

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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	MEMO	CHK #	DEBIT	CREDIT
01/09/2017	Advance Fee	Advance Fee	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)
-----------------------	-------------------

HENRY & BEAVER LLP

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

Fulton Bank_{NA}

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

81350

Eight hundred thirteen and two/100

DATE

AMOUNT

03/01/2017

813.02

PAY
TO THE
ORDER
OF:

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

General Account / Void After 180 Days

AUTHORIZED SIGNATURE

⑈081350⑈ ⑆031301422⑆ 0001135236⑈



Henry & Beaver, LLC
ATTORNEYS AT LAW

Charles V. Henry, III
Frederick S. Wolf
Thomas P. Harlan
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Kevin M. Richards
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R. Hart Beaver
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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.

Very truly yours,

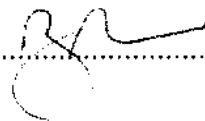

MARC A. HESS

/lif

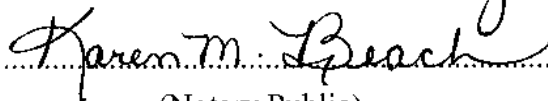
cc: Ms. Heather Ace, FNB Bank, N.A.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice 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 this 28th day of February 2017

.....
(Notary Public)



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

.....



Henry & Beaver
ATTORNEYS AT LAW

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
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lhess@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

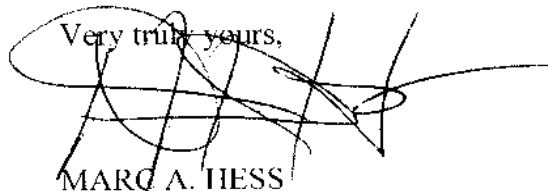
Re: FNB Bank, N.A. v. Scott S. Hilliard
No. 2016-CV-1183
Sheriff's Sale of 96 Hemlock Springs Drive, Shickshinny, Columbia County, PA

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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.

Very truly yours,



MARC A. HESS

/s/

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

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 300.00
 LEVY (PER PARCEL) \$15.00
 MAILING COSTS \$ 60.00
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 24.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED ~~\$35.00~~
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 10.00
 NOTARY \$ 10.00

TOTAL ***** \$ 491.50

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. 2-22 \$ 591.51
 SOLICITOR'S SERVICES 2-15 \$100.00

TOTAL ***** \$ 1322.52

PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$

TOTAL ***** \$ -0-

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 \$
 SCHOOL DIST. 20 \$
 DELINQUENT 20 \$ 5.00

TOTAL ***** \$ 5.00

MUNICIPAL FEES DUE:

SEWER 20 \$
 WATER 20 \$

TOTAL ***** \$ -0-

SURCHARGE FEE (DSTE)

MISC. Per g. \$ 134.00
 \$

TOTAL ***** \$ 134.00

TOTAL COSTS (OPENING BID) \$ 2163.02

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 County			DATE 03/01/2017	BILL NO. 10992	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,619	11.285	183.80	187.55	206.31
SINKING		.35	5.70	5.82	6.40
FIRE		1	16.29	16.62	18.28
TWP RE		6	97.72	99.71	109.68
The discount & penalty have been calculated for your convenience			303.51 April 30 If paid on or before	309.70 June 30 If paid on or before	340.67 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

	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

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

FNB BANK, N.A.,
 Plaintiff

vs.

SCOTT S. HILLIARD,
 Defendant

: IN THE COURT OF COMMON PLEAS
 : COLUMBIA COUNTY, PENNSYLVANIA
 : CIVIL ACTION - LAW
 :
 : No. 2016-CV-1183

**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
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:

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

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

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

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT 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: COLUMBIA COUNTY SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

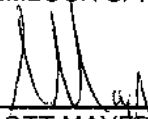


FNB BANK N.A.
vs.
SCOTT SHEPARD HILLIARD (et al.)

