County Sheriff. A copy of the return is attached hereto and made a part hereof as Exhibit "E".
6. On September 15, 2016, a copy of the Notice of Sheriff's Sale was served upon the Columbia County Domestic Relations Office, via hand-delivery to Allison Houser, Clerk, at 11 West Main Street, 2nd Floor, Bloomsburg, PA 17815, by the Columbia County Sheriff. A copy of the return is attached hereto and made a part hereof as Exhibit "F".

7. On September 9, 2016, Notice of the Sheriff's Sale was served upon First Columbia Bank & Trust Co., f/k/a Columbia County Farmers National Bank, to Kathy Frey. A copy of the return is attached hereto and made a part hereof as Exhibit "G".

8. All lien holders of record and interested parties have been served.

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

Dated: 11-3-2016



Alicia C. Marinos, Esquire

Attorney I.D. #308151

Marinos, McDonald & Knecht, LLP

EXHIBIT "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



First Columbia Bank and Trust Co.
vs.
DOROTHY DISIDORO (et al.)

Case Number
2015CV1663

SHERIFF'S RETURN OF SERVICE

09/14/2016 01:22 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JANE HOPPER HER SISTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DOROTHY DISIDORO AT 150 RHODES STREET, BLOOMSBURG, PA 17815. Dorothy IS CURRENTLY LIVING AT BLOOMSBURG HEALTH CARE, BLOOMSBURG, PA.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 15, 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

15TH day of SEPTEMBER, 2016

Sarah Jane Klingaman

Plaintiff Attorney: ALICIA C MARINOS 120 REAR EAST 3RD STREET, BERWICK, PA 18603

© County/State Seal: To Court, etc.

EXHIBIT “B”

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

First Columbia Bank and Trust Co.

vs.

DOROTHY DISIDORO (et al.)

Case Number

2015CV1663

SHERIFF'S RETURN OF SERVICE

10/05/2016 03:48 PM - DEPUTY KEVIN DENT, 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 642 B AUSTIN TRAIL, ORANGEVILLE, PA 17859.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 06, 2016

NOTARY

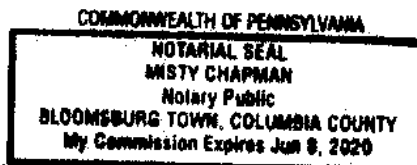
Affirmed and subscribed to before me this

6TH

day of

OCTOBER

2016



Plaintiff Attorney: ALICIA C. MARINOS, 120 REAR EAST 3RD STREET, BERWICK, PA 18603

© 2010 by the Sheriff, Township, Inc.

EXHIBIT "C"

Document Receipt

Trans #	8852	Carrier / service:	USPS Server	First-Class Mail®	9/9/2016 12:00:00 AM
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Ship to:

DAVID DISIDORO SR

558 LAROCKS ROAD

Tracking #: 71901140006000088487

Doc Ref #: 2016ED145

Postage 5.1300

SUGARLOAF PA 18249

Ref #
2016 ED145

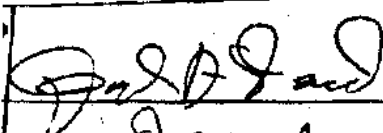


Date Produced: 09/19/2016

COLUMBIA COUNTY:

The following is the delivery information for Certified Mail™ item number 7190 1140 0060 0008 8487. Our records indicate that this item was delivered on 09/17/2016 at 10:04 a.m. in SUGARLOAF, PA 18249. The scanned image of the recipient information is provided below.

Signature of Recipient :


DAVID A. DeLoe

Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2016ED145

EXHIBIT “D”

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

First Columbia Bank and Trust Co.
vs.
DISIDORO, DOROTHY (et al.)

Case Number
2015CV1663

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 145

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 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:

Ciz Whitright

Relation:

Clerk

Date:

9-15-16

Time:

2:36

Deputy:

4

Mileage:

Attorney / Originator:

Name: ALICIA C MARINOS

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	2	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV1663

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

EXHIBIT “E”

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

First Columbia Bank and Trust Co.
vs.
DISIDORO, DOROTHY (et al.)

