Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK N.A. vs. SCOTT SHEPARD HILLIARD (et al.)

Case Number 2016CV1183

PROPERTY ADDRESS

96 HEMLOCK SPRINGS DRIVE, SHICKSHINNY, PA 18655

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	МЕМО	<i>CHK</i> #_	DEBIT	CREDIT
01/09/2017	Advance Fee	Advance Fec	80891	\$0.00	\$1,350.00
01/09/2017	Advertising Sale (Newspaper)			\$15,00	\$0.00
01/09/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/09/2017	Crying Sale			\$10.00	\$0.00
01/09/2017	Docketing			\$15.00	\$0.00
01/09/2017	Levy			\$15.00	\$0.00
01/09/2017	Mailing Costs			\$60.00	\$0.00
01/09/2017	Posting Handbill			\$15.00	\$0.00
01/09/2017	Poundage			\$134.00	\$0.00
01/09/2017	Press Enterprise Inc.			\$1,172.52	\$0.00
01/09/2017	Sheriff Automation Fund			\$50.00	\$0.00
01/09/2017	Web Posting			\$100.00	\$0.00
02/28/2017	Service			\$300.00	\$0,00
02/28/2017	Service Mileage			\$24.00	\$0.00
02/28/2017	Copies			\$10.00	\$0.00
02/28/2017	Notary Fee			\$10.00	\$0.00
02/28/2017	Surcharge			\$210.00	\$0.00
02/28/2017	Tax Claim Search			\$5.00	\$0.00

\$2,163.02 \$1,350.00

TOTAL BALANCE: \$(813.02)

Security reatures. Details on back.

a

HENRY & BEAVER LLP

P. O. Box 1140 Lebanon, PA 17042-1140 717-274-3644

LISTENING IS JUST THE BEGINNING.® 60-142/313

DATE

AMOUNT

03/01/2017

813.02

PAY TO THE ORDER

OF:

Sheriff of Columbia County

Eight hundred thirteen and two/100

35 W Main Street

Bloomsburg, PA 17815

17.53 18.24

General Account / Void After 180 Days

AUTHORIZED SIGNATURE

"OB1350" 1:0313014221: 0001135236"



Charles V. Henry, III

Frederick S. Wolf

Thomas P. Harlan

Wiley P. Parket*

John H. Whinnoyer

Christopher J. Coyle

Kevin M. Richards

Marc A. Hess

Army B. Leonard

Roberta J. Santiago

Heather A. Eggert

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

www.henrybeaver.com

R. Hart Beaver

Retired

Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

hess@henrybeaver.com

* Certified in Civil Trial Advocacy by the National Board of Trial Advocacy

February 27, 2017

VIA FACSIMILE 570-389-5625 AND U.S. MAIL

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

Re: FNB Bank, N.A. v. Scott S. Hilliard

No. 2016-CV-1183

Sheriff's Sale of 96 Hemlock Springs Drive, Shickshinny, Columbia County, PA

Dear Sheriff Chamberlain:

Please cancel the Sheriff's Sale in the above matter scheduled for Wednesday, March 8, 2017, and return the Writ to the Prothonotary. Plaintiff, FNB Bank, N.A., has received \$6,700.00 from the Defendant.

Thank you for your attention to this matter. If you have any questions or comments, or need anything further from me, please feel free to contact me.

KANDO N LUESS

/lif

cc: Ms. Heather Ace, FNB Bank, N.A.

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 February 15, 22, 2017 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 t	his 28th day of tebruary 20.17. Haren M. Beach (Notary Public)
	AND THE PROPERTY OF THE PROPER
	20for publishing the foregoing notice, and the



Charles V. Henty, III
Frederick S. Wolf
Thomas P. Harlan
Wiley P. Parker*
Juhn H. Whitmoyer
Christopher J. Coyle
Keyin M. Richards

Marc A. Hess

Amy B. Leonard Roberta J. Sontiago Heather A. Eggert 937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
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Phone (717) 274-3644, Ext. 115 Fax (717) 274-6782 hess@henrybeaver.com

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MARQ A. HESS

/lif

cc: Ms. Heather Ace, FNB Bank, N.A.

SHERIFF'S SALE COST SHEET

	vs. Hilliard
NOED NO	
DOCKET/RETURN SERVICE PER DEF. LEVY (PER PARCEL MAILING COSTS ADVERTISING SALE BILLS & CO ADVERTISING SALE (NEWSPAPI MILEAGE POSTING HANDBILL CRYING/ADJOURN SALE SHERIFF'S DEED TRANSFER TAX FORM DISTRIBUTION FORM	\$15.00 \$ 300100 \$15.00 \$ 60,00 OPIES \$17.50
COPIES	\$_/0.00
NOTARY	\$ 10,00
TOTAL *****	****** \$ <u>49</u> /,50
WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES 2-15 TOTAL *****	\$59451
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *****	\$ 10.00 \$_ ***********
REAL ESTATE TAXES: BORO, TWP & COUNTY 20 SCHOOL DIST. 20 DELINQUENT 20 TOTAL ****	
MUNICIPAL FEES DUE: SEWER 20 WATER 20 TOTAL *****	0\$ 0\$_ *************
SURCHARGE FEE (DSTE) MISC	\$ 13400 \$ \\ \\
	TS (OPENING BID) \$ 2/63.02

Tax Notice 2017 County & Municipality
BRIARCREEK TWP
MAKE CHECKS PAYABLE TO:
Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS:MAR & APR - TUE & THUR: 6PM - 8PM WED: 1-4 PM & 6 - 8 PM OTHER MONTHS WEDNESDAY ONLY PHONE:570-759-2118

FOR: COLUMBIA			DATE 03/01/2011		LL NO. 1 09 92
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING FIRE TWP RE	16,619	11,285 .35 1 6	183,80 5,70 16,29	187.55 5.82 16.62	
The discount & penalty have been calculated for your convenience	PAY THIS AM	PAY THIS AMOUNT		309.70 June 30 If paid on or before	340.67 June 30 If paid after
REQUESTED	Ct Discount	VTY T	WP		tax returned

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HILLIARD SCOTT S
96 HEMLOCK SPRINGS DR BOX D-14
SHICKSHINNY PA 18655

Wife a receipt, send a self-addressed stamped envelope with your payment.

HIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT.

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07 -05C-021-00,000
96 HEMLOCK SPRINGS DR
1.21 Acres Land 5,655
Buildings 10,964
Total Assessment 16,619

This tax returned to courthouse on: January 1, 2018

FNB BANK, N.A.,

Plaintiff

: IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

VS.

No. 2016-CV-1183

SCOTT S. HILLIARD.

Defendant

NOTICE OF SHERIFF'S SALE PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TAKE NOTICE that a Sheriff's sale of valuable real estate will be held at the Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania (or such other location as designated by the Sheriff on the date of sale) on

March 8th
_____, 2017
_____, 2017
_____, 2017
_____, 2017
_____, 2017
_____, 2017
______, 2017

of all the estates, rights, titles, properties, claims and demands of the property of Scott S. Hilliard which are more fully described below:

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

DATE: 13-FEB-17

FEE:\$5.00

CERT. NO26402

DISTRICT: BRIARCREEK TWP

HILLIARD SCOTT S 96 HEMLOCK SPRINGS DR BOX D-14 SHICKSHINNY PA 18655

DEED 20060-9190 LOCATION: LOTS 337-339 PARCEL: 07 -05C-021-00,000

			PEND	ING TO	TAL AMOUNT
YEAR	BILL ROLL	AMOUNT	INTEREST	COSTS	DUE
		. 			
2016	INTR	49.94	0.52	30.00	80.46
2016	PRIM	962.96	14.11	30.00	1,007.07
					
TOTAL	DUE :				\$1,087.53

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April ,2017 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2016

REQUESTED BY: COLUMBEA COUNTY SHEREFF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK N.A.
vs.
SCOTT SHEPARD HILLIARD (et al.)

Case Number 2016CV1183

SHERIFF'S RETURN OF SERVICE

01/12/2017 02:35 PM - DEPUTY SCOTT MAYERNICK, 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: SCOTT SHEPARD HILLIARD AT 96 HEMLOCK SPRINGS DR, SHICKSHINNY, PA 18655.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

January 13, 2017

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL NOTARIAL SEAL SARAH JANE KUNGANAN NOTARY PUBLIC TOWN OF BLOCK SEAR SEAR SEAR OCT ALCORD

NOTARY

Affirmed and subscribed to before me this

13TH day of

JANUARY

2017

Sarah Jan Klingama

Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK N.A.

VS.

SCOTT SHEPARD HILLIARD (et al.)

