

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

SERVICE 1ST FEDERAL CREDIT UNION VS JOSHUA & LISA BIALECKI

NO. 21-2016 ED NO. 1522-2015 JD

DATE/TIME OF SALE: MAY 4, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 4391.89

POUNDAGE - 2% OF BID \$ 87.84

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

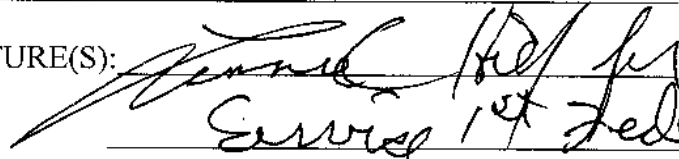
TOTAL AMOUNT NEEDED TO PURCHASE \$ 4479.73

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):


Service 1st Federal CU

TOTAL DUE: \$ 4479.73

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3129.73

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
SERVICE 1ST FEDERAL CREDIT UNION

vs.

Defendant
JOSHUA BIALECKI
LISA BIALECKI

Attorney for the Plaintiff:
LONNIE C. HILL
47 NORTH THIRD STREET
LEWISBURG, PA 17837

Sheriff's Sale Date: Wednesday, May 4, 2016

Writ of Execution No. : 2015CV1522

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 148 MCHENRY HILL ROAD, 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	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,411.44
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	\$225.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Surcharge	\$160.00

Total Sheriff Costs **\$2,327.44**

Municipal Costs

Delinquent Taxes	\$1,996.45
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Total Municipal Costs **\$1,996.45**

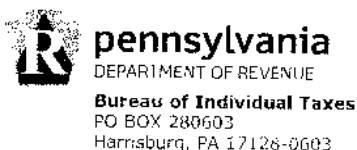
Distribution Costs

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

Grand Total: **\$4,391.89**

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

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

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

Name Lonnie C. Hill, Esquire		Telephone Number: (570) 524-4055	
Mailing Address 47 North Third Street		City Lewisburg	State ZIP Code PA 17837

B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Timothy T. Chamberlain, Sheriff		Telephone Number: (570) 389-5622	
Grantee(s)/Lessee(s) Service 1st Federal Credit Union		Telephone Number: (570) 271-6060	
Mailing Address 35 West Main Street, P.O. Box 380		Mailing Address 1419 Montour Boulevard, P.O. Box 159	
City Bloomsburg	State PA	ZIP Code 17815	City Danville
			State ZIP Code PA 17821

C. REAL ESTATE LOCATION

Street Address 148 McHenry Hill Road		City, Township, Borough Township of Orange, Orangeville	
County Columbia	School District	Tax Parcel Number 27-02-007-02,000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input type="checkbox"/> N		
1. Actual Cash Consideration	2. Other Consideration +	3. Total Consideration =
4. County Assessed Value 13,514.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = 48,650.40

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

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

2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party	Date
---	------

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



Friends you can bank on.
1419 Montour Blvd • PO Box 159
Danville, PA 17821-9122
2313



No. 0000131736

60-8760/2313

*** THREE THOUSAND ONE HUNDRED TWENTY-NINE DOLLARS AND ***
*** 73 CENTS ***

05/10/16

\$3,129.73

PAY EXACTLY **3,129 Dollars 73 Cents**

COLUMBIA COUNTY SHERIFF'S OFFICE

VOID AFTER 60 DAYS

TO THE
ORDER
OF



John L. Brown

AUTHORIZED SIGNATURE

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

⑈0000131736⑈ ⑆231387602⑆ ⑈90010000⑈78

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</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>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>496.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>141.44</u>	4-13
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1661.44</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>1996.45</u>	
TOTAL *****		\$ <u>1996.45</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 4391.89

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

DATE: 25-APR-16

FEE: \$5.00

CERT. NO24357

BIALECKI JOSHUA EUGENE & LISA
148 MCHENRY HILL RD
ORANGEVILLE PA 17859

DISTRICT: ORANGE TWP
DEED 20080-2310
LOCATION: LOT #3
PARCEL: 27 -02 -007-02,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2015	PRIM	863.38	12.00	30.00	905.38
2014	PRIM	949.29	11.78	125.00	1,086.07
TOTAL DUE :					\$1,991.45

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

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

REQUESTED BY:

Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION
vs.
BIALECKI, JOSHUA (et al.)

