

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 218528	Invoice Date: 01/04/2018 2:18:56 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFFS OFFICE	Last Change:	Receipt By: WALK-IN	By: BKA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201800088	LOCUST TOWNSHIP
	Grantor - ANDREWS, JOHN E -JR		01/04/18 2:19:34 PM	
	Grantee - UNB BANK			
	Consideration - \$3,111.35			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8059 - SHERIFFS OFFICE	\$67.00		
	CHECK: 8062 - SHERIFFS OFFICE	\$4.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

UNB BANK

VS JOHN & SHERRY ANDREWS

NO. 118-2017 ED

NO. 808-2017 JD

DATE/TIME OF SALE: NOVEMBER 15, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 46500.00

(11931.35)

POUNDAGE - 2% OF BID

\$ 930.00

TRANSFER TAX - 2% OF FAIR MKT

\$ _____

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 3111.35

PURCHASER(S):

Bank

ADDRESS:

NAMES(S) ON DEED:

UNB Bank,

PURCHASER(S) SIGNATURE(S):

Gyl W. Williams

TOTAL DUE:

\$ 3111.35

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 1761.35

SCHLESINGER & KERSTETTER, LLP

ATTORNEYS AT LAW

GUY W. SCHLESINGER
TODD P. KERSTETTER

PHONE: 570-648-6861
FAX: 570-648-4170
EMAIL: Office@sklawoffice.org

November 17, 2017

Timothy T. Chamberlain, Sheriff
Columbia County Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Plaintiff: UNB Bank
Defendant: John E. Andrews, Jr. and Sherry A. Andrews
No.: 2017-CV-808

Dear Sheriff Chamberlain:

At the Sheriffs Sale held on November 15, 2017, I purchased the property on behalf of my client, the Plaintiff in the action. The new deed should be drawn in favor of "UNB Bank, A State Chartered Bank And Trust Company, with its principal office located at One North Oak Street, Mount Carmel, Pennsylvania.

Pursuant to the document you provided me regarding the costs, you found the costs to be a total of \$3,111.35. Deducting our deposit of \$1,350.00 results in a remaining balance due of \$1,761.35. Enclosed herein are two (2) checks totaling that amount, as follows:

a.	My personal check payable to your office	\$ 891.43
b.	Check from UNB Bank payable to your office	<u>869.92</u>
	Total	\$ 1,761.35

Would you be so kind as to provide me with a copy of the proposed deed before it is recorded so I can review it. Also let me know with regard to the schedule of distribution and any other documentation you intend to prepare with regard to the filing of the execution.

Timothy T. Chamberlain, Sheriff
November 17, 2017
Page -2-

Also if you would please let me know where you file the execution documents. You do not have a separate execution docket as far as I know. Therefore I am assuming you file them to the CV number in the Office of the Prothonotary. However I want to make sure of that so I know that in the future if there is any issue regarding the title to this property and the handling of the judicial sale.

Thank you for your kind cooperation.

Yours very truly,

A handwritten signature in black ink, appearing to read "Guy W. Schlesinger". The signature is fluid and cursive, with a long horizontal stroke at the end.

Guy W. Schlesinger

GWS:amh
Enclosure
#9015-298-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
UNB BANK

vs.

Defendant
JOHN EUGENE ANDREWS, JR.
SHERRY ANDREWS

Attorney for the Plaintiff:
SCHLESINGER & KERSTETTER
545 NORTH SECOND STREET
SHAMOKIN, PA 17872

Sheriff's Sale Date: Wednesday, November 15, 201
Writ of Execution No. : 2017CV808
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 125 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,069.35
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Total Sheriff Costs	\$1,864.35

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$1,931.35**

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



CASHIER'S CHECK

055637

REMITTER

UNB Bank (Andrews foreclosure)

DATE November 15, 2017

60-309/313

PAY TO THE

ORDER OF Columbia County Sheriff

\$ 869.92

\$869.92

DOLLARS



OFFICER

[Signature]
[Signature]