Case Number
2015CV1663

SERVICE COVER SHEET

Service Details

Category: Real Estate Sale - Sale Notice

Zone: 145

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/09/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Dennette Farr

Primary Address: 858 Chestnut Road
Millville, PA 17846

Phone: 570-458-5775

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

9/16/16

Time:

1348

Deputy:

5

Mileage:

Attorney / Originator

Name: ALICIA C MARINOS

Phone:

Service Attempts

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes

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

FARR, DENNETTE

2015CV1663

858 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

EXHIBIT “F”

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



First Columbia Bank and Trust Co.
vs.
DISIDORO, DOROTHY (et al.)

Case Number
2015CV1663

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 145

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/09/2016 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: Allison Hawser

Relation: Clerk

Date: 9-15-16

Time: 2:40

Deputy: 4

Mileage:

Attorney / Originator:

Name: ALICIA C MARINOS

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF


2015CV1663

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

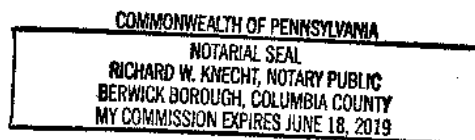
EXHIBIT “G”

FIRST COLUMBIA BANK & TRUST CO., F/K/A COLUMBIA COUNTY FARMERS NATIONAL BANK, PLAINTIFF,	:	IN THE COURT OF COMMON PLEAS OF THE 26 TH JUDICIAL DISTRICT, COLUMBIA COUNTY BRANCH, PA
vs.	:	CIVIL ACTION – LAW
DOROTHY L. DISIDORO, F/K/A DOROTHY L. ARTLEY, DEFENDANT.	:	ACTION OF MORTGAGE FORECLOSURE
	:	NO. 2015 – CV – 1663

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF COLUMBIA)


Alidia C. Marinos, Esquire
Attorney for Plaintiff

Richard W. Knecht
Notary Public



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

First Columbia Bank and Trust Co.
vs.
DISIDORO, DOROTHY (et al.)

Case Number
2015CV1663

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 145

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 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: Liz Whitright

Relation: Clerk

Date: 9-15-16

Time: 2:36

Deputy: 4

Mileage:

Attorney / Originator:

Name: ALICIA C MARINOS

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV1663

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

First Columbia Bank and Trust Co.
vs.
DISIDORO, DOROTHY (et al.)

Case Number
2015CV1663

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 145

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 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: Allison House

Relation: Clerk

Date: 9-15-16

Time: 2:40

Deputy: 4

Mileage:

Attorney / Originator:

Name: ALICIA C MARINOS

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV1663 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

First Columbia Bank and Trust Co.
vs.
DISIDORO, DOROTHY (et al.)

Case Number
2015CV1663

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

145

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Dennette Farr

Primary Address: 858 Chestnut Road
Millville, PA 17846

Phone: 570-458-5775

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

9/16/16

Time:

1348

Deputy:

5

Mileage:

Attorney / Originator:

Name: ALICIA C MARINOS

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

FARR, DENNETTE

2015CV1663

858 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

First Columbia Bank and Trust Co.
vs.
DISIDORO, DOROTHY (et al.)

Case Number
2015CV1663

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

145

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DOROTHY DISIDORO

Primary Address: 150 RHODES STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address: Bloomsburg Health care

Phone: Center.

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Jane Hopper

Relation:

Sister

Date:

9-14-16

Time:

1:22

Deputy:

4

Mileage:

Attorney / Originator:

Name: ALICIA C MARINOS

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DISIDORO, DOROTHY

2015CV1663

150 RHODES STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1663

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, NOVEMBER 09, 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 situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point along the western side of State Route No. 4039, known as the "Austin Trail";

THENCE North 26 degrees 18 minutes 34 seconds West 66.33 feet;

THENCE North 24 degrees 03 minutes 43 seconds West, 70.14 feet;

THENCE North 21 degrees 26 minutes 26 seconds West, 22.50 feet;

THENCE North 30 degrees 30 minutes 30 seconds East 113.50 feet;

THENCE North 43 degrees 16 minutes 07 seconds East 54.51 feet;

THENCE North 57 degrees 01 minutes 18 seconds East 122.04 feet;

THENCE North 61 degrees 14 minutes 47 seconds East 128.82 feet;

THENCE South 15 degrees 46 minutes 20 seconds East 264.10 feet;

THENCE South 63 degrees 41 minutes 26 seconds West 352.37 feet to the point and place of BEGINNING.