Case Number
2015CV1522

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/04/2016 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	148 MCHENRY HILL ROAD ORANGEVILLE, PA 17859
Phone:	
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	3/30/16
Time:	12:58
Deputy:	4 & 6
Mileage:	

Attorney / Originator:

Name: LONNIE C. HILL	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

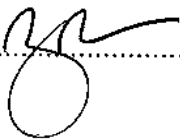
(POSTING)

2015CV1522

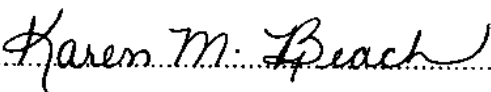
148 MCHENRY HILL ROAD, ORANGEVILLE, PA 17859 NO EXPIRATION

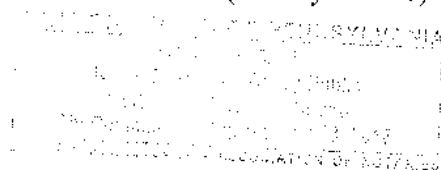
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 April 13, 20, 27, 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 27th day of April, 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.

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION
vs.
JOSHUA BIALECKI (et al.)

Case Number
2015CV1522

SHERIFF'S RETURN OF SERVICE

02/22/2016 03:58 PM - DEPUTY KEVIN DENT, 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 THE DEFENDANT, TO WIT: LISA BIALECKI AT 148 MCHENRY HILL ROAD, ORANGEVILLE, PA 17859.


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 24, 2016

Affirmed and subscribed to before me this
24TH day of FEBRUARY, 2016

NOTARY

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



Plaintiff Attorney: LONNIE C. HILL, 47 NORTH THIRD STREET, LEWISBURG, PA 17837

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION
vs.
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Case Number
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SHERIFF'S RETURN OF SERVICE

02/22/2016 03:58 PM - DEPUTY KEVIN DENT, 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 LISA BIALECKI, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOSHUA BIALECKI AT 148 MCHENRY HILL ROAD, ORANGEVILLE, PA 17859.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 24, 2016

Affirmed and subscribed to before me this

NOTARY

24TH day of FEBRUARY

2016

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

Plaintiff Attorney: LONNIE C. HILL, 47 NORTH THIRD STREET, LEWISBURG, PA 17837

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION
vs.
JOSHUA BIALECKI (et al.)

Case Number
2015CV1522

SHERIFF'S RETURN OF SERVICE

03/30/2016 12:58 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 148 MCHENRY HILL ROAD, ORANGEVILLE, PA 17859.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

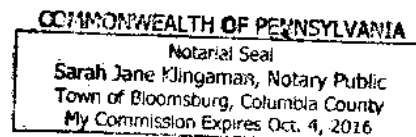
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 31, 2016

NOTARY

Affirmed and subscribed to before me this

31ST day of MARCH, 2016



Sarah Jane Klingaman

Plaintiff Attorney: LONNIE C. HILL, 47 NORTH THIRD STREET, LEWISBURG, PA 17837

LONNIE C. HILL

Attorney at Law
47 North Third Street
Lewisburg, PA 17837-1501

Telephone: (570) 524-4055

Fax: (570) 523-0754

FACSIMILE COVER SHEET

TO: Columbia County Sheriff's Office

FAX NUMBER: (570) 389-5625

FROM: Lonnie C. Hill, Esquire

DATE: March 31, 2016

Total Pages (including cover sheet): 6

RE: Joshua Eugene Bialecki and
Lisa A. Bialecki
Foreclosure Sale

Additional Information: Please find attached the filed Affidavit Pursuant to Rule 3129.1 for your records.

IMPORTANT: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivery of this message 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 this office immediately by telephone ("Collect", if necessary) to arrange for the return of the materials. Thank you!

FILED
PROTHONOTARY

2016 MAR 28 AM 9 44

CLERK OF JUDICIAL OFFICE
COUNTY OF COLUMBIA, PASERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

JOSHUA EUGENE BIALECKI and
LISA A. BIALECKI
Defendants: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2015-1522
: No.**AFFIDAVIT PURSUANT TO RULE 3129.1**

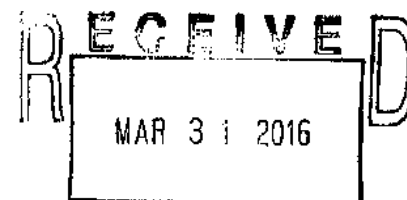
Lonnie C. Hill, Attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 148 McHenry Hill Road, Orangeville, PA:

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

Name	Address
Joshua E. Bialecki	148 McHenry Hill Road Orangeville, PA 17859
Lisa A. Bialecki	148 McHenry Hill Road Orangeville, PA 17859

2. Name and address of defendant(s) in the judgement:

Name	Address
Joshua E. Bialecki	148 McHenry Hill Road Orangeville, PA 17859
Lisa A. Bialecki	148 McHenry Hill Road Orangeville, PA 17859

Lonnie C. Hill
Attorney at Law
15-735

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

Name	Address
Service 1 st Federal Credit Union	1419 Montour Boulevard P.O. Box 159 Danville, PA 17821