Case Number 2016CV1183

SHERIFF'S RETURN OF SERVICE

01/26/2017 03:43 PM - DEPUTY MARTIN BOUDMAN, 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 96 HEMLOCK SPRINGS DRIVE, SHICKSHINNY, PA 18655.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 27, 2017

COMMONWEALTH OF PENNSYLVANIA

NOTABLAL SEAL

SARAH JANE KUNGAMAN, NOTABY PUBLIC
TOWN OF BLOOMSEURS COLUMB, A COUNTY
MY COMMICS: ON EXPIRES CCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

27TH day of

JANUARY

2017

Sant Jan Kligaman

Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	FNB BANK	CN.A.		Case Number
Service Details: Category: Real Estate Sale - Sale Notice	vs. HILLIARD,	SCOTT SHEPARD (et al.)		2016CV1183
Service Details: Category: Real Estate Sale - Sale Notice		SERVICE	COVER SHEET	
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve 10: Final Service: Name: HILLIARD TENANTS Served: Personally · Adult In Charge · Posted · Other Primary Address: Charge: Ch	Service De	and the second s		
Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve Fo: Name: HILLIARD TENANTS Served: Personally · Adult In Charge · Posted · Other Primary Address: SHICKSHINNY, PA 18655 Charge: Charge: HEMLOCK SPRINGS DR Adult in: Alternate Address: Date: Time: Deputy: Mileage: Phone: Deputy: Mileage: Deputy: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. CONSTRUCTOR SPACE	Category:	Real Estate Sale - Sale Notice		Zone:
Serve To: Name: HILLIARD TENANTS Served: Personally · Adult In Charge · Posted · Other Primary Address: SHICKSHINNY, PA 18655 Adult In Charge: SHICKSHINNY, PA 18655 Relation: Alternate Address: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. CONNECTION OF SALES AND DEBTOR'S RIGHTS Final Service: Personally · Adult In Charge · Posted · Other Charge: Po	Manner:	< Not Specified >	Expires:	Warrant:
Name: HILLIARD TENANTS Primary 96 HEMLOCK SPRINGS DR Adult In Charge: Posted Other Primary 96 HEMLOCK SPRINGS DR Charge: Phone: DOB: 10/03/1969 Relation: Alternate Address: Phone: Deputy: Mileage: Phone: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. CONNECT TOES here \$ / constant of the	Notes:			
Primary 96 HEMLOCK SPRINGS DR Adult In Charge: Phone: DOB: 10/03/1969 Relation: Alternate Address: Date: Time: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Mileage: 1. CONNEC COS here 9/canada.	Serve To:		Final Service:	
Address: SHICKSHINNY, PA 18655 Phone: DOB: 10/03/1969 Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. COUNT (US) here 9/av 3 3. 4.	Name:	HILLIARD TENANTS	Served: Personally	· Adult In Charge · Posted · Other
Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.				
Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. Cuner wester w	Phone:	DOB: 10/03/1969	Relation:	e de la companione de l
Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. Cuner [ives here \$/ave			Date:	Time:
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Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1.	Attorney /	Originator:		
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	5.			

HILLIARD TENANTS

016CV1183

96 HEMLOCK SPRINGS DR, SHICKSHINNY, PA 18655 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK	N.A.				Number	
	SCOTT SHEPARD (et al.)			2016	SCV1183	
	SERVICE CO	OVER SHI	EET			
Service De	lails:	a superior perior		September 1) . (
Category:	Real Estate Sale - Sale Notice			Zone:	+ T	
Manner:	< Not Specified >	Expires:		Warrant:		į
Notes:	SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS			
	:					
Serve To:		Final Serv	/ce:			. !
Name:	BERWICK AREA SCHOOL DISTRICT	Served:	Personally	dult in Charge	osted · Other	1
Primary Address:	500 LINE ROAD BERWICK, PA 18603	Adult In Charge:	Linda 1	<i>leurie</i>		
Phone:	DOB:	Relation:	Recopt	Zwist		
Alternate Address:	1100 FOWLER AVENUE BERWICK, PA 18603	Date:	1-12-17	Time:	15130	
Phone:		Deputy:	4	Mileage:		
Attornev /	Originator:					ž,
Name:	HENRY & BEAVER LLP	Phone:		99.50	and a second	Α,
Service At	tempts:					
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	""",					

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: [Manner: Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/08/2017 AT 9.00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: BRIAR CREEK TOWNSHIP Served: Personally Adult in Charge Posted Other Primary 150 MUNICIPAL ROAD Adult in Charge: Town Frace Alternate Address: Dob: Relation: Charge: John Time: 3:49 Atternate Address: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 5. 6.	FNB BANK vs.	CN.A.				Number
Service Details: Category: Real Estate Sale - Sale Notice		SCOTT SHEPARD (et al.)			2016	CV1183
Category: Real Estate Sale - Sale Notice		SERVICE CO	OVER SH	EET		
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve fo: Final Service: Name: BRIAR CREEK TOWNSHIP Served: Personally Adult In Charge Posted Other Primary Address: Tom Frace Phone: DOB: Relation: Chief of Tolice Alternate Address: Phone: Deputy: Image: Mileage: Attorney Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Service De		9474			
Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve fo: Final Service; Name: BRIAR CREEK TOWNSHIP Served: Personally Adult In Charge Posted Other Primary 150 MUNICIPAL ROAD Adult In Charge: Town Frace Phone: DOB: Relation: Chief of Tolice Alternate Address: Date: 1-12-17 Time: 13:49 Attorney / Originator; Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Category:	Real Estate Sale - Sale Notice		1 II	Zone:	1
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve fo: Name: BRIAR CREEK TOWNSHIP Served: Personally Adult in Charge Posted Other Primary Address: BERWICK, PA 18603 Charge: Town Frace Phone: DOB: Relation: Charf of Police Alternate Address: Phone: Deputy: 4 Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Manner:	< Not Specified >	Expires:		Warrant:	
Name: BRIAR CREEK TOWNSHIP Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Chief of Relice Alternate Address: Date: 1-12-17 Time: 13:49 Attorney / Originator; Name: HENRY & BEAVER LLP Phone: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Notes:		DEBTOR'S R	RIGHTS		:
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Alternate Address: Phone: Deputy: Mileage: Attorney/Originator; Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.		:		Tom Frace	······································	
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Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Mileage:	CONTRACTOR OF THE CONTRACTOR O				
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1. 2. 3. 4. 5.		famnt Notes:			erren er en	
2. 3. 4. 5.	· · · · · · · · · · · · · · ·		A SHARWAY CO.		TO THE WARRANT	AMARTINI AN ASSULTANT TO THE STANT
3. 4. 5.						
4. 5.						
5.						·

BRIAR CREEK TOWNSHIP 2016CV1183

150 MUNICIPAL ROAD, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK vs.						Number CV1183
HILLIARD,	SCOTT SHEPARD (et al.)	_		<u>-</u>		
	SERVIC	E CO	VER SH	EET	and have a superior	on comment and analysis of the section in
Service De	Appendix and the second of the		C. Market			
Category:	Real Estate Sale - Sale Notice			and the control of th	Zone:	1 m. In 1
Manner:	< Not Specified >		Expires:		Warrant:	1
Notes:	SALE DATE & TIME: 03/08/2017 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE		DEBTOR'S F	RIGHTS		
Serve To:		arr 🚜	Final Serv	ice:		
Name:	Joan M. Rothery		Served:	State of the second of the sec	lult In Charge	Posted · Other
Primary Address:	122 Twin Church Road Berwick, PA 18603		Adult In Charge:			
Phone:	570-759-2118 DOB :	÷	Relation:			
Alternate Address:	1 · · · · · · · · · · · · · · · · · · ·	:	Date:	1-12-17	Time:	13:47
Phone:	And the second s	}	Deputy:	4	Mileage:	
Attorney /	Originator:					
Name:	HENRY & BEAVER LLP		Phone:	gradients of the second		and the second seco
Service At Date: Time:	(empts					
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ROTHERY, JOAN M.

2016CV1183

122 TWIN CHURCH ROAD, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	FNB BANK	CN.A.				Case I	Number
Service Details: Category: Real Estate Sale - Sale Notice		SCOTT SHEPARD (et al.)				20160	CV1183
Service Details: Category: Real Estate Sale - Sale Notice		SER	VICE CC	VER SHE	ET		
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: COLUMBIA COUNTY TREASUER Served: Personally Adult In Charge Posted Other Primary Address: BLOOMSBURG, PA 17815 Charge: Circo Charge: Phone: DOB: Relation: Transport Mileage: Alternate Address: Date: 1/1/17 Time: 1/338. Phone: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Dete: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service De	and the second s					
Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: COLUMBIA COUNTY TREASUER Served: Personally Adult in Charge: Posted Other Primary Address: BLOOMSBURG, PA 17815 Charge: Cricky Clarification Charge: Phone: DOB: Relation: Treasure: Alternate Address: Date: ////7 Time: /338 Phone: Deputy: 5 Mileage: Automey / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Category:	Real Estate Sale - Sale Notice				Zone:	
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: COLUMBIA COUNTY TREASUER Primary 11 WEST MAIN STREET Adult in Charge: Posted Other Charge: DOB: Relation: DOB: Relation: Date: //// Time: //// Time: //// Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Manner:	< Not Specified >		Expires:		Warrant:	
Name: COLUMBIA COUNTY TREASUER Personally · Adult In Charge · Posted · Other Primary Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: //// Time: /338 Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Notes:			DEBTOR'S RI	IGHTS		:
Primary Address: BLOOMSBURG, PA 17815 Charge: Circoy Leveling, Phone: DOB: Relation: Translate Alternate Address: Phone: Date: ////7 Time: /338 Phone: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Serve To:			Final Servic			
Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: TEASHELL Alternate Address: Date: //// Time: /338 Phone: Deputy: 5 Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name:	COLUMBIA COUNTY TREASUER			Personally A	dult In Charge · I	Posted · Other
Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			· ·		Cino	y Crown	eineg
Address: Phone: Deputy: Mileage: Attorney / Originator. Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	DOB:		Relation:	IXEA	super	
Attorney/ Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			ŧ	Date:	1/1/17	Time:	1338
Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	And the second s	· ·	Deputy:	5	Mileage:	
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Attorney /	Originator:					
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name:	HENRY & BEAVER LLP	# 40 2	Phone:	or Social to a recovery		
Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service At	tempts:					
Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Date:						
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COLUMBIA COUNTY TREA