CONTAINING 1.999 acres of land, more or less, as more fully described in a draft of survey prepared by Matthew W. Laidacker, PLS, dated June 12, 1996, and recorded simultaneously therewith.

UNDER AND SUBJECT to a 50 foot right-of-way running along the northern edge of the above described parcel, said right-of-way being described as follows:

BEGINNING at a point along the eastern side of State Route 4039;

THENCE North 21 degrees 26 minutes 26 seconds West 37.86 feet;

THENCE North 16 degrees 59 minutes 52 seconds West 9.96 feet;

THENCE North 40 degrees 15 minutes 57 seconds East 54.72 feet;

THENCE North 45 degrees 23 minutes 04 seconds East 53.96 feet;

THENCE North 52 degrees 55 minutes 47 seconds East 64.53 feet;

THENCE North 56 degrees 22 minutes 18 seconds East 79.15 feet;

THENCE North 64 degrees 03 minutes 05 seconds East 75.10 feet;

THENCE South 25 degrees 56 minutes 55 seconds East 50.00 feet;

THENCE South 64 degrees 03 minutes 55 seconds West 71.62 feet;

THENCE South 56 degrees 32 minutes 18 seconds West 81.63 feet;

THENCE South 52 degrees 55 minutes 47 seconds West 49.27 feet;

THENCE South 45 degrees 23 minutes 04 seconds West 51.72 feet;

THENCE South 40 degrees 15 minutes 57 seconds West 80.27 feet to the point and place of

BEGINNING.

BEING the same premises conveyed to Dorothy L. Artley, single, by Deed of Dorothy L. Artley, single, Charles A. Artley, Jr., single, and Sean C. Artley, single, dated February 8, 2007 and recorded March 1, 2007 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania to Instrument Number 200702141.

TITLE TO SAID PREMISES IS VESTED IN Dorothy L. Artley.

Tax Parcel: 17-10-025-02

Premises Being: 642B Austin Trail, Orangeville, PA 17859

PROPERTY ADDRESS: 642B Austin Trail, Orangeville, PA 17859

UPI/TAX PARCEL NUMBER: 17-10-025-02

PROPERTY ADDRESS: 642 B AUSTIN TRAIL, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-10-025-02

Seized and taken into execution to be sold as the property of DOROTHY DISIDORO, DAVID DISIDORO in suit of FIRST COLUMBIA BANK AND TRUST CO..

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:
ALICIA C MARINOS
BERWICK, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Alicia C. Marinos, Esquire
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
570-520-4019
I.D. #308151

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
F/K/A COLUMBIA COUNTY FARMERS	:	OF THE 26 TH JUDICIAL DISTRICT,
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF,	:	
	:	
vs.	:	CIVIL ACTION – LAW
	:	
DOROTHY L. DISIDORO, F/K/A	:	ACTION OF MORTGAGE FORECLOSURE
DOROTHY L. ARTLEY,	:	
DEFENDANT.	:	NO. 2015 – CV – 1663

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

(Pa. R.C.P. 3180 to 3183, and 3257)

Commonwealth of Pennsylvania

County of Columbia

To the Sheriff of Columbia County:

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

(1) 642B Austin Trail Orangeville, Pennsylvania 17859

Amount Due: \$125,783.23

Interest from 7/5/16
Through date of Sale: \$ _____

Costs to be Added: \$ _____

Total: \$ _____

Seal of the Court

Date: 9/6/16

Barbara N. Silvestri
Clerk of Courts, Columbia County Pennsylvania

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

NO.: 2015 – CV – 1663

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

First Columbia Bank & Trust Co., f/k/a
Columbia County Farmers National Bank,

Plaintiff,

Vs.

Dorothy L. Disidoro, f/k/a
Dorothy L. Artley,

Defendant.