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

Name	Address
Joshua E. Bialecki	148 McHenry Hill Road Orangeville, PA 17859
Lisa A. Bialecki	148 McHenry Hill Road Orangeville, PA 17859

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
Columbia County Domestic Relations	15 Perry Avenue Bloomsburg, PA 17815

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
Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
Bureau of Financial Operations
Third Party Liability Unit
Estate Recovery Unit

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department
P.O. Box 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

US Department of the Treasury
Internal Revenue Service
IRS Advisory Group

600 Arch Street
Room 3259
Philadelphia, PA 19106

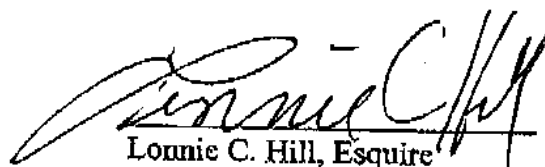
Occupants

148 McHenry Hill Road
Orangeville, PA 17859

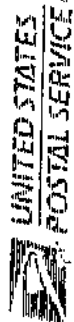
VERIFICATION

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. § 4904 relating to unsworn falsification to authorities.

Date: 3.24.16

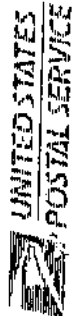


Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender Lonnie C. Hill, Esquire 47 North Third St Lewisburg PA 17837	TOTAL NO. of Pieces Listed by Sender <div style="font-size: 2em; text-align: center;">12</div>	Affix Stamp Here Postmark with Date of Receipt. <div style="text-align: center;"> \$4.56 R2305M147531-07 </div>
USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code *)	Postage Fees Special Handling Parcel Airmail
	Joshua E Bialecki 148 McHenry Hill Road Orangeville PA 17859	
	Lisa A. Bialecki 148 McHenry Hill Road Orangeville PA 17859	
	US Department of Treasury TRS Advisory Group 600 Arch St, Rm 3A59 Philadelphia PA 19106 Department of Public Welfare Estate Recovery Unit P.O. Box 8486 Harrisburg PA 17105	
	Columbia County Domestic Relations 15 Perry Avenue Bloomsburg PA 17815	
	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg PA 17815	



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office	Affix Stamp Here Postmark with Date of Receipt	Postage	Fee	Special Handling	Parcel Affirm
UNITED STATES POSTAL SERVICE Lonnie C. Hill, Esquire 47 North Third St Lewisburg PA 17837								
USPS Tracking Number Firm-specific Identifier		Postmaster, per (name of receiving employee) <i>David Baker</i>						
Address (Name, Street, City, State, and Zip Code)		Comm of PA Dept of Public Welfare P.O. Box 2675 Harrisburg PA 17105						
		Comm of PA Inheritance Tax Office 110 North 8th Street Suite 201 Philadelphia, PA 19107						
		Comm of PA Inheritance Tax Division 6th Floor Strawberry Sq. Department # 280601 Harrisburg PA 17128						
		Pennsylvania Dept of Revenue Bureau of Compliance Affn Sheriff Sales P.O. Box 281230 Harrisburg PA 17128						
		Occupants 148 McKenry Hill Road Orangeville PA 17359						
		Service 1st Federal Credit Union 1419 Mumhour Blvd P.O. Box 159 Danville PA 17821						



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



INTERNAL REVENUE SERVICE
1001 LIBERTY AVE
13TH FLOOR, SUITE 1300
PITTSBURGH PA 15222

21

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

21 cv 2016

DATE: 16-MAR-16

FEE: \$5.00

CERT. NO23711

BIALECKI JOSHUA EUGENE & LISA
148 MCHENRY HILL RD
ORANGEVILLE PA 17859

DISTRICT: ORANGE TWP
DEED 20080-2310
LOCATION: LOT #3
PARCEL: 27 -02 -007-02,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2015	PRIM	857.37	12.00	0.00	869.37
2014	PRIM	943.39	11.78	55.00	1,010.17
TOTAL DUE :					\$1,879.54

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

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

REQUESTED BY:

Columbia County Sheriff

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



71901140006000074114

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

21

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION
vs.
BIALECKI, JOSHUA (et al.)

Case Number
2015CV1522

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOSHUA BIALECKI

Primary Address: 148 MCHENRY HILL ROAD
ORANGEVILLE, PA 17859

Phone: DOB: 04/29/1982

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: LISA BIALECKI

Relation: WIFE

Date: 2/22/16 Time: 1558

Deputy: 5 Mileage:

Attorney / Originator:

Name: LONNIE C. HILL

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BIALECKI, JOSHUA

2015CV1522

148 MCHENRY HILL ROAD, ORANGEVILLE, PA 17859 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION
vs.
BIALECKI, JOSHUA (et al.)