2016CV1183

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK vs.	CN.A.				Number
	SCOTT SHEPARD (et al.)			20160	CV1183
	SERVICE	COVER SHE	ET		
Service De	italis:				
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 03/08/2017 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE		IGHTS		
Serve To:		Final Servi			
Name:	Columbia County Tax Office	Served:	Personally · Ac	dult In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	SHERKY	i Renkis LELIL	
Phone:	570-389-5649 DOB :	Relation:	TAK C	LELIL	
Alternate Address:		Date:	1/11/17	Time:	/32/
Phone:	en e	Deputy:	5	Mileage:	Last a same of
Attorney /	Originator:				
Name:	HENRY & BEAVER LLP	Phone:	Control of the second	an alas se e e e e e e e e e e e e e e e e e	
Service At Date: Time: Mileage: Deputy:	(empts				
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COLUMBIA COUNTY TAX C 2016

2016CV1183

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK	K N.A.				Number
	, SCOTT SHEPARD (et al.)			2016	SCV1183
	SERVICE CO	OVER SHE	EET		
Service De	itails:				
Category:	Real Estate Sale - Sale Notice		,	Zone:	1 .
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IIGHTS		
Serve To:		Final Servi	cer	1994 (1991) 1997	
Name:	Domestic Relations Office of Columbia Cou	Served:		dult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult in Charge:	LINIC	4 Fish	e was en
Рһоле:	Bloomsburg, PA 17815 DOB:	Relation:	DEPW	y DIRE	-201 C
Alternate Address:		Date:	1/11/17	Time:	1354
Phone:	A PROPERTY OF THE PROPERTY OF	Deputy:	5	Mileage:	
Attorney /	Originator:				
Name:	HENRY & BEAVER LLP	Рһопе:			
Service At	lempts:				
Date:		1		AND THE PROPERTY OF THE PROPER	out on the control of
Time:	Transition to the contract of	Control of the second s	no o an an minino o tang		
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Deputy:			A CONTRACTOR OF THE CONTRACTOR	· F P FARAMENT P ARAB MANA ARAB.	PORTO
Service At	tempt Notes;				
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DOMESTIC RELATIONS OF

2016CV1183

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK	CN.A.]	Case Number
vs. HILLIARD,	SCOTT SHEPARD (et al.)			2016CV1183
	SERVICE CO	VER SHI	EET	
Service De				
Category:	Real Estate Sale - Sale Notice			Zone:
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	
Serve To:		Final Servi	ice:	
Name:	BERWICK AREA JOINT SEWER AUTH.	Served:	Personally Adult	In Charge · Posted · Other
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult In Charge:	Lelly Mirk	····································
Phone:	DOB:	Relation:	Sucretary	
Alternate Address:	en e	Date:	1-10-1617	
Phone:		Deputy:	4	Mileage:
Attorney /	Originator:			
Name:	HENRY & BEAVER LLP	Phone:	*	
Service Att	empts:	4488800		Control of the second second second second
Date:				Exercise transfer and the second seco
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Deputy:	And a constraint of the constr	·····		MANAGER CO.
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BERWICK AREA JOINT SEI

2016CV1183

1108 FREAS AVENUE, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: / Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	FNB BANK	CN.A.		1	Case I	Number
Service Details: Category: Real Estate Sale - Sale Notice		SCOTT SHEPARD (et al.)				
Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Servet: Personally · Adult in Charge · Posted · Other Primary AT77 Old Berwick Road Bloomsburg, PA 17815 Charge: Control Charge: Time: //// Time: //// Time: ///// Service Attempts: Date: Deputy: Service Attempt Notes: Deputy: Deput		SEF	RVICE COVER SH	EET		<u></u>
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve Jo: Final Service: Name: Central Columbia SD Served: Personally Adult In Charge Posted Other Primary 4777 Old Berwick Road Bloomsburg, PA 17815 Charge: Carwing Tolly 50/1/1 50/	Service De					
Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To:	Category:	Real Estate Sale - Sale Notice		and an area were a series of	Zone:	1
Serve To: Name: Central Columbia SD Served: Personally · Adult in Charge · Posted · Other Primary Address: Bloomsburg, PA 17815 Charge: Convert Tolly Solution Charge: Convert Tolly Sol	Manner:	< Not Specified >	Expires:		Warrant:	
Name: Central Columbia SD Served: Personally · Adult In Charge · Posted · Other Primary Af77 Old Berwick Road Address: Bloomsburg, PA 17815 Phone: 570-784-2850 DOB: Relation: Reconstruction Alternate Address: Phone: Deputy: 5 Mileage: Attorney / Originator; Name: HENRY & BEAVER LLP Phone: Mileage: Deputy: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Notes:			RIGHTS		
Primary A777 Old Berwick Road Adult In Charge: Contribution Tolly Soll Relation: Relation: Relation: Relation: Relation: Phone: 570-784-2850 DOB: Relation: Relation: Relation: Phone: 1/10/17 Time: 1/403 Deputy: 5 Mileage: Phone: Deputy: 5 Mileage: Mileage: Deputy: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Serve To:		Final Serv	South Control of the		
Address: Bloomsburg, PA 17815 Phone: 570-784-2850 DOB: Relation: Recommendation: Recommendat			Served:	Personally Adu	ult In Charge · I	Posted Other
Alternate Address: Phone: Deputy: 5 Mileage: Attorney / Originator; Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes; 1. 2. 3. 4.		•		Cours	ič Jon	14502/
Alternate Address: Phone: Deputy: 5 Mileage: Attorney / Originator; Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes; 1. 2. 3. 4.	Phone:	570-784-2850 DOB :	Relation:	ARCER	1701/55	- -
Attorney / Originator; Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			Date:	1/10/17		1403
Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	<u> </u>	Deputy:	5	Mileage:	
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Attorney /	Originator:	A Company of the Comp			
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name:	HENRY & BEAVER LLP	Phone:	*		es esers access access access
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service At	tempts:				7.1 TO S. Pisaria in a construction of the
Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.		Section 1997 And Advanced to the Section of the Advanced to the Section of the Se			4	- And S. An element of Community American
Deputy: Service Attempt Notes: 1. 2. 3. 4.	Time:				**************************************	
Service Attempt Notes: 1. 2. 3. 4.	Mileage:	Secretarian secretaria de la secretaria del secretaria del secretaria del secretaria de la secretaria del			annianannanna }annai	
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CENTRAL COLUMBIA SD

2016CV1183

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK vs.	(N.A.		Case Number
HILLIARD, SCOTT SHEPARD (et al.)			2016CV1183
	SERVICE	COVER SHEET	
Service De	falls:		
Category:	Real Estate Sale - Sale Notice		Zone:
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 03/08/2017 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE		
			@ccso
erve To:		Final Service:	
Name:	PATRICK O'CONNELL	Served: Persona	ally Adult In Charge · Posted · Othe
Primary	24 WEST MAIN STREET	Adult In	
Address:	BLOOMSBURG, PA 17815	Charge:	
Phone:	DOB:	Relation:	e f.
Alternate Address:	14 WEST MAIN STREET BLOOMSBURG, PA 17815	Date: 1//0	v//7 Time: //:25
Phone:	570-380-1280	Deputy:	Z Mileage:
ktorney / (Orlginator:		
Name:	HENRY & BEAVER LLP	Phone:	
ervice Atl	lempts:		
Date:			
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ervice Att	tempt Notes:		
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O'CONNELL, PATRICK

2016CV1183

24 WEST MAIN STREET, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANI vs. HILLIARD	K N.A. , SCOTT SHEPARD (et al.)				Number CV1183
	SERVICE CO	OVER SHE	ET	·-····································	
Service De			•		
Category:	Real Estate Sale - Sale Notice		-	Zone:	1
Manner:	< Not Specified >	Expires:	:	Warrant:	in armanulius in the second
Notes:	SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RI	IGHTS		
Serve To:		Final Service	:e:		
Name:	THOMAS LEIPOLD	Served:	Personally Adu	ult In Charge)	Posted · Other
Primary Address:	35 WEST MAIN STREET P.O. BOX 380 BLOOMSBURG, PA 17815	Adult in Charge:	Marina Legal		
Phone:	DOB:	Relation:	Legal	sec.	
Alternate Address:		Date:	1/9/17	Time:	10:24
Phone:		Deputy:	7	Mileage:	
Attorney /	Orlainator:				
Name:	HENRY & BEAVER LLP	Phone:	**************************************	1944 (9 18) (19 44 (1944	
Service At	lempts:				
Date:					
Time:					
Mileage:	CONTRACTOR AND	energenous man			THE REPORT OF THE PROPERTY OF THE PARTY OF T
Deputy:	Section to the section of the sectio			PRODUCTION OF THE PRODUCTION OF THE PROPERTY O	Problem Control of the section primary management of the section o
Service At	lempt Notes:	NOW MANY SERVICES			
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LEIPOLD, THOMAS