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,

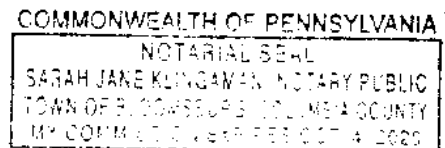

TIMOTHY T. CHAMBERLAIN, SHERIFF

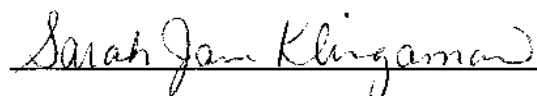
January 13, 2017

NOTARY

Affirmed and subscribed to before me this

13TH day of JANUARY, 2017





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

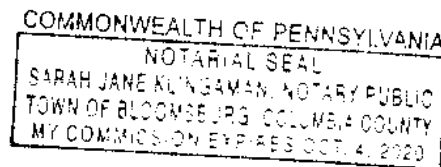
01/26/2017 03:43 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 96 HEMLOCK SPRINGS DRIVE, SHICKSHINNY, PA 18655.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


January 27, 2017



NOTARY

Affirmed and subscribed to before me this

27TH day of JANUARY, 2017



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1183

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: HILLIARD TENANTS

Primary Address: 96 HEMLOCK SPRINGS DR
SHICKSHINNY, PA 18655

Phone: **DOB:** 10/03/1969

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. Owner lives here & alone
2. _____
3. _____
4. _____
5. _____
6. _____

HILLIARD TENANTS

2016CV1183

96 HEMLOCK SPRINGS DR, SHICKSHINNY, PA 18655

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1183

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: BERWICK AREA SCHOOL DISTRICT

Primary Address: 500 LINE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1100 FOWLER AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Linda Hewie

Relation: Receptionist

Date: 1-12-17

Time: 15:30

Deputy: 4

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2016CV1183

500 LINE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1183

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: BRIAR CREEK TOWNSHIP

Primary Address: 150 MUNICIPAL ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Tom Frace

Relation: Chief of Police

Date: 1-12-17 Time: 13:49

Deputy: 4 Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BRIAR CREEK TOWNSHIP

2016CV1183

150 MUNICIPAL ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1183

SERVICE COVER SHEET

Service Details:

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 RIGHTS

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☐ Posted ☐ Other ☐

Adult In Charge:

Relation:

Date: 1-12-17

Time: 13:47

Deputy: 4

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

ROTHERY, JOAN M.

2016CV1183

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV1183

SERVICE COVER SHEET

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Manner: < Not Specified >

Expires:

Zone:

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: COLUMBIA COUNTY TREASURER

Primary Address: 11 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TREA

2016CV1183

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FNB BANK N.A.
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Service Details:

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 RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHERY RUMS

Relation: TAX CLEAR

Date: 1/11/17 **Time:** 1321

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV1183

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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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 RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: LINDSEY FISHER

Relation: Deputy Director

Date: 1/11/17

Time: 1334

Deputy: 5

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2016CV1183

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
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FNB BANK N.A.
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Manner: < Not Specified >

Expires:

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Secretary

Date: 1-10-17 Time: 15:40

Deputy: A Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2016CV1183

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

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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: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

CONNIE JOHNSON

Relation:

RECEIPTIST

Date:

1/10/17

Time:

1403

Deputy:

5

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2016CV1183

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV1183

SERVICE COVER SHEET

Service Details:

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 RIGHTS

@CCSO

Serve To:

Name: PATRICK O'CONNELL

Primary Address: 24 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 14 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: 570-380-1280

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation: Def.

Date: 11/10/17 Time: 11:25

Deputy: 7 Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

O'CONNELL, PATRICK

2016CV1183

24 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV1183

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 1

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: THOMAS LEIPOLD
Primary Address: 35 WEST MAIN STREET
P.O. BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Marina

Relation: Legal Sec.

Date: 1/9/17 Time: 10:24

Deputy: 7 Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

LEIPOLD, THOMAS

2016CV1183

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV1183

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: SCOTT SHEPARD HILLIARD

Primary Address: 96 HEMLOCK SPRINGS DR
SHICKSHINNY, PA 18655

Phone: DOB: 10/03/1969

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-12-17

Time: 14:35

Deputy: 41

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

HILLIARD, SCOTT SHEPARD

2016CV1183

96 HEMLOCK SPRINGS DR, SHICKSHINNY, PA 18655

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV1183

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 96 HEMLOCK SPRINGS DRIVE
SHICKSHINNY, PA 18655

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

1-26-17

Time:

1543

Deputy:

14

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV1183

96 HEMLOCK SPRINGS DRIVE, SHICKSHINNY, PA 18655 NO EXPIRATION

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



71901140006000096260

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
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Ship to