Case Number
2015CV1522

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LISA BIALECKI

Primary Address: 148 MCHENRY HILL ROAD
ORANGEVILLE, PA 17859

Phone: DOB: 04/29/1982

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation: DEF

Date: 2/22/16 Time: 1558

Deputy: S Mileage:

Attorney / Originator:

Name: LONNIE C. HILL

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BIALECKI, LISA

2015CV1522

148 MCHENRY HILL ROAD, ORANGEVILLE, PA 17859 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION
vs.
BIALECKI, JOSHUA (et al.)

Case Number
2015CV1522

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/04/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name: CENTRAL COLUMBIA SD

Primary Address: BLUE JAY DRIVE
BLOOMSBURG, PA 17815

Phone: _____ **DOB:** _____

Alternate Address: _____

Phone: _____

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Connie Johnson*

Relation: *Receptionist*

Date: *2/22/16* **Time:** *10:52*

Deputy: *4* **Mileage:** _____

Attorney / Originator:

Name: LONNIE C. HILL **Phone:** _____

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2015CV1522

BLUE JAY DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION
vs.
BIALECKI, JOSHUA (et al.)

Case Number
2015CV1522

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 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: A Talanca

Relation: Clerk

Date: 3/19/16

Time: 10:16

Deputy: 4

Mileage:

Attorney / Originator:

Name: LONNIE C. HILL

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV1522

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION
vs.
BIALECKI, JOSHUA (et al.)

Case Number
2015CV1522

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 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 Millie

Relation: Clerk

Date: 2/19/16 Time: 10:15

Deputy: 4 Mileage:

Attorney / Originator:

Name: LONNIE C. HILL

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV1522

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

JOSHUA EUGENE BIALECKI and
LISA A. BIALECKI
Defendants

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2015-1522

: 2016-ED-21

:SS

:

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

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:

148 McHenry Hill Road, Orangeville, PA 17859

Principal	\$45,121.80
Interest from July 21, 2015 to present	\$1,215.42
Late charges from July 21, 2015 to present	\$150.00
Attorney's collection fee	\$4,430.02
Filing Fee-Complaint	\$130.00
Sheriff Costs	\$44.00
Filing Fee-Praecipe for Default Judgment	\$25.00
Filing Fee-Praecipe for Writ	<u>\$25.00</u>
Total real debt	\$51,141.24

Barbara N. Alivetti
Prothonotary

Stephen W. Stary
Deputy

Date: February 5, 2016

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

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

JOSHUA EUGENE BIALECKI and
LISA A. BIALECKI
Defendants

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2015-1522

: 2016-ED-21
:SS

:

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

To the Sheriff of Columbia County:

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Sheriff Costs	\$44.00
Filing Fee-Praecipe for Default Judgment	\$25.00
Filing Fee-Praecipe for Writ	<u>\$25.00</u>
Total real debt	\$51,141.24

Barbara N. Silcott
Prothonotary

Stephanie Stroup
Deputy

Date: February 5, 2016

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

SHERIFF SALE
May 4, 2016
AT 9:00 A.M. EST
In the Columbia County Courthouse
REAL ESTATE

BY VIRTUE OF WRIT OF EXECUTION NO. 21-2016 AND CIVIL WRIT NO. 1522-2015 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COURNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO (2) CERTAIN pieces, parcels or tracts of land situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin at the common corner of other lands now or formerly of Raymond H. Musselman, Tract No. 2, lands now or formerly of Matthew D. Talmo, Jr. and lands now or formerly of John M. Welsh, Jr.;

THENCE along the eastern line of said Tract No. 2, North 30 degrees 17 minutes 51 seconds East, 189.30 feet to an iron pin on the southerly line of lands now or formerly of Raymond J. Musselman;

THENCE along the southerly line of lands of said Musselman, South 47 degrees 56 minutes 38 seconds East, 157.00 feet to an iron pin at the northwest corner of other lands now or formerly of Raymond H. Musselman, Tract No. 4;

THENCE along the westerly line of said Tract No. 4, South 12 degrees 33 minutes 46 seconds West, 150.34 feet to an iron pin at the northeast corner of lands now or formerly of John M. Welsh, Jr.

THENCE along the northerly line of lands of said Welsh, Jr. North 63 degrees 45 minutes 00 seconds West, 200.00 feet to the **PLACE OF BEGINNING**.

CONTAINING 29.155.89 square feet (0.669 acres) of land in all. This description is in accordance with a draft of survey prepared by Bafile, James and Associates, dated April 7, 1989.