016CV1183

35 WEST MAIN STREET, P.O. BOX 380, BLOOMSBURG, F NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK	N.A.				Number
	HILLIARD, SCOTT SHEPARD (et al.)			2016	CV1183
	SERVICE CO	VER SHI	EET		
Service De	to a contract to the second contract to the co	e aga <mark>hiyari</mark> na karatan asa sira sarata Maratan asa saratan karatan ka	energia de la companya de la compan La companya de la companya de		
Category:	Real Estate Sale - Sale Notice	• .		Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:	SCOTT SHEPARD HILLIARD	Final Servi	ice: Personally Ad	ult In Charge ·	Posted · Other
Primary	96 HEMLOCK SPRINGS DR	Adult In	Cordonally 710		·······································
Address:	SHICKSHINNY, PA 18655	Charge:			
Phone:	DOB : 10/03/1969	Relation:		The state of the same	
Alternate Address:		Date:	1-12-17	Time:	14:35
Phone:	A CONTRACTOR OF THE CONTRACTOR	Deputy:		Mileage:	
Attorney /	Originator:			. E. birth	
Name:	HENRY & BEAVER LLP	Phone:			
Service At	empts:	The state of the s			
Date:		700000000000000000000000000000000000000			-
Time:		r			· III128111 - MB2020222 B20 -11
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Deputy:	Annual Control of the				and the second of the second o
Service At	tempt Notes:				
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HILLIARD, SCOTT SHEPAR

2016CV1183

96 HEMLOCK SPRINGS DR, SHICKSHINNY, PA 18655 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK vs. HILLIARD,	N.A. SCOTT SHEPARD (et al.)				Number SCV1183
	SERVIC	E COVER SHE	ET		
Service De	Galls:				
Category:	Real Estate Sale - Posting - Sale Bill		, , , , , , , , , , , , , , , , , , , ,	Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 03/08/2017 AT 9:00 SHERIFF'S SALE BILL	АМ			
erve To:		Final Servic	e r		
Name:	(POSTING)	Served:	Personally · Ad	ult In Charge	Rosted Other
Primary Address:	96 HEMLOCK SPRINGS DRIVE SHICKSHINNY, PA 18655	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	1-26-11	7 Time:	1543
Phone:		Deputy:	14	Mileage:	
lttorney/	Originator:				
Name:	HENRY & BEAVER LLP	Phone:			
ervice Att	empts:				
Date:					
Time:					
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Deputy:					
ervice Att	empt Notes:				
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Columbia County
Columbia County 5 eriff
35 West Main Street
PO Box 380
Bloomsburg PA 178



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 9633 Carrier / service: USPS Server First-Class Mail® 1/9/2017 12:00:00 AM

Ship to DISCOVER

12 READS WAY

Tracking #:

71901140006000096291

Doc Ref #: 2017ED1

Postage 5.1300

NEW CASTLE DE 19720

Document	Recei	nt	
DOCUMENT	1,505	Μч.	

Trans # 9634 Carrier / service: USPS Server First-Class Mail® 1/9/2017 12:00:00 AM

Ship to

DB SERVICING CORP

2500 LAKE COOK ROAD

Tracking #:

71901140006000096307

Doc Ref #: Postage

2017ED1 5.1300

RIVERWOODS IL 60015

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Trans # 9633 Carrier / service: USPS Server First-Class Mail® 1/9/2017 12:00:00 AM

Ship to DISCOVER

12 READS WAY Tracking #: 71901140006000096291

Doc Ref #: 2017ED1 Postage 5.1300

Postage 5.130
NEW CASTLE DE 19720

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Trans # 9632 Carrier / service: USPS Server First-Class Mail® 1/9/2017 12:00:00 AM

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FNB BANK N A

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Tracking #:

71901140006000096284

Doc Ref #: 2017ED1

Postage 5.1300

LANCASTER PA 17602

Document F	Receipt
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Trans #

9631

Carrier / service: USPS Server

First-Class Mail®

1/9/2017 12:00:00 AM

Ship to:

PHILADELPHIA

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259

PA 19106

Tracking #:

71901140006000096277

Doc Ref#:

2017ED1

Postage

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PHILADELPHIA

PA 19106

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Ship to

TECHNICAL SUPPORT GROUP INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259 Tracking #* 71901140006000096277 .

Doc Ref #: 2017ED1

Postage

5.1300

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Trans#

9630

Carrier / service:

USPS Server

First-Class Mail®

1/9/2017 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET

Tracking #: Doc Ref#:

71901140006000096260

2017ED1

Postage

5.1300

PHILADELPHIA PA 19107-4214

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1/9/2017 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #:

71901140006000096253

Doc Ref#:

2017ED1

Postage

5.1300

HARRISBURG

PA 17105

Document Receipt

Trans#

9628

Carrier / service:

USPS Server

First-Class Mail®

1/9/2017 12:00:00 AM

Ship to

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000096246 2017ED1

Doc Ref #: Postage

5.1300

HARRISBURG

PA 17128

Document Receipt

Trans#

9634

Carrier / service: USPS Server

First-Class Mail®

1/9/2017 12:00:00 AM

Ship to:

DB SERVICING CORP

2500 LAKE COOK ROAD

Tracking #:

71901140006000096307

Doc Ref#:

2017ED1

Postage

5,1300

RIVERWOODS

60015

HENRY & BEAVER LLP

P. O. Box 1140 Lebanon, PA 17042 1140 717-274-3644



DATE

AMOUNT

One thousand three hundred fifty and NO/100

12/21/2016

1350.00

PAY TO THE ORDER

OF:

Sheriff of Columbia County

ith á

General Account / Void After 180 Days

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AUTHORIZED SIGNATURE

#OBOB91# #O31301422# 000113523&#



HENRY & BEAVER LLP By: Marc A. Hess Identification No. 55774 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140 (717) 274-3644

FNB BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2016-CV-1183

SCOTT S. HILLIARD,

Defendant

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed and as of the present time the following information concerning the real property located at 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township, Columbia County, Pennsylvania 18655, and having a legal description as set forth on Exhibit "A" attached hereto and incorporated by reference:

1. Name and address of Owners or Reputed Owners:

Name Address

Scott S. Hilliard 96 Hemlock Springs Drive

Shickshinny, PA 18655

2. Name and address of Defendants in the judgment.

Name Address

Scott S. Hilliard 96 Hemlock Springs Drive

Shickshinny, PA 18655

3. Name and last known address of every judgment creditor whose judgment is

Name Address

a record lien on the real property to be sold:

FNB Bank, N.A. c/o Fulton Financial Corporation

One Penn Square Lancaster, PA 17602

Discover Bank 12 Reads Way

New Castle, DE 19720

DB Servicing Corporation 2500 Lake Cook Road

f/k/a Greenwood Trust Company Riverwoods, IL 60015-3851 Servicing Affiliate for Discover Bank

James P. Valecko, Esquire WELTMAN, WEINBERG & REIS CO, LPA

Attorney for Discover Bank 436 7th Avenue, Suite 2500 Pittsburgh, PA 15219-1842

Commonwealth of Pennsylvania c/o Thomas E. Leipold, Esquire

Columbia County District Attorney's Office

P.O. Box 380

Bloomsburg, PA 17815

Thomas E. Leipold, Esquire Columbia County District Attorney's Office

Atty for Commonwealth of PA P.O. Box 380

Bloomsburg, PA 17815

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

<u>Name</u> <u>Address</u>

FNB Bank, N.A. 200 South Poplar Street

Berwick, PA 18603

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

Name Address

n/a

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

Name Address

n/a

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:

<u>Name</u>	Address
Tenant / Occupant	96 Hemlock Springs Drive Shickshinny, PA 18655
Hemlock Springs Homeowners Association	Raymond Sharpless, Secretary/Treasurer 6 Emerald Way Shickshinny, PA 18655
Patrick T. O'Connell, Esquire Atty for Scott S. Hilliard	24 West Main Street Bloomsburg, PA 17815
Central Columbia School District	4777 Old Berwick Road Bloomsburg, PA 17815
Berwick Area School District	500 Line Street Berwick, PA 18603
Briar Creek Township	150 Municipal Road Berwick, PA 18603

Tax Collector, Briar Creek Township Joan M. Rothery

> 122 Twin Church Road Berwick, PA 18603

Columbia County Tax Claim Bureau Main Street County Annex

> 11 West Main Street Bloomsburg, PA 17815

Columbia County Treasurer's Office 11 West Main Street

Bloomsburg, PA 17815

Columbia County Domestic Relations

Support Division

Main Street County Annex 11 West Main Street Bloomsburg, PA 17815

Commonwealth of Pennsylvania

Department of Revenue Bureau of Individual Taxes P.O. Box 280603 Harrisburg, PA 17128-0603

Commonwealth of Pennsylvania

Department of Welfare

P.O. Box 2675 Harrisburg, PA 17105

Commonwealth of Pennsylvania

Bureau of Individual Taxes Inheritance Tax Division

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

Department of Public Welfare

T.P.L. Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105

Internal Revenue Service

Advisory Unit

1000 Liberty Avenue, Room 704 Pittsburgh, PA 15222

Internal Revenue Service Technical Support Group

William Green Federal Building 600 Arch Street, Room 3259 Philadelphia, PA 19106

Internal Revenue Service

Advisory Unit

600 Arch Street, Room 3259 Philadelphia, PA 19106

The information provided in this Affidavit is based on a lien search which covers through February 1, 2017. Subsequent to the date of filing the Praecipe for Writ of Execution the lien search will be updated to and through the date of filing the Praecipe for Writ of Execution, and if there are any additional mortgages, judgments or liens, or any party entitled to notice of sheriff's sale as of the date of filing the Praecipe for Writ of Execution, said Notice will be provided at least thirty (30) days prior to the sale date and an Amended Affidavit Pursuant to Rule 3129.1 will be filed.