DISCOVER

12 READS WAY

Tracking #: 71901140006000096291

Doc Ref #: 2017ED1

Postage 5.1300

NEW CASTLE DE 19720

Document Receipt

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

DB SERVICING CORP

2500 LAKE COOK ROAD

Tracking #: 71901140006000096307

Doc Ref #: 2017ED1

Postage 5.1300

RIVERWOODS IL 60015

Document Receipt

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

DISCOVER

12 READS WAY

Tracking #: 71901140006000096291

Doc Ref #: 2017ED1

Postage 5.1300

NEW CASTLE DE 19720

Document Receipt

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

FNB BANK N A

ONE PENN SQUARE

Tracking #: 71901140006000096284

Doc Ref #: 2017ED1

Postage 5.1300

LANCASTER PA 17602

Document Receipt

Trans #	9631	Carrier / service:	USPS Server	First-Class Mail®	1/9/2017 12:00:00 AM
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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

PHILADELPHIA PA 19106

Document Receipt

Trans #	9631	Carrier / service:	USPS Server	First-Class Mail®	1/9/2017 12:00:00 AM
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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

PHILADELPHIA PA 19106

Document Receipt

Trans #	9630	Carrier / service:	USPS Server	First-Class Mail®	1/9/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000096260

Doc Ref #: 2017ED1

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9629	Carrier / service:	USPS Server	First-Class Mail®	1/9/2017 12:00:00 AM
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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
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000096246

Doc Ref #: 2017ED1

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

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

DB SERVICING CORP

2500 LAKE COOK ROAD

RIVERWOODS IL 60015

Tracking #: 71901140006000096307

Doc Ref #: 2017ED1

Postage 5.1300

HENRY & BEAVER LLP

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

Fulton Bank

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

80891

DATE

AMOUNT

One thousand three hundred fifty and NO/100

12/21/2016

1350.00

PAY
TO THE
ORDER
OF:

Sheriff of Columbia County

General Account / Void After 180 Days

12-4



AUTHORIZED SIGNATURE

⑈080891⑈ ⑆031301422⑆ 0001135236⑈

COPY

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

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2016-CV-1183
:
:

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:

<u>Name</u>	<u>Address</u>
Scott S. Hilliard	96 Hemlock Springs Drive Shickshinny, PA 18655

2. Name and address of Defendants in the judgment.

<u>Name</u>	<u>Address</u>
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>	<u>Address</u>
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 7 th 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:

<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:

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

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	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	6 th 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

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.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

COPY

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>	<u>Address</u>	<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>	<u>Address</u>
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 7 th 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 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	6 th 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

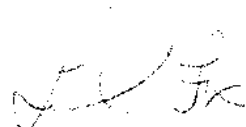
Internal Revenue Service
Technical Support Group

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

Internal Revenue Service
Advisory Unit

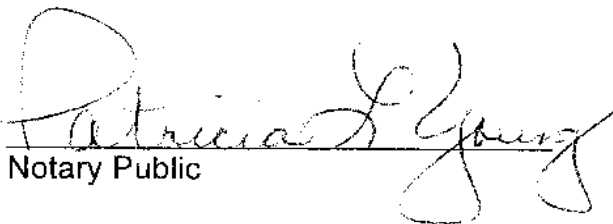
600 Arch Street, Room 3259
Philadelphia, PA 19106

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

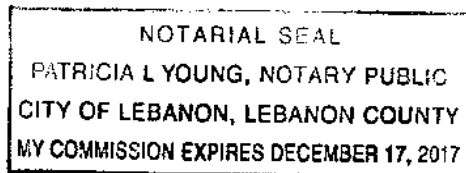


LISA I. FOX

Sworn to and subscribed to before me
this 7th day of February,
2017.



Notary Public



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

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2016-CV-1183
: 2017-ED-1
:

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 -	<u>738.50</u>
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.

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
ATTORNEYS AT LAW

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

2/7/17

7016 0910 0000 4300 9891



041 HARRISBURG PA 171

13 JAN 2017

PM 8:15



\$ 0.06



1/17
prior

RETURN RECEIPT REQUESTED

Scott S. Hilliard
96 Hemlock
Shickshinny

WIKIE

176 CE 1

2202/00117

RETURN TO SENDER
UNLESS OTHERWISE
NOTED

1-17
1-22
2-1

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

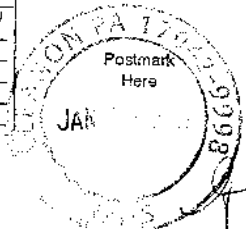
Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Post

Sent To **Scott S. Hilliard**
Street and **96 Hemlock Springs Drive**
City, State, **Shickshinny, PA 18655**



1696 0064 0000 0160 9102

EXHIBIT

B

tabbies

1065562227

01 044214047

4125-02159-02-07

http://www.usps.com



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender
Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