PARCEL NO. 2:

BEGINNING at an iron pin on the northerly right-of-way of Township Route No. 561, leading from Pennsylvania State Highway Legislative Route No. 19063 to Pennsylvania State Highway Legislative Route No. 19030, said pin being 259.79 feet distance on a course running South 63 degrees 47 minutes 59 seconds East from an iron pin at the Southeast corner of Lot No. 1, said pin also being the Southeast corner of Lot No. 2:

THENCE along the easterly line of Lot No. 2, North 30 degrees 17 minutes 51 seconds East, 299.30 feet to an iron pin and other lands of Raymond H. Musselman;

THENCE along other lands of said Musselman, South 63 degrees 45 minutes East, 200.00 feet to an iron pin at the Northwest corner of Lot No. 4:

THENCE along the westerly line of Lot No. 4, South 12 degrees 33 minutes 46 seconds West, 301.22 feet to an iron pin on the northerly right-of-way of Township Route No. 561;

THENCE along said right-of-way North 64 degrees 54 minutes 11 seconds West, 292.46 feet to the **PLACE OF BEGINNING**.

CONTAINING 1.672 acres of land in all, and being Lot No. 3 of lands of Raymond H. Musselman as shown on a draft prepared by T. Bryce James, R.S. on July 11, 1970.

TAX PARCEL NO. 27-02-007-02.

BEING KNOWN AS: 148 McHenry Hill Road, Orangeville, PA 17859

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 (8) days after the sale in the form of 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 either to sue the bidder for the balance due without a resale of 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 a 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.

Notice is hereby given all claimants and parties in interest that the Sheriff will for all sales where filing of schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are file thereto within ten (10) days thereafter.

LONNIE C. HILL, ESQUIRE
ATTORNEY FOR THE PLAINTIFF

SHERIFF OF COLUMBIA COUNTY
TIMOTHY T. CHAMBERLAIN

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1522

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, MAY 04, 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 THOSE TWO (2) CERTAIN pieces, parcels or tracts of land situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the common corner of other lands now or formerly of Raymond H. Musselman, Tract No. 2, lands now or formerly of Matthew D. Talmo, Jr. and lands now or formerly of John M. Welsh, Jr.; THENCE along the eastern line of said Tract No. 2, North 30 degrees 17 minutes 51 seconds East, 189.30 feet to an iron pin on the southerly line of lands now or formerly of Raymond J. Musselman;

THENCE along the southerly line of lands of said Musselman, South 47 degrees 56 minutes 38 seconds East, 157.00 feet to an iron pin at the northwest corner of other lands now or formerly of Raymond H. Musselman, Tract No. 4; THENCE along the westerly line of said Tract No. 4, South 12 degrees 33 minutes 46 seconds West, 150.34 feet to an iron pin at the northeast corner of lands now or formerly of John M. Welsh, Jr. THENCE along the northerly line of lands of said Welsh, Jr. North 63 degrees 45 minutes 00 seconds West, 200.00 feet to the PLACE OF BEGINNING.

CONTAINING 29.155.89 square feet (0.669 acres) of land in all. This description is in accordance with a draft of survey prepared by Bafle, James and Associates, dated April 7, 1989.

PARCEL NO. 2:

BEGINNING at an iron pin on the northerly right-of-way of Township Route No. 561, leading from Pennsylvania State Highway Legislative Route No. 19063 to Pennsylvania State Highway Legislative Route No. 19030, said pin being 259.79 feet distance on a course running South 63 degrees 47 minutes 59 seconds East from an iron pin at the Southeast corner of Lot No. 1, said pin also being the Southeast corner of Lot No. 2; THENCE along the easterly line of Lot No. 2, North 30 degrees 17 minutes 51 seconds East, 299.30 feet to an iron pin and other lands of Raymond H. Musselman;

THENCE along other lands of said Musselman, South 63 degrees 45 minutes East, 200.00 feet to an iron pin at the Northwest corner of Lot No. 4;

THENCE along the westerly line of Lot No. 4, South 12 degrees 33 minutes 46 seconds West, 301.22 feet to an iron pin on the northerly right-of-way of Township Route No. 561;

THENCE along said right-of-way North 64 degrees 54 minutes 11 seconds West, 292.46 feet to the PLACE OF BEGINNING.

CONTAINING 1.672 acres of land in all, and being Lot No. 3 of lands of Raymond H. Musselman as shown on a draft prepared by T. Bryce James, R.S. on July 11, 1970.

IT BEING THE SAME PREMISES which Alice Jane Bialecki, a single person, by her deed dated March 13, 2014 and recorded March 14, 2008 having an instrument number of 200802310 granted and conveyed unto Joshua Eugene Bialecki and Lisa A. Bialecki, husband and wife.