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.

Date: February 7, 2017

W. M.

MARC A. HESS

1.D. #55774

Attorney for Plaintiff

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetterolf, R.E., for Keystone Columbia Corp.

BEING the same premises conveyed to Scott S. Hilliard by Deed from Jeffrey L. Sullivan, Executor of the Estate of Ann E. Sullivan, Deceased, dated August 30, 2006, recorded September 5, 2006 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200609190.

TOGETHER with, unto the grantee, his heirs and assigns in common, however, with the grantors, their heirs and assigns, the following:

- (a) The right of ingress and egress over all roadways as shown on map of the lands of the grantor.
- (b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantee, his heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways.
- 1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.
- 2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.
- 3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.
- 4. No sewage or waste water shall be disposed of, except by an approved septic system.
- 5. Only ordinary household pets shall be kept upon the premises.
- 6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.



- 7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.
- 8. the use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantors in writing prior to construction.
- 9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE: In the aforesaid description one of the boundary lines is referred to as "Cabin Still Lane". On the draft it is referred to as "Hemlock Drive". For clarification, the draft is recorded with Deed Book 288, Page 757, at page 749.

KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000



HENRY & BEAVER LLP By: Marc A. Hess Identification No. 55774 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140 (717) 274-3644

FNB BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2016-CV-1183

SCOTT S. HILLIARD, : 2017-ED-1

Defendant :

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF LEBANON

- I, Lisa I. Fox, of the law firm of Henry & Beaver LLP, depose and state that:
- 1. I forwarded a true and correct copy of the attached Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by First Class United States Mail, Certified, Return Receipt Requested, on January 13, 2017 to the Defendant, as follows:

<u>Name</u>	Address	<u>Service</u>
Scott S. Hilliard	96 Hemlock Springs Drive Shickshinny, PA 18655	Returned 2/2/2017 Marked "Return to Sender – Unclaimed – Unable to Forward"

Attached hereto as Exhibit "B" and made a part hereof is the United States Postal Service Domestic Return Receipt, Receipt for Certified Mail and returned envelope.

2. I also forwarded a certified true and correct copy of the attached Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by first class United States mail, proper postage prepaid, on January 13, 2017, to:

<u>Name</u>	Address
Scott S. Hilliard	96 Hemlock Springs Drive Shickshinny, PA 18655
FNB Bank, N.A.	c/o Fulton Financial Corporation One Penn Square Lancaster, PA 17602
Discover Bank	12 Reads Way New Castle, DE 19720
DB Servicing Corporation f/k/a Greenwood Trust Company Servicing Affiliate for Discover Bank	2500 Lake Cook Road Riverwoods, IL 60015-3851
James P. Valecko, Esquire Attorney for Discover Bank	WELTMAN, WEINBERG & REIS CO, LPA 436 7th Avenue, Suite 2500 Pittsburgh, PA 15219-1842
Commonwealth of Pennsylvania	c/o Thomas E. Leipold, Esquire Columbia County District Attorney's Office P.O. Box 380 Bloomsburg, PA 17815
Thomas E. Leipold, Esquire Atty for Commonwealth of PA	Columbia County District Attorney's Office P.O. Box 380 Bloomsburg, PA 17815
FNB Bank, N.A.	200 South Poplar Street Berwick, PA 18603
Tenant / Occupant	96 Hemlock Springs Drive Shickshinny, PA 18655

Hemlock Springs Homeowners Raymond Sharpless, Secretary/Treasurer Association 6 Emerald Way Shickshinny, PA 18655 Patrick T. O'Connell, Esquire 24 West Main Street Atty for Scott S. Hilliard Bloomsburg, PA 17815 Central Columbia School District 4777 Old Berwick Road Bloomsburg, PA 17815 Berwick Area School District 500 Line Street Berwick, PA 18603 Briar Creek Township 150 Municipal Road Berwick, PA 18603 Tax Collector, Briar Creek Township Joan M. Rothery 122 Twin Church Road Berwick, PA 18603 Columbia County Tax Claim Bureau Main Street County Annex 11 West Main Street Bloomsburg, PA 17815 Columbia County Treasurer's Office 11 West Main Street Bloomsburg, PA 17815 Columbia County Domestic Relations Main Street County Annex Support Division 11 West Main Street Bloomsburg, PA 17815 P.O. Box 280603 Commonwealth of Pennsylvania Department of Revenue Harrisburg, PA 17128-0603 Bureau of Individual Taxes Commonwealth of Pennsylvania P.O. Box 2675 Department of Welfare Harrisburg, PA 17105 Commonwealth of Pennsylvania 6th Floor, Strawberry Square Bureau of Individual Taxes Department 280601 Inheritance Tax Division Harrisburg, PA 17128

Department of Public Welfare T.P.L. Casualty Unit Estate Recovery Program

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

Internal Revenue Service Advisory Unit

1000 Liberty Avenue, Room 704 Pittsburgh, PA 15222

Internal Revenue Service Technical Support Group

William Green Federal Building 600 Arch Street, Room 3259 Philadelphia, PA 19106

Internal Revenue Service Advisory Unit

600 Arch Street, Room 3259 Philadelphia, PA 19106

Attached hereto as Exhibit "C" and made a part hereof are the United States Postal Service Form 3817 Certificates of Mailing.

LISA I. FOX

Sworn to and subscribed to before me this 7th day of Albandard

2017.

Notary Public

NOTARIAL SEAL

PATRICIA L YOUNG, NOTARY PUBLIC CITY OF LEBANON, LEBANON COUNTY MY COMMISSION EXPIRES DECEMBER 17, 2017 HENRY & BEAVER LLP By: Marc A. Hess Identification No. 55774 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140 (717) 274-3644

FNB BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

VS.

: No. 2016-CV-1183

SCOTT S. HILLIARD, : 2017-ED-1

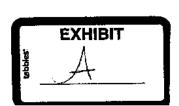
Defendant :

NOTICE OF SHERIFF'S SALE PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TAKE NOTICE that a Sheriff's sale of valuable real estate will be held at the Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania (or such other location as designated by the Sheriff on the date of sale) on

WEDNESDAY MARCH 8, 2017 9:00 A.M. PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Scott S. Hilliard which are more fully described below:



OWNER OF PROPERTY:

Scott S. Hilliard

LOCATION OF PROPERTY

TO BE SOLD:

96 Hemlock Springs Drive

Shickshinny, Briar Creek Township, Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY

TO BE SOLD:

A legal description is attached hereto. incorporated herein and identified as Exhibit "A".

This Sheriff's sale takes place pursuant to a Judgment against Scott S. Hilliard in favor of FNB Bank, N.A. which Judgment was entered at No. 2016-CV-1183 in the amount of:

Principal -	\$ 17,795.44
Interest to 9/30/2016 -	549.91
Escrow Deficiency -	779.21
Late Fees to 9/30/2016 -	369.21
Loan Fees -	55.00
Actual Legal Fees and Costs Incurred	
to Date of Filing -	738.50
Total -	\$ 20,287,27

Plus interest after September 30, 2016, and continuing after entry of judgment at the contract rate (\$3.64 per diem), actual and additional attorney's fees and costs incurred, additional late fees after September 30, 2016, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

If you have a question about the full amount due and owing through the date of Sheriff's Sale, you can get that information by contacting the attorney whose name, address and telephone number appears below.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date not later than thirty (30) days after the Sheriff's sale and distribution will be made in accordance with that Schedule of Distribution unless exceptions are filed thereto within

ten (10) days after the filing of the Schedule of Distribution. No further notice of the filing of Schedule of Distribution will be given.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY. Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's Deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

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

NORTH PENN LEGAL SERVICES 168 East Fifth Street Bloomsburg, PA 17815 (570) 784-8760

> Timothy T. Chamberlain Sheriff of Columbia County

Marc A. Hess I.D. #55774 HENRY & BEAVER LLP Attorney for Plaintiff ALL THAT CERTAIN piece or parcet of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots **N**o. 337 and 339 as shown on a draft prepared by Howard Fetterolf, R.E, for Keystone Columbia Corp.

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- (a) The right of ingress and egress over all roadways as shown on map of the lands of the grantor.
- (b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantee, his heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways.
- 1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.
- 2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.
- 3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.
- 4. No sewage or waste water shall be disposed of, except by an approved septic system.
- 5. Only ordinary household pets shall be kept upon the premises.
- 6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.



- 7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.
- 8. the use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantors in writing prior to construction.
- 9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE: In the aforesaid description one of the boundary lines is referred to as "Cabin Still Lane". On the draft it is referred to as "Hemlock Drive". For clarification, the draft is recorded with Deed Book 288, Page 757, at page 749.

KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000

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96 Hemlock Scott S. Hilliard RETURN RECEIPT REQUESTED

Henry& Beaver...