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

COSTS:

Amount Due: \$125,783.23

Interest from 7/5/16
Through Date of Sale: \$ _____

Costs Paid:

Prothonotary: \$25.00

Sheriff: \$ _____

Other: \$ _____



Alicia C. Marinos, Esq.
Attorney for Plaintiff
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
I.D. #308151

REAL ESTATE OUTLINE

ED # 2016 ED 145DATE RECEIVED 9-8-2016
DOCKET AND INDEX 2015 CV 1663

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>002150</u>

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

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

NOV. 9 2016
Feb. 1 2017

NO.: 2015 – CV – 1663

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

First Columbia Bank & Trust Co., f/k/a
Columbia County Farmers National Bank,

Plaintiff,

Vs.

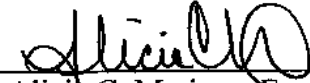
Dorothy L. Disidoro, f/k/a
Dorothy L. Artley,

Defendant.

2015-EN-145

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

Filed: 9-6-2016



Alicia C. Marinos, Esquire
Attorney for Plaintiff

Property Address: 642B Austin Trail, Orangeville, PA 17859

Service Address for Defendant: 150 Rhodes St, Bloomsburg, PA 17815

Alicia C. Marinos, Esquire
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
570-520-4019
I.D. #308151

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
F/K/A COLUMBIA COUNTY FARMERS	:	OF THE 26 TH JUDICIAL DISTRICT,
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF,	:	
	:	
vs.	:	CIVIL ACTION – LAW
	:	
DOROTHY L. DISIDORO, F/K/A	:	ACTION OF MORTGAGE FORECLOSURE
DOROTHY L. ARTLEY,	:	
DEFENDANT.	:	NO. 2015 – CV – 1663


2016-ED-145

TO THE PROTHONOTARY:

Issue a Writ of Execution in the above-matter:

AMOUNT DUE:	\$125,783.23
INTEREST FROM 7/5/16 to	
Date of Sale at \$14.320164097 per diem	\$ _____

Date: 9-6-2016


Alicia C. Marinos, Esquire
Attorney I.D. No. 308151
Attorney for Plaintiff

Alicia C. Marinos, Esquire
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
570-520-4019
I.D. #308151

FILED
2015 JUN 15 PM 01:04
CLERK OF COURT

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
F/K/A COLUMBIA COUNTY FARMERS	:	OF THE 26 TH JUDICIAL DISTRICT,
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF,	:	
	:	
vs.	:	CIVIL ACTION – LAW
	:	
DOROTHY L. DISIDORO, F/K/A	:	ACTION OF MORTGAGE FORECLOSURE
DOROTHY L. ARTLEY,	:	
DEFENDANT.	:	NO. 2015 – CV – 1663

AFFIDAVIT PURSUANT TO RULE 3129.1

First Columbia Bank & Trust Co., f/k/a Columbia County Farmers National Bank, Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 642B Austin Trail, Orangeville, Pennsylvania 17815:

1. Name and address of owners or reputed owners:

<u>Name:</u>	<u>Address:</u>
Dorothy L. Disidoro, f/k/a Dorothy L Artley	150 Rhodes St. Bloomsburg, PA 17815

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

<u>Name:</u>	<u>Address:</u>
Dorothy L. Disidoro, f/k/a Dorothy L Artley	150 Rhodes St. Bloomsburg, PA 17815

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

<u>Name:</u>	<u>Address:</u>
First Columbia Bank & Trust Co., f/k/a Columbia County Farmers National Bank	232 East Street Bloomsburg, PA 17815

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

Name:	Address:
First Columbia Bank & Trust Co., f/k/a Columbia County Farmers National Bank	232 East Street Bloomsburg, PA 17815

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

Name:	Address:
None.	

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

Name:	Address:
David Disidoro, Sr.	558 Larocks Road Sugarloaf, PA 18249

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

Name:	Address:
David Disidoro, Sr.	558 Larocks Road Sugarloaf, PA 18249

I verify that the statements made in this 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. § 4904 relating to unsworn falsification to authorities.

Date: 9-6-16

First Columbia Bank & Trust Co.

by: Jeffrey E. Nelson

NO.: 2015 – CV – 1663

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

First Columbia Bank & Trust Co., f/k/a
Columbia County Farmers National Bank,

Plaintiff,

Vs.