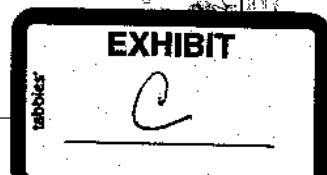
TOTAL NO.
of Pieces Listed by Sender
6

TOTAL NO.
of Pieces Received at Post Office

Postmaster, per (name of receiving employee)

bit 6

Affix Stamp Here
Postmark with Date of Receipt



USPS Tracking Number

Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airtel

Seeth-S. Hillard

96 Hemlock Springs Drive
Shickshinny, PA 18655

FINB 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. Vatecko, Esquire

Attorney for Discover Bank
WELTMAN, WEINBERG & REIS CO. LPA
436 7th Avenue, Suite 2500
Pittsburgh, PA 15219-1042

Commonwealth of Pennsylvania

c/o Thomas E. Leopold, Esquire
Columbia County District Attorney's Office
P.O. Box 380
Bloomsburg, PA 17815



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Name and Address of Sender
Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

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6

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Postmaster, per (name of receiving employee)



Affix Stamp Here
Postmark with Date of Receipt



USPS Tracking Number	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airt
Firm-specific Identifier					
	Thomas E. Leopold, 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 Association Raymond Sharpless, Secretary/Treasurer 6 Emerald Way Shickshinny, PA 18655				
	Patrick T. O'Connell, Esquire Attorney for Scott S. Hillard 24 West Main Street Bloomsburg, PA 17815				
	Central Columbia School District 4777 Old Berwick Road Bloomsburg, PA 17815				



Certificate of Mailing — Firm (Domestic)

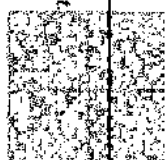
Name and Address of Sender
Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

TOTAL NO.
of Pieces Listed by Sender
6

TOTAL NO.
of Pieces Received at Post Office

Postmaster, per (name of receiving employee)

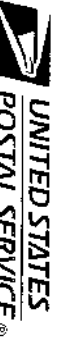
Affix Stamp Here
Postmark with Date of Receipt



PAID FROM ZIP 00001 17040
\$1002.25



USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airtel
	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. Rotney 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				



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender
Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

TOTAL NO. of Pieces Listed by Sender
4

TOTAL NO. of Pieces Received at Post Office

Postmaster, per (name of receiving employee)

[Handwritten signature]

Affix Stamp Here
Postmark with Date of Receipt

[Postmark: JAN 13 2017, \$001.52]

[Circular postmark: JAN 13 2017]

USPS Tracking Number

Firm-Specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airift

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



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender
Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

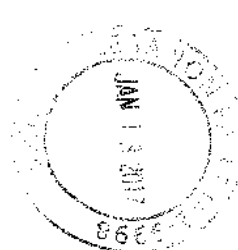
TOTAL NO.
of Pieces Listed by Sender
3

TOTAL NO.
of Pieces Received at Post Office
3

Postmaster, per (name of receiving employee)

[Signature]

Affix Stamp Here
Postmark with Date of Receipt



USPS Tracking Number

Firm-Specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

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

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 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 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 from 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, 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. 07-05C0921-00,000

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
HENRY & BEAVER LLP
LEBANON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

07, 050-021-00, 000
Brian Creek

REAL ESTATE OUTLINE

ED # 2017 ED1

DATE RECEIVED 12-29-2016
DOCKET AND INDEX 2016 CV 1183

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>80891</u>

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

SALE DATE March 8 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
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.,
Plaintiff

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2016-CV-1183

: ~~2016~~ - 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: 

MARC 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 :
COUNTY OF COLUMBIA : ss.
TO THE SHERIFF OF COLUMBIA COUNTY:

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

1. 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 -	<u>738.50</u>
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.

Barbara W. Silverio 188
Prothonotary

Seal of the Court

By: Stephanie Atap
Deputy

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

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

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

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

_____ (i) set aside in kind (specify property to be set aside in kind): _____
_____;

_____ (ii) paid in cash following the sale of the property levied upon; 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:

a. My \$300.00 statutory exemption: _____ in cash; _____ in kind
(specify property): _____.

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

I verify that the statements made in this Claim for Exemption are true and correct.
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: _____

Defendant

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.

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

FILED
NOTARIAL
JUN 30 2016 A 10:08
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

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	:	2017 - ES - 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:

1. Name and address of Owners or Reputed Owners:

<u>Name</u>	<u>Address</u>
Scott S. Hilliard	96 Hemlock Springs Drive Shickshinny, PA 18655

2. Name and address of Defendants in the judgment.

<u>Name</u>	<u>Address</u>
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>	<u>Address</u>
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 7 th 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:

<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:

Name

Address

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 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	6 th 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 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 Praeipce 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 Praeipce 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 21, 2016

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.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.