937 Willow Street P.O. Box 1140

Lebanon, PA 17042:1140 3

IS JAN ZOLY

87 HARRISBURG PA 171

ETTIFIED MAILS RECEIPT

9891 4300 Extra Services & Foes (check

Return Receipt (herdcopy) Beturn Receipt (eluctronic) Postmark Adult Signature Restricted Del: 0410 Scott S. Hilliard

Sent To 96 Hemlock Springs Drive

Street and Shickshinny, PA 18655 City, State

EXHIBIT

EXHIBIT

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Bloomsburg, PA 17815	C/O Inomas E. Lelpoid, Esquire Golumbia County District Attorney's Office P.O. Box 380	Commonwealth of Pennsylvania	Piltsburgh, PA 15219-1842	WELTMAN, WEINBERG & REIS CO, LPA	James P. Valecko, Esquire ————————————————————————————————————	SWOOD, IF OVOID-0001	2500 Lake Cook Road Riverwoods IL 60015-3851	Servicing Affiliate for Discover Bank	DB Servicing Corporation	New Castle, DE 19720	12 Reads Way	Discover Bank	Lancaster, PA 1/602	One Penn Square	c/o Fulton Financial Corporation	FNB Bank, N.A.	Shickshinny, PA 18655	Seett S. Hilliard	(Name, Street, City, State, and ZIP Code™)	Address	TOTAL NO. of Pieces Listed by Sender of receiving employee) Postmaster, per (name of receiving employee)
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Name and Address of Sandar	POSTAL SERVICE ®	
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P.O. Box 1140 937 Willow Street Marc A. Hess, Esquire Lebanon, PA 17042-1140 Henry & Beaver LLP Name and Address of Sender **USPS Tracking Number** Firm-specific Identifier Certificate of Mailing — Firm (Domestic) Attorney for Scott S. Hilliard 24 West Main Street Raymond Sharpless, Secretary/Treasurer 6 Emerald Way Bloomsburg, PA 17815 4777 Old Berwick Road Bloomsburg; PA 17815 Central Columbia School District Patrick T. O'Connell, Esquire Shickshinny, PA 18655 Shickshinny, PA 18655 Ó of Pieces Listed by Sender Hemlock Springs Homeowners Association 96 Hemlock Springs Drive Tenant / Occupant Berwick, PA 18603 Atty for Commonwealth of PA
Columbia County District Attorney's Office Postmaster, per (name of receiving employee) 200 South Poplar Street FNB Bank, N.A. Bloomsburg, PA 17815 P.O. Box 380 Thomas E. Leipold, Esquire TOTAL NO. (Name, Street, City, State, and ZIP Code™) Address of Pieces Received at Post Office Postmark with Date of Receipt Affix Stamp Here Postage Fee TO THE STATE OF TH Special Handling (D) Parcel Airlift

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Bloomsburg, PA 17815	11 West Main Street	Main Street County Annex	Support Division	Columbia County Domestic Relations		Planteling DA 17815	11 Wast Main Street	Columbia County Treasurer's Office	bloomsburg, FA 17615	Bloomshare BA 17015	Main Street County Annex	Columbia County Tax Claim Bureau	Company	Repuick PA 18603	Joan M. Rothery	Tax Collector, Briar Creek Township	Derwick, PA Boods	Too Mutilepal hoad	Briar Creek Township	Berwick, PA 18603	500 Line Street	Passick Aras Cahool District	(Name, Street, City, State, and ZIP Code "")	Certificate of Mailing — Firm (Domestic) TOTAL NO. of Pieces Listed by Sender of Pieces Received at Post Office 6 Postmaster, per (name of receiving employee)
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P.O. Box 1140		\ \frac{1}{\frac{1}{2}}	-			
Lebanon, PA 17042-1140		· • • • • • • • • • • • • • • • • • • •				
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	Harrisburg, PA 17128-0603	-0603				
	Commonwealth of Pennsylvania	nnsylvania	;			
	P.O. Box 2675					
	Harrisburg, PA 17105					
	Commonwealth of Pennsylvania	nnsylvania				
	Inheritance Tax Division	מאספ				
	6th Floor, Strawberry Square	Square				
	Department 280601					
	Harrisburg, PA 17128					
	Department of Public Welfare	Welfare				
	Estate Recovery Program	ram				
	P.O. Box 8486					
	Harrisburg, PA 17105					

PS Form 3665, May 2015 PSN 7530-17-000-5549 Lebanon, PA 17042-1140 P.O. Box 1140 937 Willow Street Henry & Beaver LLP Marc A. Hess, Esquire Name and Address of Sender USPS Tracking Number Firm-specific Identifier Certificate of Mailing — Firm (Domestic) Philadelphia, PA 19106 600 Arch Street, Room 3259 Philadelphia, PA 19106 600 Arch Street, Room 3259 Advisory Unit William Green Federal Building Internal Revenue Service Postmaster, per (name of receiving employee) of Pieces Listed by Sender Internal Revenue Service Plttsburgh, PA 15222 Advisory Unit Internal Revenue Service Technical Support Group 1000 Liberty Avenue, Room 704 Address
(Name, Street, City, State, and ZiP Code⁷⁴) of Pieces Received at Post Office Affix Stamp Here
Postmark with Date of Receipt Postage Fee Special Handling 00000000000 Parcel Airlift

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1183

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, MARCH 08, 2017 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 sutuate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetterolf, R.E., for Keystone Columbia Corp. BEING the same premises conveyed to Scott S. Hilliard by Deed from Jeffrey L. Sullivan, Executor of the Estate of Ann E. Sullivan, Deceased, dated August 30, 2006, recorded September 5, 2006 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200609190.

TOGETHER with, unto the grantee, his heirs and assigns in common, however, with the grantors, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways as shown on map of the lands of the Grantor.

- (b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantee, his heirs and assigns, contribute to a proportionate amount for maintenance and repair of said roadways.
- 1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.
- 2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.
- 3. Minimum front setback form property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.
- 4. no sewage or waste shall be disposed of, except by an approved septic system.
- 5. Only ordinary household pets shall be kept upon the premises.
- 6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.
- 7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power wiring shall be permitted to cross over property when necessary, as determined by utility company and grantors.
- 8. The use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor, Building plans must be approved by grantors in writing prior to construction.
- 9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, wiavers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE: In the aforesaid description one of the boundary lines is referred to as "Cabin Still Lane". On the draft it is referred to as "Hemlock Drive". For clarification, the draft is recorded with Deed Book 288, Page 757, at page 749.

KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C0921-00,000

PROPERTY ADDRESS: 96 HEMLOCK SPRINGS DRIVE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 07-05C-021-00,000

Seized and taken into execution to be sold as the property of SCOTT SHEPARD HILLIARD, HILLIARD TENANTS in suit of FNB BANK N.A..

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 failts 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 agiainst 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 conneciton 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: HENRY & BEAVER LLP LEBANON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Brian Cuil

REAL ESTATE OUTLINE

ED# 2017 ED1 DATE RECEIVED 12-29-2010 DOCKET AND INDEX 2014 CV 1/83 CHECK FOR PROPER INFO. WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR CK# 80891 **IF ANY OF ABOVE IS MISSING DO NOT PROCEED** March 8 TIME 9:00 SALE DATE POSTING DATE 1ST WEEK ADV. DATES FOR NEWSPAPER 2ND WEEK 3RD WEEK

HENRY & BEAVER LLP By: Marc A. Hess Identification No. 55774 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140 (717) 274-3644

FNB BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2016-CV-1183

SCOTT S. HILLIARD,

Defendant 20to - ED - 1

2017

WRIT OF EXECUTION

NOTICE

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

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of Three Hundred Dollars (\$300.00). There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REASONABLE FEE OR NO FEE.

NORTH PENN LEGAL SERVICES 168 East Fifth Street Bloomsburg, PA 17815 (570) 784-8760

HENRY & BEAVER LLP

By:

MÁRC A. HESS I.D. #55774

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042

(717) 274-3644

Attorney for Plaintiff

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Columbia County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Court Administrator's Office at (570) 389-5667. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

HENRY & BEAVER LLP By: Marc A. Hess Identification No. 55774 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140 (717) 274-3644

FNB BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2016-CV-1183

SCOTT S. HILLIARD,

Defendant :

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA:

: ss.

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against Scott S. Hilliard, Defendant.

 You are directed to levy upon the property of the Defendant commonly known as 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township,
 Columbia County, Pennsylvania 18655, and as more fully described on Exhibit "A" attached hereto.

- 2. You are directed to attach the property of the Defendant not levied upon in the possession of: n/a
- 3. If property of the Defendant not levied upon and subject to attachment is found in the possession of anyone other than a named Garnishee, you are directed to notify him/her that he/she has been added as a Garnishee and is enjoined as above stated.

4. Amount Due:

Principal -	\$ 17,795.44
Interest to 9/30/2016 -	549.91
Escrow Deficiency -	779.21
Late Fees to 9/30/2016 -	369.21
Loan Fees -	55.00
Actual Legal Fees and Costs Incurred	
to Date of Filing -	738.50
Total -	\$ 20,287.27

Plus interest after September 30, 2016, and continuing after entry of judgment at the contract rate (\$3.64 per diem), actual and additional attorney's fees and costs incurred, additional late fees after September 30, 2016, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

Prothonotary

Seal of the Court

By: Stuphenu Stay

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

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

- 1. \$300.00 statutory exemption.
- 2. Bibles, school books, sewing machines, uniforms and equipment.
- 3. Most wages and unemployment compensation.
- 4. Social Security benefits.
- 5. Certain retirement funds and accounts.
- 6. Certain veteran and armed forces benefits.
- 7. Certain insurance proceeds.
- 8. Such other exemptions as may be provided by law.