PROPERTY ADDRESS: 148 MCHENRY HILL ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-02-007-02

Seized and taken into execution to be sold as the property of JOSHUA BIALECKI, LISA BIALECKI in suit of SERVICE 1ST FEDERAL CREDIT UNION.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
LONNIE C. HILL
LEWISBURG, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 21-16

DATE RECEIVED 2-19-16
DOCKET AND INDEX 2-19-16

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>129383</u>

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

SALE DATE 5-4-16 TIME 0900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

LONNIE C. HILL
Attorney at Law
47 North Third Street
Lewisburg, PA 17837-1501

Telephone: (570) 524-4055

Fax: (570) 523-0754

February 16, 2016

Timothy T. Chamberlain, Sheriff of Columbia County
Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Service 1st Federal Credit Union vs.
Joshua Eugene Bialecki and Lisa A. Bialecki
CV-2015-1522

Dear Sheriff Chamberlain:

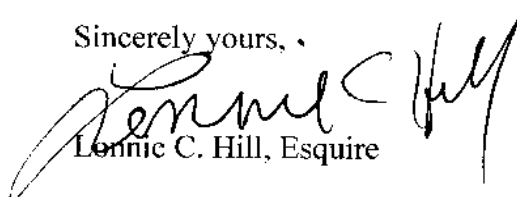
Reference is made to the above-captioned matter. Please find enclosed the items as follows;

1. Six copies of the Writ of Execution.
2. Three copies of the Sheriff's Sale Notice.
3. Six copies of the legal description.
4. Certificate of Residence of the Parties.
5. One copy of the Affidavit of Non-Military Service.
6. One Waiver of Watchman.
7. Affidavit Pursuant to Rule 3129.1.
8. A check in the amount of \$1,350.00 for the deposit.

Please fill in the Sheriff's Sale date and return my copies in the enclosed self-addressed envelope. Upon receipt I will serve the notice and file the Affidavit Pursuant to Rule 3129.1.

Should you have any questions or need further information, please do not hesitate to contact my office.

Sincerely yours, •


Lonnie C. Hill, Esquire

LCH:ced

Enclosures (22)

cc: Dedra Celona, Collection Specialist
Service 1st Federal Credit Union

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

JOSHUA EUGENE BIALECKI and
LISA A. BIALECKI
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2015-1522
: No.

AFFIDAVIT PURSUANT TO RULE 3129.1

Lonnie C. Hill, Attorney for the 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 148 McHenry Hill Road, Orangeville, PA:

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

Name	Address
Joshua E. Bialecki	148 McHenry Hill Road Orangeville, PA 17859
Lisa A. Bialecki	148 McHenry Hill Road Orangeville, PA 17859

2. Name and address of defendant(s) in the judgement:

Name	Address
Joshua E. Bialecki	148 McHenry Hill Road Orangeville, PA 17859
Lisa A. Bialecki	148 McHenry Hill Road Orangeville, PA 17859

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

Name	Address
Service 1st Federal Credit Union	1419 Montour Boulevard P.O. Box 159 Danville, PA 17821

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

Name	Address
Joshua E. Bialecki	148 McHenry Hill Road Orangeville, PA 17859
Lisa A. Bialecki	148 McHenry Hill Road Orangeville, PA 17859

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
US Department of the Treasury Internal Revenue Service IRS Advisory Group	600 Arch Street Room 3259 Philadelphia, PA 19106
Department of Public Welfare Bureau of Financial Operations Third Party Liability Unit Estate Recovery Unit	P.O. Box 8486 Harrisburg, PA 17105-8486
Columbia County Domestic Relations	15 Perry Avenue Bloomsburg, PA 17815

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:

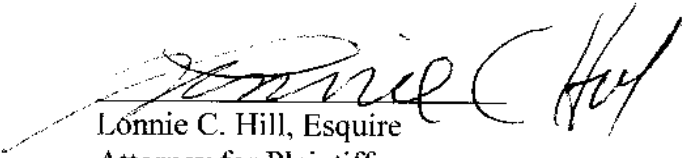
Name	Address
Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6 th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare Bureau of Financial Operations Third Party Liability Unit Estate Recovery Unit	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
Pennsylvania Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
US Department of the Treasury Internal Revenue Service IRS Advisory Group	Federated Investors Tower 1001 Liberty Avenue 13th Floor Suite 1300 Pittsburgh, PA 15222
Occupants	148 McHenry Hill Road Orangeville, PA 17859

VERIFICATION

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. § 4904 relating to unsworn falsification to authorities.