MP

⑈055637⑈ ⑆031303093⑆ 0107200101⑈

GUY W. SCHLESINGER
GAYLE T. SCHLESINGER
585 NORTH SECOND STREET
SHAMOKA, PA 17872-5148

3134

60-312/318

PAY *Columbia County Sheriff*

891 ⁴³/₁₀₀

EIGHT HUNDRED NINETY ONE AND 43/100

Dollars



[Signature]

For

⑆031309123⑆ ⑆11900020130330004⑆

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

<p>Plaintiff UNB BANK</p> <p>Attorney for the Plaintiff: SCHLESINGER & KERSTETTER 545 NORTH SECOND STREET SHAMOKIN, PA 17872</p> <p>Location of the real estate: 125 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820</p> <p>Sheriff Costs</p> <table border="0"> <tr><td>Advertising Sale (Newspaper)</td><td style="text-align: right;">\$15 00</td></tr> <tr><td>Advertising Sale Bills & Copies</td><td style="text-align: right;">\$17 50</td></tr> <tr><td>Crying Sale</td><td style="text-align: right;">\$10 00</td></tr> <tr><td>Docketing</td><td style="text-align: right;">\$15 00</td></tr> <tr><td>Levy</td><td style="text-align: right;">\$15 00</td></tr> <tr><td>Mailing Costs</td><td style="text-align: right;">\$35 00</td></tr> <tr><td>Posting Handbill</td><td style="text-align: right;">\$15 00</td></tr> <tr><td>Press Enterprise Inc</td><td style="text-align: right;">\$1,069.35</td></tr> <tr><td>Prothonotary, Acknowledge Deed</td><td style="text-align: right;">\$10 00</td></tr> <tr><td>Sheriff Automation Fund</td><td style="text-align: right;">\$50 00</td></tr> <tr><td>Sheriff's Deed</td><td style="text-align: right;">\$35 00</td></tr> <tr><td>Solicitor Services</td><td style="text-align: right;">\$100 00</td></tr> <tr><td>Transfer Tax Form</td><td style="text-align: right;">\$25 00</td></tr> <tr><td>Web Posting</td><td style="text-align: right;">\$100 00</td></tr> <tr><td>Service</td><td style="text-align: right;">\$165 00</td></tr> <tr><td>Service Mileage</td><td style="text-align: right;">\$15 00</td></tr> <tr><td>Distribution Form</td><td style="text-align: right;">\$25 00</td></tr> <tr><td>Copies</td><td style="text-align: right;">\$5 00</td></tr> <tr><td>Notary Fee</td><td style="text-align: right;">\$15 00</td></tr> <tr><td>Tax Claim Search</td><td style="text-align: right;">\$5 00</td></tr> <tr><td>Surcharge</td><td style="text-align: right;">\$120 00</td></tr> <tr><td>Total Sheriff Costs</td><td style="text-align: right;">\$1,864.35</td></tr> </table> <p>Distribution Costs</p> <table border="0"> <tr><td>Recording Fees</td><td style="text-align: right;">\$67 00</td></tr> <tr><td>Total Distribution Costs</td><td style="text-align: right;">\$67.00</td></tr> </table> <p>Grand Total: \$1,931.35</p>	Advertising Sale (Newspaper)	\$15 00	Advertising Sale Bills & Copies	\$17 50	Crying Sale	\$10 00	Docketing	\$15 00	Levy	\$15 00	Mailing Costs	\$35 00	Posting Handbill	\$15 00	Press Enterprise Inc	\$1,069.35	Prothonotary, Acknowledge Deed	\$10 00	Sheriff Automation Fund	\$50 00	Sheriff's Deed	\$35 00	Solicitor Services	\$100 00	Transfer Tax Form	\$25 00	Web Posting	\$100 00	Service	\$165 00	Service Mileage	\$15 00	Distribution Form	\$25 00	Copies	\$5 00	Notary Fee	\$15 00	Tax Claim Search	\$5 00	Surcharge	\$120 00	Total Sheriff Costs	\$1,864.35	Recording Fees	\$67 00	Total Distribution Costs	\$67.00	<p>Defendant JOHN EUGENE ANDREWS, JR SHERRY ANDREWS</p> <p>Sheriff's Sale Date: Wednesday, November 15, 2017 Writ of Execution No. : 2017CV808 Advance Sheriff Costs: \$1,350 00</p>
Advertising Sale (Newspaper)	\$15 00																																																
Advertising Sale Bills & Copies	\$17 50																																																
Crying Sale	\$10 00																																																
Docketing	\$15 00																																																
Levy	\$15 00																																																
Mailing Costs	\$35 00																																																
Posting Handbill	\$15 00																																																
Press Enterprise Inc	\$1,069.35																																																
Prothonotary, Acknowledge Deed	\$10 00																																																
Sheriff Automation Fund	\$50 00																																																
Sheriff's Deed	\$35 00																																																
Solicitor Services	\$100 00																																																
Transfer Tax Form	\$25 00																																																
Web Posting	\$100 00																																																
Service	\$165 00																																																
Service Mileage	\$15 00																																																
Distribution Form	\$25 00																																																
Copies	\$5 00																																																
Notary Fee	\$15 00																																																
Tax Claim Search	\$5 00																																																
Surcharge	\$120 00																																																
Total Sheriff Costs	\$1,864.35																																																
Recording Fees	\$67 00																																																
Total Distribution Costs	\$67.00																																																