HENRY & BEAVER LLP By: Marc A. Hess Identification No. 55774 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140 (717) 274-3644

FNB BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2016-CV-1183

SCOTT S. HILLIARD,

Defendant

CLAIM FOR EXEMPTION

Т	O	T	Н	Ε.	S	Н	F	R	П	F	F	
					. 7			$\overline{}$				

- 1	, the above-named	Defendant,	claim exemption	of property	from le	evy or
attachn			·			•

1.	From my personal	l property in i	my possession	which has	been levied	d upon,

a. I	desire	that my	\$300.00	statutory	exemption	be
------	--------	---------	----------	-----------	-----------	----

(i)	set aside in kind	(specify property	y to be set asi	ide in kind): _	·

	(ii) paid in	cash following	the sale of the	property	levied upo	n; or
--	--------------	----------------	-----------------	----------	------------	-------

	b.	I claim the following exemption (specify the property and basis of
exemption):		

2. From my property which is in the possession of a third party, I claim the following exemptions:	ne			
a. My \$300.00 statutory exemption: in cash; in kin (specify property):	d 			
b. Social Security benefits on deposit in the amount of \$				
c. Other (specify amount and basis of exemption):				
I request a prompt court hearing to determine the exemption.				
Notice of the hearing should be given to me at				
Address Telephone Number	<u></u> . :r			
I verify that the statements made in this Claim for Exemption are true and I understand that false statements herein are made subject to the penalties of 1 Pa.C.S. §4904 relating to unsworn falsification to authorities.	l correct 8			
Date:				

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA COUNTY, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. Telephone Number (570) 389-5622.

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetterolf, R.E, for Keystone Columbia Corp.

BEING the same premises conveyed to Scott S. Hilliard by Deed from Jeffrey L. Sullivan, Executor of the Estate of Ann E. Sullivan, Deceased, dated August 30, 2006, recorded September 5, 2006 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200609190.

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- 1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.
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- 3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.
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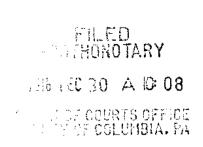
- 7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.
- 8. the use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantors in writing prior to construction.
- 9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE: In the aforesaid description one of the boundary lines is referred to as "Cabin Still Lane". On the draft it is referred to as "Hemlock Drive". For clarification, the draft is recorded with Deed Book 288, Page 757, at page 749.

KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000



HENRY & BEAVER LLP By: Marc A. Hess Identification No. 55774 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140 (717) 274-3644

FNB BANK, N.A.,

Plaintiff

: IN THE COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2016-CV-1183

SCOTT S. HILLIARD,

Defendant

2017-E0-1

AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed and as of the present time the following information concerning the real property located at 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township, Columbia County, Pennsylvania 18655, and having a legal description as set forth on Exhibit "A" attached hereto and incorporated by reference:

Name and address of Owners or Reputed Owners:

Name Address

Scott S. Hilliard 96 Hemlock Springs Drive Shickshinny, PA 18655

2. Name and address of Defendants in the judgment.

Name
Address

Scott S. Hilliard
96 Hemlock Springs Drive
Shickshinny, PA 18655

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

<u>Name</u>	Address
FNB Bank, N.A.	c/o Fulton Financial Corporation One Penn Square Lancaster, PA 17602
Discover Bank	12 Reads Way New Castle, DE 19720
DB Servicing Corporation f/k/a Greenwood Trust Company Servicing Affiliate for Discover Bank	2500 Lake Cook Road Riverwoods, IL 60015-3851
James P. Valecko, Esquire Attorney for Discover Bank	WELTMAN, WEINBERG & REIS CO, LPA 436 7th Avenue, Suite 2500 Pittsburgh, PA 15219-1842
Commonwealth of Pennsylvania	c/o Thomas E. Leipold, Esquire Columbia County District Attorney's Office P.O. Box 380 Bloomsburg, PA 17815
Thomas E. Leipold, Esquire Atty for Commonwealth of PA	Columbia County District Attorney's Office P.O. Box 380 Bloomsburg, PA 17815

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

Addross

Name	Addless
FNB Bank, N.A.	200 South Poplar Street Berwick, PA 18603

Nama

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

Name Address

n/a

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

<u>Name</u> <u>Address</u>

n/a

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:

<u>Name</u>	<u>Address</u>
Tenant / Occupant	96 Hemlock Springs Drive Shickshinny, PA 18655
Hemlock Springs Homeowners Association	
Patrick T. O'Connell, Esquire Atty for Scott S. Hilliard	24 West Main Street Bloomsburg, PA 17815
Central Columbia School District	4777 Old Berwick Road Bloomsburg, PA 17815
Berwick Area School District	500 Line Street Berwick, PA 18603
Briar Creek Township	150 Municipal Road / Berwick, PA 18603

Tax Collector, Briar Creek Township Joan M. Rothery 122 Twin Church Road Berwick, PA 18603 Columbia County Tax Claim Bureau Main Street County Annex 11 West Main Street Bloomsburg, PA 17815 Columbia County Treasurer's Office 11 West Main Street Bloomsburg, PA 17815 Columbia County Domestic Relations Main Street County Annex Support Division 11 West Main Street Bloomsburg, PA 17815 Commonwealth of Pennsylvania P.O. Box 280603 Department of Revenue Harrisburg, PA 17128-0603 Bureau of Individual Taxes Commonwealth of Pennsylvania P.O. Box 2675 Department of Welfare Harrisburg, PA 17105 Commonwealth of Pennsylvania 6th Floor, Strawberry Square Bureau of Individual Taxes Department 280601 Inheritance Tax Division Harrisburg, PA 17128 Department of Public Welfare Willow Oak Building T.P.L. Casualty Unit P.O. Box 8486 Estate Recovery Program Harrisburg, PA 17105 Internal Revenue Service 1000 Liberty Avenue, Room 704 Advisory Unit Pittsburgh, PA 15222 Internal Revenue Service William Green Federal Building Technical Support Group 600 Arch Street, Room 3259 Philadelphia, PA 19106 Internal Revenue Service 600 Arch Street, Room 3259 Advisory Unit Philadelphia, PA 19106

The information provided in this Affidavit is based on a lien search which covers through December 8, 2016. Subsequent to the date of filing the Praecipe for Writ of

Execution the lien search will be updated to and through the date of filing the Praecipe for Writ of Execution, and if there are any additional mortgages, judgments or liens, or any party entitled to notice of sheriff's sale as of the date of filing the Praecipe for Writ of Execution, said Notice will be provided at least thirty (30) days prior to the sale date and an Amended Affidavit Pursuant to Rule 3129.1 will be filed.

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.

Date: December $\frac{2}{\sqrt{1000}}$, 2016

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

HENRY & BEAVER LLP

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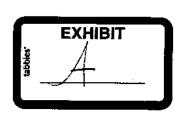
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KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000



ATTORNEYS AT LAW

Charles V. Henry, III Frederick S. Wolf Thomas P. Harlan

Thomas P. Harlan Wiley P. Parker* John H. Whitmoyer

Christopher J. Coyle

Kevin M. Richards Marc A. Hess

Amy B. Leonard Roberta J. Santiago Heather A. Eggert 937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

www.henrybeaver.com

Phone (717) 274-3644, Ext. 115 Fax (717) 274-6782 hess@henrybeaver.com

R. Hart Beaver

Retired

 Certified in Civil Trial Advocacy by the National Board of Trial Advocacy

December 29, 2016

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

Re: FNB Bank, N.A. v. Scott S. Hilliard

No. 2016-CV-1183

Dear Sirs:

Please post the property located at: 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township, Columbia County, Pennsylvania 18655, with the Writ of Execution and Notice of Sheriff's Sale.

Please serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon Defendant Scott S. Hilliard at 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township, Columbia County, Pennsylvania 18655.

Thank you for your attention to this matter. If you have any questions or comments, please feel free to contact me.

Very truly yours,

MARC A. HESS

/lif

encl.

Ms. Heather Ace, FNB Bank, N.A. - w/encl.

FNB BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

VS.

No. 2016-CV-1183

SCOTT S. HILLIARD,

Defendant

AFFIDAVIT AS TO NON-MILITARY SERVICE AND CERTIFICATION OF LAST KNOWN ADDRESS OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF LEBANON

Before me the undersigned authority, personally appeared Marc A. Hess, attorney for Plaintiff, who being duly sworn according to law, deposes and says that upon reasonable investigation to the best of his knowledge and belief the Defendant is not in the active Military or Naval Service of the United States of America and that the last known address of said Defendant is 96 Hemlock Springs Drive, Shickshinny, Columbia County, Pennsylvania 18655.

HENRY-84BEAVER LLP

By: MARC & HES

I.D. #55774

Attorney for FNB Bank, N.A.

Sworn to and subscribed to before me this \mathcal{AH} day of \mathcal{AH} \mathcal{AH} ,

2016.

Notary Public

NOTARIAL SEAL

OFFICIA LYOUNG, NOTARY PUBLIC

OFFICE ANON, LEBANON COUNTY

OFFICE OF COMMISSION EXPIRES DECEMBER 17, 2017



FNB BANK, N.A.,

: IN THE COURT OF COMMON PLEAS

Plaintiff

COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

VS.