Date:

2-16-16


Lonnie C. Hill, Esquire
Attorney for Plaintiff
ID # 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

JOSHUA EUGENE BIALECKI and
LISA A. BIALECKI
Defendants

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2015-1522

: 2016-ED-21

:SS

:

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

To the Sheriff of Columbia County:

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148 McHenry Hill Road, Orangeville, PA 17859

Principal	\$45,121.80
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Attorney's collection fee	\$4,430.02
Filing Fee-Complaint	\$130.00
Sheriff Costs	\$44.00
Filing Fee-Praecipe for Default Judgment	\$25.00
Filing Fee-Praecipe for Writ	<u>\$25.00</u>
Total real debt	\$51,141.24

Barbara N. Silvestri
Prothonotary

Stephen Hays
Deputy

Date: February 5, 2016

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

LEGAL DESCRIPTION

Property Address: 148 McHenry Hill Road
Orangeville, PA 17859

Tax Id No. 27-02-007-02

ALL THOSE TWO (2) CERTAIN pieces, parcels or tracts of land situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin at the common corner of other lands now or formerly of Raymond H. Musselman, Tract No. 2, lands now or formerly of Matthew D. Talmo, Jr. and lands now or formerly of John M. Welsh, Jr.;

THENCE along the eastern line of said Tract No. 2, North 30 degrees 17 minutes 51 seconds East, 189.30 feet to an iron pin on the southerly line of lands now or formerly of Raymond J. Musselman;

THENCE along the southerly line of lands of said Musselman, South 47 degrees 56 minutes 38 seconds East, 157.00 feet to an iron pin at the northwest corner of other lands now or formerly of Raymond H. Musselman, Tract No. 4;

THENCE along the westerly line of said Tract No. 4, South 12 degrees 33 minutes 46 seconds West, 150.34 feet to an iron pin at the northeast corner of lands now or formerly of John M. Welsh, Jr.

THENCE along the northerly line of lands of said Welsh, Jr. North 63 degrees 45 minutes 00 seconds West, 200.00 feet to the **PLACE OF BEGINNING**.

CONTAINING 29.155.89 square feet (0.669 acres) of land in all. This description is in accordance with a draft of survey prepared by Bafle, James and Associates, dated April 7, 1989.

PARCEL NO. 2:

BEGINNING at an iron pin on the northerly right-of-way of Township Route No. 561, leading from Pennsylvania State Highway Legislative Route No. 19063 to Pennsylvania State Highway Legislative Route No. 19030, said pin being 259.79 feet distance on a course running South 63 degrees 47 minutes 59 seconds East from an iron pin at the Southeast corner of Lot No. 1, said pin also being the Southeast corner of Lot No. 2:

THENCE along the easterly line of Lot No. 2, North 30 degrees 17 minutes 51 seconds East, 299.30 feet to an iron pin and other lands of Raymond H. Musselman;

THENCE along other lands of said Musselman, South 63 degrees 45 minutes East, 200.00 feet to an iron pin at the Northwest corner of Lot No. 4:

THENCE along the westerly line of Lot No. 4, South 12 degrees 33 minutes 46 seconds West, 301.22 feet to an iron pin on the northerly right-of-way of Township Route No. 561;

THENCE along said right-of-way North 64 degrees 54 minutes 11 seconds West, 292.46 feet to the **PLACE OF BEGINNING**.

CONTAINING 1.672 acres of land in all, and being Lot No. 3 of lands of Raymond H. Musselman as shown on a draft prepared by T. Bryce James, R.S. on July 11, 1970.

IT BEING THE SAME PREMISES which Alice Jane Bialecki, a single person, by her deed dated March 13, 2014 and recorded March 14, 2008 having an instrument number of 200802310 granted and conveyed unto Joshua Eugene Bialecki and Lisa A. Bialecki, husband and wife.

Document Receipt

Trans #	7424	Carrier / service	USPS Server	First-Class Mail®	2/19/2016 12:00:00 AM
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Ship to

INTERNAL REVENUE SERVICE

1001 LIBERTY AVE
13TH FLOOR, SUITE 1300

PITTSBURGH PA 15222

Tracking #	71901140008000074183
Doc Ref #:	21ED2016
Postage	5.1300

Document Receipt

Trans #	7423	Carrier / service:	USPS Server	First-Class Mail®	2/19/2016 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

PO BOX 281230

Tracking #: 71901140C06000C74176

Doc Ref #: 21ED2016

Postage: 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	7422	Carrier / service:	USPS Server	First-Class Mail®	2/19/2016 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 71901140006000074169

Doc Ref #: 21ED2016

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	7421	Carrier / service:	USPS Server	First-Class Mail®	2/19/2016 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

110 NORTH 8TH STREET
SUITE 204

PHILADELPHIA PA 19107

Tracking #:	719C11400060000/4152
Doc Ref #:	21ED2016
Postage	5.1300

Document Receipt

Trans #	7420	Carrier / service:	USPS Server	First-Class Mail®	2/19/2016 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000074145

Doc Ref #: 21ED2016

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7419	Carrier / service	USPS Server	First-Class Mail®	2/19/2016 12:30:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 71901140006000074136

Doc Ref #: 21ED2016

Postage: 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7418	Carrier / service:	USPS Server	First-Class Mail®	2/19/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000074121

Doc Ref #: 21ed2016

Postage: 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	7417	Carrier / service:	USPS Server	First-Class Mail®	2/19/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140036000074114

Doc Ref #: 21ed2016

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	7416	Carrier / service:	USPS Server	First-Class Mail®	2/19/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000074107

Doc Ref #: 21ed2016

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7415	Carrier / service	USPS Server	First-Class Mail®	2/19/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281233

Tracking # 71901140006000074091

Doc Ref # 21ed2016

Postage 5.1300

HARRISBURG PA 17128

SERVICE 1ST FEDERAL CREDIT UNION.
Plaintiff

vs.