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Addressee	Start Time	Time	Prints	Result	Note
915706484170	11-13 10:25	00:00:44	001/001	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PUL : PUL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error
Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

TX Result Report

P 1
11/13/2017 10:25
Serial No. A6VF011029028
TC:00004213

SHERIFF'S SALE COST SHEET

17-808

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>410.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1069.35</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1319.35</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1931.35

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



UNB BANK
vs.
JOHN EUGENE ANDREWS, JR. (et al.)

Case Number
2017CV808

SHERIFF'S RETURN OF SERVICE

10/10/2017 01:37 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 125 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

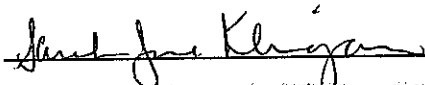
October 11, 2017

NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020



Plaintiff Attorney: SCHLESINGER & KERSTETTER, 545 NORTH SECOND STREET, SHAMOKIN, PA 17872

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



UNB BANK
vs.
ANDREWS JR., JOHN EUGENE (et al.)

Case Number
2017CV808

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)
Primary Address: 125 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Doc

Date: 10.10.17

Time: 1337

Deputy: 4

Mileage:

Attorney / Originator:

Name: SCHLESINGER & KERSTETTER

Phone: 570-648-6861

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2017CV808

125 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820 NO EXPIRATION

UNB BANK,

Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,

Defendants

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

* NO. 2017-CV-808
* NO. 2017-ED-118

* CIVIL ACTION - LAW

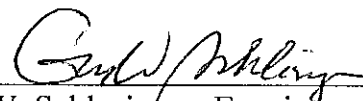
AFFIDAVIT OF MAILING
IN ACCORDANCE WITH PA. R.C.P. 3129.2(c)

COMMONWEALTH OF PENNSYLVANIA :

: SS:

COUNTY OF NORTHUMBERLAND :

GUY W. SCHLESINGER, being duly sworn according to law, deposes and says that on September 15, 2017, he mailed by ordinary mail a copy of the Notice To Lienholders addressed to Frederick I. Weinberg, Esquire, Attorney For GE Capital Retail Bank, 1001 East Hector Street, Suite 220, Conshohocken, PA 19428 (the address listed in the pleading of record); on September 26, 2017, the mailing was returned as "not deliverable as addressed as evidenced by the copy of the envelope attached hereto as Exhibit "A"; and that on September 27, 2017, a Notice To Lienholders was mailed by ordinary mail, postage prepaid, addressed to Frederick I. Weinberg, Esquire, 375 Elm Street, Suite 210, Conshohocken, PA 19428, as evidenced by Form 3817, "Certificate of Mailing" attached hereto as Exhibit "B".