No. 2016-CV-1183

SCOTT S. HILLIARD,

Defendant

AFFIDAVIT AS TO NON-MILITARY SERVICE AND CERTIFICATION OF LAST KNOWN ADDRESS OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF LEBANON

Before me the undersigned authority, personally appeared Marc A. Hess, attorney for Plaintiff, who being duly sworn according to law, deposes and says that upon reasonable investigation to the best of his knowledge and belief the Defendant is not in the active Military or Naval Service of the United States of America and that the last known address of said Defendant is 96 Hemlock Springs Drive, Shickshinny, Columbia County, Pennsylvania 18655.

HENRY & BEAVER LLP

By: / / //

I.D. #55774

Attorney for FNB Bank, N.A.

Sworn to and subscribed to before me this <u>Ale</u> day of <u>Ale Cerclose</u>,

2016.

Notary Public

NOTARIAL SEAL
STRICIA LYOUNG, NOTARY PUBLIC
CITY OF LEBANON, LEBANON COUNTY
IN COMMISSION EXPIRES DECEMBER 17, 2017

FNB BANK, N.A.,

Plaintiff

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

VS.

No. 2016-CV-1183

SCOTT S. HILLIARD.

Defendant

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession (after notifying such person of such levy or attachment), without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereon.

Dated: December , 2016

Marc A. Hess

Attorney for Plaintiff, FNB Bank, N.A.

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetterolf, R.E, for Keystone Columbia Corp.

BEING the same premises conveyed to Scott S. Hilliard by Deed from Jeffrey L. Sullivan, Executor of the Estate of Ann E. Sullivan, Deceased, dated August 30, 2006, recorded September 5, 2006 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200609190.

TOGETHER with, unto the grantee, his heirs and assigns in common, however, with the grantors, their heirs and assigns, the following:

- (a) The right of ingress and egress over all roadways as shown on map of the lands of the grantor.
- (b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantee, his heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways.
- 1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.
- 2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.
- 3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.
- No sewage or waste water shall be disposed of, except by an approved septic system.
- 5. Only ordinary household pets shall be kept upon the premises.
- 6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.

- 7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.
- 8. the use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantors in writing prior to construction.
- 9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE: In the aforesaid description one of the boundary lines is referred to as "Cabin Still Lane". On the draft it is referred to as "Hemlock Drive". For clarification, the draft is recorded with Deed Book 288, Page 757, at page 749.

KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000



937 Willow Street

Charles V. Henry, III Retired Frederick S. Wolf P.O. Box 1140

R. Hart Beaver

Lebanon, PA 17042-1140 Thomas P. Harlan

Phone (717) 274-3644, Ext. 115 Wiley P. Parker* www.heruybeaver.com

Eax (717) 274-6782 John H. Whitmoyer

hess@henrybeaver.com Christopher J. Coyle

Kevin M. Richards * Certified in Civil Trial Advocacy by the Marc A. Hess

National Board of Trial Advocacy Amy B. Leonard

December 29, 2016

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

FNB Bank, N.A. v. Scott S. Hilliard Re:

No. 2016-CV-1183

Dear Sirs:

Roberta J. Sapriago Heather A. Eggert

> We have filed a Praecipe for Writ of Execution in the above-referenced matter. Included herewith please find the following as courtesy copies. The originals have been filed with the Prothonotary and will be forwarded to your office.

- 1. Notice of Sheriff's Sale Pursuant to Pa.R.C.P. 3129.2
- 2. Praecipe for Writ of Execution
- 3. Writ of Execution
- 4. Affidavit Pursuant to Rule 3129.1
- 5. Copy of the property description.

Thank you for your attention to this matter. If you have any questions or comments, please feel free to contact me.

MARC A. HESS

/lif enci.

Ms. Heather Ace, FNB Bank, N.A. - w/encl. cc:



Charles V. Henry, III

Frederick S. Wolf

Thomas P. Harlan

Wiley P. Parker*

John H. Whitmoyer

Christopher J. Coyle

Kevin M. Richards

Marc A. Hess

Amy B. Leonard

Roberta J. Santiago

Heather A. Eggert

937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140

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R. Hart Beaver Retired

Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

hess@henrybeaver.com

 Certified in Civil Trial Advocacy by the National Board of Trial Advocacy

December 29, 2016

Office of the Prothonotary Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815

Re: FNB Bank, N.A. v. Scott S. Hilliard

No. 2016-CV-1183

Dear Clerk:

Enclosed please find the following:

- 1. An original and two copies of a Praecipe for Writ of Execution in Mortgage Foreclosure, together with a check in the amount of \$25.00 representing the filing fee.
 - 2. An original and four copies of a Writ of Execution.
- 3. An original and four copies of a Notice of Sheriff's Sale Pursuant to Pa.R.C.P. 3129.2.
 - 4. An original and three copies of an Affidavit Pursuant to Pa.R.C.P. 3129.1.
 - 5. An original and five copies of a property description.

Page 2 December 29, 2016

- 6. An original and one copy of a Waiver of Watchman.
- 7. An original and one copy of an Affidavit of Non-Military and Last Known Address.
- 8. Λ check in the amount of \$1,350.00 and Sheriff's letter of instruction to be forwarded to the Sheriff of Columbia County.

Please file these documents upon receipt and time-stamp and return one copy of each to me in the enclosed self-addressed, stamped envelope.

Please forward all appropriate documents and enclosed check to the Sheriff of Columbia County for their purposes.

Thank you for your attention to this matter. If you have any questions or comments, please feel free to contact me.

MARC A. HESS

/lif encl.

cc: Ms. Heather Ace, FNB Bank, N.A. - w/encl. Columbia County Sheriff's Office - w/encl.

FNB BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS. ;

: No. 2016-CV-1183

SCOTT S. HILLIARD,

Defendant

NOTICE OF SHERIFF'S SALE PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TAKE NOTICE that a Sheriff's sale of valuable real estate will be held at the Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania (or such other location as designated by the Sheriff on the date of sale) on

, 2017
M.
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Scott S. Hilliard which are more fully described below:

OWNER OF PROPERTY: Scott S. Hilliard

LOCATION OF PROPERTY

TO BE SOLD: 96 Hemlock Springs Drive

Shickshinny, Briar Creek Township, Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY

TO BE SOLD: A legal description is attached hereto,

incorporated herein and identified as Exhibit

"A".

This Sheriff's sale takes place pursuant to a Judgment against Scott S. Hilliard in favor of FNB Bank, N.A. which Judgment was entered at No. 2016-CV-1183 in the amount of:

Principal -	\$ 17,795.44
Interest to 9/30/2016 -	54 9.91
Escrow Deficiency -	779.21
Late Fees to 9/30/2016 -	369.21
Loan Fees -	55.00
Actual Legal Fees and Costs Incurred	
to Date of Filing -	738.50
Total -	\$ 20,287.27

Plus interest after September 30, 2016, and continuing after entry of judgment at the contract rate (\$3.64 per diem), actual and additional attorney's fees and costs incurred, additional late fees after September 30, 2016, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

If you have a question about the full amount due and owing through the date of Sheriff's Sale, you can get that information by contacting the attorney whose name, address and telephone number appears below.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date not later than thirty (30) days after the Sheriff's sale and distribution will be made in accordance with that Schedule of Distribution unless exceptions are filed thereto within

ten (10) days after the filing of the Schedule of Distribution. No further notice of the filing of Schedule of Distribution will be given.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY. Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's Deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

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

NORTH PENN LEGAL SERVICES 168 East Fifth Street Bloomsburg, PA 17815 (570) 784-8760

> Timothy T. Chamberlain Sheriff of Columbia County

Marc A. Hess I.D. #55774 HENRY & BEAVER LLP Attorney for Plaintiff ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetterolf, R.E, for Keystone Columbia Corp.

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TOGETHER with, unto the grantee, his heirs and assigns in common, however, with the grantors, their heirs and assigns, the following:

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- (b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantee, his heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways.
- 1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.
- 2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.
- 3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.
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- 6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.



- 7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.
- 8. the use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantors in writing prior to construction.
- 9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

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KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00.000

FNB BANK, N.A.,

: IN THE COURT OF COMMON PLEAS

Plaintiff

: COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2016-CV-1183

SCOTT S. HILLIARD,

Defendant

PRAECIPE FOR WRIT OF EXECUTION MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Issue a Writ of Execution in the above matter directed to the Sheriff of Columbia County to levy upon the real property commonly known as 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township, Columbia County, Pennsylvania 18655, and as more fully described in Exhibit "A" attached hereto.

Amount Due -

Principal -	\$ 17,795.44
Interest to 9/30/2016 -	549.91
Escrow Deficiency -	779.21
Late Fees to 9/30/2016 -	369.21
Loan Fees -	55.00
Actual Legal Fees and Costs Incurred	
to Date of Filing -	738.50
Total -	\$ 20.287.27

<u>Plus</u> interest after September 30, 2016, and continuing after entry of judgment at the contract rate (\$3.64 per diem), actual and additional attorney's fees and costs incurred, additional late fees after September 30, 2016, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

HENRY & BEAVER LLP

By:

MARC A. HESS I.D. #55774

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

(717) 274-3644

Attorney for Plaintiff

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