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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.
2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.
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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.

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KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

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



Henry & Beaver^{LLP}

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

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www.henrybeaver.com

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Marc A. Hess

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Heather A. Eggert

* 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

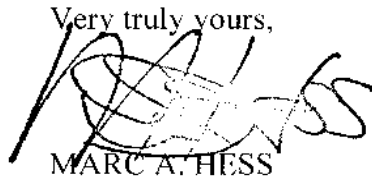
Dear Sirs:

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

/s/

encl.

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

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

vs.

SCOTT S. HILLIARD,
Defendant

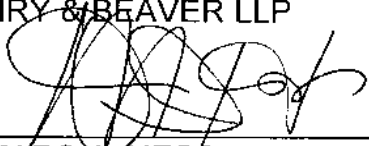
: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2016-CV-1183

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

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF LEBANON :

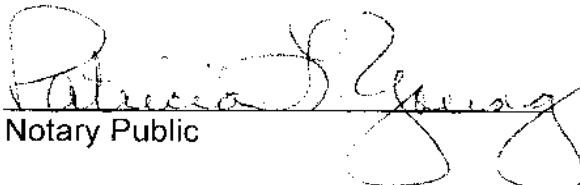
Before me the undersigned authority, personally appeared Marc A. Hess, attorney for Plaintiff, who being duly sworn according to law, deposes and says that upon reasonable investigation to the best of his knowledge and belief the Defendant is not in the active Military or Naval Service of the United 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: 

MARC A. HESS
I.D. #55774
Attorney for FNB Bank, N.A.

Sworn to and subscribed to before me
this 29th day of December,
2016.



Notary Public

NOTARIAL SEAL
PATRICIA L. YOUNG, NOTARY PUBLIC
CITY OF LEBANON, LEBANON COUNTY
MY COMMISSION EXPIRES DECEMBER 17, 2017

COPY

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

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2016-CV-1183
:
:

**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

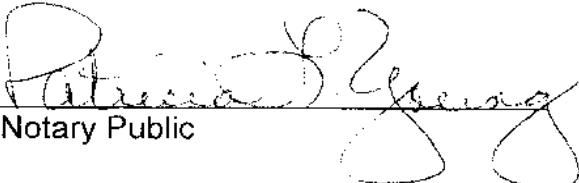
By: 

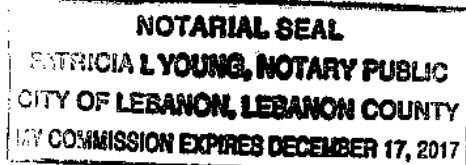
MARC A. HESS

I.D. #55774

Attorney for FNB Bank, N.A.

Sworn to and subscribed to before me
this 29th day of December,
2016.


Notary Public



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

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2016-CV-1183
:
:

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 21, 2016



Marc A. Hess
Attorney for Plaintiff, FNB Bank, N.A.

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KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

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



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ATTORNEYS AT LAW

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R. Hart Beaver

Retired

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Heather A. Eggen

* 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:

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.

Very truly yours,

MARC A. HESS

/lhf
encl.

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



Henry & Beaver^{LLP}

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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. A 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.

Very truly yours,

A handwritten signature in black ink, appearing to read "MARC A. HESS", written over a circular stamp or seal.

MARC A. HESS

/lhf
encl.

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

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	:	

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 -	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 -	<u>738.50</u>
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.

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,	:	
Defendant	:	

PRAECIPE FOR WRIT OF EXECUTION
MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

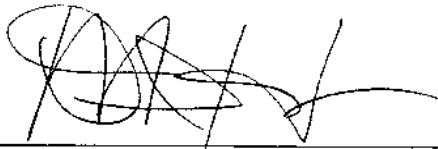
Issue a Writ of Execution in the above matter directed to the Sheriff of Columbia County to levy upon the real property commonly known as 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township, Columbia County, Pennsylvania 18655, and as more fully described in Exhibit "A" attached hereto.

Amount Due -

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HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

937 Willow Street

P.O. Box 1140

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Attorney for Plaintiff

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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.

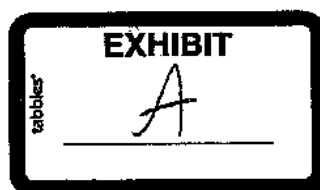
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