JOSHUA EUGENE BIALECKI and
LISA A. BIALECKI
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2015-1522

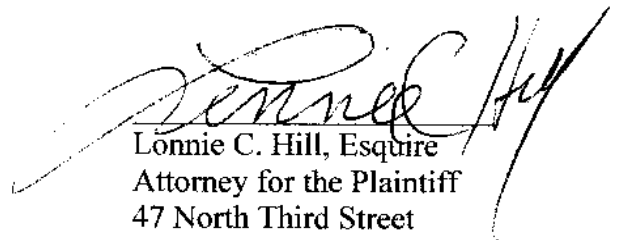
CERTIFICATE OF RESIDENCE OF THE PARTIES

CERTIFICATE OF RESIDENCE

I certify that plaintiff, Service 1st Federal Credit Union has a corporate address of 1419 Montour Boulevard Danville, P.O. Box 159, Pennsylvania, 17821, and that the defendants, Joshua Eugene Bialecki and Lisa A. Bialecki, resides at 148 McHenry Hill Road, Orangeville, PA 17859. I understand that false statements made in this certificate are subject to the penalties of 18 Pa. Cons. Stat. Ann. § 4904, relating to unsworn falsification to authorities.

Date:

2.16.16



Lonnie C. Hill, Esquire
Attorney for the Plaintiff
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055
I.D. No. 41636

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

vs.

JOSHUA EUGENE BIALECKI and
LISA A. BIALECKI
Defendants

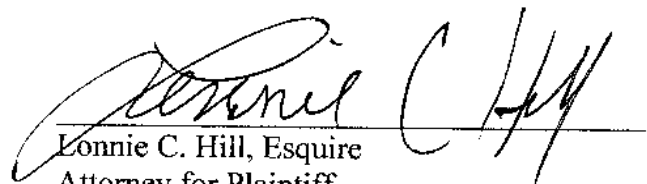
: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO. 2015-1522

VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that Defendants, Joshua Eugene Bialecki and Lisa A. Bialecki are over 18 years of age and reside at 148 McHenry Hill Road, Orangeville, PA 17859.



Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. No. 41636
47 North Third Street
Lewisburg, PA 17837
(570) 524-4055



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BIALECKI

First Name: JOSHUA

Middle Name:

Active Duty Status As Of: Jan-21-2016

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 04E25
Arlington, VA 22350



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: BIALECKI

First Name: LISA

Middle Name:

Active Duty Status As Of: Jan-21-2016

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 individuals' active duty status based on the Active Duty Status Date			

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

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

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

Mary M. Snavelly-Dixon

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via 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 § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: M6Q1G73CQ2E3630

SERVICE 1ST FEDERAL CREDIT UNION
Plaintiff

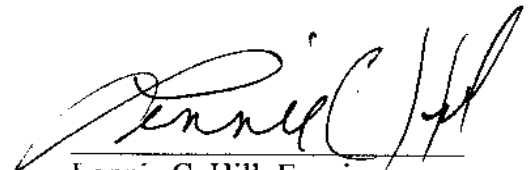
vs.

JOSHUA EUGENE BIALECKI and
LISA A. BIALECKI
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: PENNSYLVANIA
: 26TH JUDICIAL DISTRICT
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
: NO.2015-1322
: EX- _____

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.



Lonnie C. Hill, Esquire
Attorney for Plaintiff
I.D. # 41636
47 North Third Street
Lewisburg, PA 17837
570-524-4055



Friends you can bank on.
1419 Montour Blvd • PO Box 159
Danville, PA 17821-9122
2313



No. 0000129383

60-8760/2313

*** ONE THOUSAND THREE HUNDRED FIFTY DOLLARS AND 00 ***
*** CENTS ***

01/14/16

\$1,350.00

PAY

EXACTLY \$1,350 Dollars 00 Cents

COLUMBIA COUNTY SHERIFF

TO THE
ORDER
OF



VOID AFTER 60 DAYS

AUTHORIZED SIGNATURE

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES -- SEE BACK FOR DETAILS

⑈0000129383⑈ ⑆231387602⑆⑈90010000⑈78