Dorothy L. Disidoro, f/k/a
Dorothy L. Artley,

Defendant.

2016-ED-145

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

Filed: 9-6-2016

Alicia C. Marinos
Alicia C. Marinos, Esquire
Attorney for Plaintiff

Property Address: 642B Austin Trail, Orangeville, PA 17859

Service Address for Defendant: 150 Rhodes St, Bloomsburg, PA 17815

Alicia C. Marinos, Esquire
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
570-520-4019
I.D. #308151


FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
F/K/A COLUMBIA COUNTY FARMERS	:	OF THE 26 TH JUDICIAL DISTRICT,
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF,	:	
	:	
vs.	:	CIVIL ACTION – LAW
	:	
DOROTHY L. DISIDORO, F/K/A	:	ACTION OF MORTGAGE FORECLOSURE
DOROTHY L. ARTLEY,	:	
DEFENDANT.	:	NO. 2015 – CV – 1663 2016-ED-145

TO THE PROTHONOTARY:

Issue a Writ of Execution in the above-matter:

AMOUNT DUE:	\$125,783.23
INTEREST FROM 7/5/16 to	
Date of Sale at \$14.320164097 per diem	\$ _____

Date: 9-6-2016


Alicia C. Marinos, Esquire
Attorney I.D. No. 308151
Attorney for Plaintiff

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	:	
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DOROTHY L. ARTLEY,	:	
DEFENDANT.	:	NO. 2015 – CV -- 1663

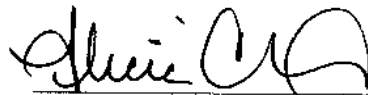
AFFIDAVIT OF WHEREABOUTS OF DEFENDANT

BY ORDER OF THE SHERIFF OF COLUMBIA COUNTY:

Sir: - There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure, styled as follows: First Columbia Bank & Trust Co., f/k/a Columbia County Farmers National Bank, Plaintiff, vs. Dorothy L. Disidoro, f/k/a Dorothy L. Artley, Defendant.

The Defendant, Dorothy L. Disidoro, f/k/a Dorothy L. Artley, will be found at 150 RHODES ST., BLOOMSBURG, PENNSYLVANIA 17815.

Date: 9-6-16



Alicia C. Marinos, Esquire
Attorney I.D. No. 308151
Attorney for Plaintiff
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603


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DOROTHY L. ARTLEY,	:	
DEFENDANT.	:	NO. 2015 – CV – 1663

WAIVER OF WATCHMAN

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WITHIN MAY LEAVE SAME WITHOUT A WATCHMEN, 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.

Date: 9-6-16


Alicia C. Marinos, Esquire
Attorney I.D. No. 308151
Attorney for Plaintiff
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603

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F/K/A COLUMBIA COUNTY FARMERS	:	OF THE 26 TH JUDICIAL DISTRICT,
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PLAINTIFF,	:	
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DOROTHY L. ARTLEY,	:	
DEFENDANT.	:	NO. 2015 – CV – 1663

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, she has knowledge of the following facts, to wit:

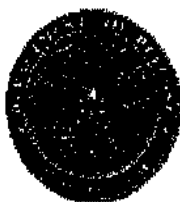
1. Inquiry has been made with the Department of Defense, and it has been determined that Defendant is not in the Military or Naval Service of the United States or its Allies, and/or does not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 U.S.C. App. § 501; and

2. Defendant, Dorothy L. Disidoro, f/k/a Dorothy L. Artley, 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: 9-6-2016


Alicia C. Marinos, Esquire



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: DISIDORO

First Name:

Middle Name:

Active Duty Status As Of: Dec-16-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	NA	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 whether 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. Snavely-Dixon

Mary M. Snavely-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 this URL:

<https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address>. 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 § 602(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 data provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 54Q2LFD5M24DAE0

Department of Defense Manpower Data Center

Results as of: Dec-16-2015 10:17:04 AM

SCRA 3.0



Status Report

Pursuant to Servicemembers Civil Relief Act

Last Name: DISIDORO

First Name:

Middle Name:

Active Duty Status As Of: Dec-16-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	NA	NA

This response reflects whether the individual's active duty status based on the Active Duty Status Date

Left Active Duty Within 365 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	NA	NA

This response reflects whether the individual left active duty status within 365 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	NA	NA

This response reflects whether the individual or his/her unit has received early notification to report for active duty

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Certificate ID: N449LFF5X24DDC0

DESCRIPTION – 642B AUSTIN TRAIL, ORANGEVILLE, PA 17859

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

BEGINNING at a point along the western side of State Route No. 4039, known as the “Austin Trail”;

THENCE North 26 degrees 18 minutes 34 seconds West 66.33 feet;

THENCE North 24 degrees 03 minutes 43 seconds West, 70.14 feet;

THENCE North 21 degrees 26 minutes 26 seconds West, 22.50 feet;

THENCE North 30 degrees 30 minutes 30 seconds East 113.50 feet;

THENCE North 43 degrees 16 minutes 07 seconds East 54.51 feet;

THENCE North 57 degrees 01 minutes 18 seconds East 122.04 feet;

THENCE North 61 degrees 14 minutes 47 seconds East 128.82 feet;

THENCE South 15 degrees 46 minutes 20 seconds East 264.10 feet;

THENCE South 63 degrees 41 minutes 26 seconds West 352.37 feet to the point and place of BEGINNING.

CONTAINING 1.999 acres of land, more or less, as more fully described in a draft of survey prepared by Matthew W. Laidacker, PLS, dated June 12, 1996, and recorded simultaneously therewith.

UNDER AND SUBJECT to a 50 foot right-of-way running along the northern edge of the above described parcel, said right-of-way being described as follows:

BEGINNING at a point along the eastern side of State Route 4039;

THENCE North 21 degrees 26 minutes 26 seconds West 37.86 feet;

THENCE North 16 degrees 59 minutes 52 seconds West 9.96 feet;

THENCE North 40 degrees 15 minutes 57 seconds East 54.72 feet;

THENCE North 45 degrees 23 minutes 04 seconds East 53.96 feet;

THENCE North 52 degrees 55 minutes 47 seconds East 64.53 feet;

THENCE North 56 degrees 22 minutes 18 seconds East 79.15 feet;

THENCE North 64 degrees 03 minutes 05 seconds East 75.10 feet;

THENCE South 25 degrees 56 minutes 55 seconds East 50.00 feet;

THENCE South 64 degrees 03 minutes 55 seconds West 71.62 feet;

THENCE South 56 degrees 32 minutes 18 seconds West 81.63 feet;

THENCE South 52 degrees 55 minutes 47 seconds West 49.27 feet;

THENCE South 45 degrees 23 minutes 04 seconds West 51.72 feet;

THENCE South 40 degrees 15 minutes 57 seconds West 80.27 feet to the point and place of BEGINNING.

BEING the same premises conveyed to Dorothy L. Artley, single, by Deed of Dorothy L. Artley, single, Charles A. Artley, Jr., single, and Sean C. Artley, single, dated February 8, 2007 and recorded March 1, 2007 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania to Instrument Number 200702141.

TITLE TO SAID PREMISES IS VESTED IN Dorothy L. Artley.

Tax Parcel: 17-10-025-02

Premises Being: 642B Austin Trail, Orangeville, PA 17859

PROPERTY ADDRESS: 642B Austin Trail, Orangeville, PA 17859

UPI/TAX PARCEL NUMBER: 17-10-025-02

Marinos, McDonald & Knecht, LLP

120 Rear E. 3rd Street
Berwick, PA 18603
570-520-4019

First Columbia Bank & Trust Co.
Bloomsburg, PA 17815

002150

DATE

9/6/14

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ 1,350.00

One Thousand Three Hundred Fifty + 00/100

DOLLARS

MEMO: FCBT v. Disidaro

[Signature]

NOTORIZED SIGNATURE

⑈002150⑈ ⑈031305936⑈ 0785230⑈

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS AND RED IMAGE DISAPPEARS WITH HEAT.



SECURE
RECYCLE
RECYCLED