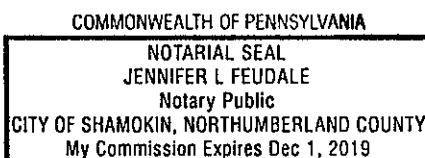


Guy W. Schlesinger, Esquire

Sworn to and subscribed before me this
29th day of September, 2017.



Notary Public



SHAMOKIN, PA 17872

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044

1787285148
011



UNITED STATES
POSTAL SERVICE®

Certificate of Mailing
To pay fee, affix stamps or
meter postage here.

This Certificate of Mailing provides evidence that the item was mailed to the addressee.
This form may be used for domestic and international mail.

From:

Guy W. Schlesinger

Schlesinger & K...

545 North Second...

Shamokin, PA 17872

To:

Frederick I. Weinberg, Esquire

375 Elm Street

Suite 210

Conshohocken, PA 19428

PS Form 3817, April 2007 PSN 7530-02-000-9065
#9015-298-1



Guy W. Schlesinger, Esquire
Schlesinger & Kerstetter, LLP
545 North Second Street
St. Louis, MO 63102
Tel: 314.241.1000
Fax: 314.241.1001
www.gwschlesinger.com


Shamokin, PA 17872

☐ Certified ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

If issued as a
 certificate of mailing
 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt

UNITED STATES POSTAGE
PITNEY BOWERS

08C 1PSC SH \$RD PRK: 44
OFFG 9605 17Feb EGP Feb 2017
MAILED FROM ZIP CODE 17872

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insurance Value	Special Handling Charge	MAILED FROM ZIP CODE
1	Columbia County Domestic Relations Office	11 West Main Street Bloomsburg, PA 17815							
2	Columbia County Tax Claim Bureau	11 West Main Street Bloomsburg, PA 17815							
3	GE Capital Retail Bank	4125 Windward Plaza Drive Alpharetta, GA 30005							
4	Frederick I. Weinberg, Esquire Gordon & Weinberg, PC Attorney For GE Capital Retail Bank	1001 East Hector Street, Suite 220 Conshohocken, PA 19428							
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)						
4		4							

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damages in a single catastrophic occurrence. The maximum indemnity payable for Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



UNB BANK
vs.
ANDREWS JR., JOHN EUGENE (et al.)

Case Number
2017CV808

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SHERRY ANDREWS

Primary Address: 23 RIDGEWOOD DRIVE
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address: 125 RINGTOWN MT. ROAD
CATAWISSA, PA 17820

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: De

Date: 9/27/17

Time: 1114

Deputy: 4

Mileage:

Attorney / Originator:

Name: SCHLESINGER & KERSTETTER

Phone: 570-648-6861

Service Attempts:

Date:	9/18/17	9-19-17				
Time:	1504	07:45				
Mileage:						
Deputy:	4	3				

Service Attempt Notes:

1. Not Home L.C.
2. # 2022 called - does not know neighbors

ANDREWS, SHERRY

2017CV808

23 RIDGEWOOD DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

UNB BANK
vs.
ANDREWS JR., JOHN EUGENE (et al.)

Case Number
2017CV808

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOHN EUGENE ANDREWS, JR.

Primary Address: 125 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

Phone: 570-336-4441 DOB: 10/09/1977

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DF

Date: 9.26.17

Time: 1400

Deputy: H

Mileage:

Attorney / Originator:

Name: SCHLESINGER & KERSTETTER

Phone: 570-648-6861

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

ANDREWS JR., JOHN EUG

2017CV808

125 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 1782 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

UNB BANK
vs.
ANDREWS JR., JOHN EUGENE (et al.)

Case Number
2017CV808

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Final Service:

Name: Domestic Relations Office of Columbia Col

Served: Personally · Adult In Charge · Posted · Other

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

Adult In Charge: Michelle Sutor

Phone: **DOB:**

Relation: CLERK

Alternate Address:

Date: 9/27/17 **Time:** 0810

Phone:

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: SCHLESINGER & KERSTETTER

Phone: 570-648-6861

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV808

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



UNB BANK
vs.
ANDREWS JR., JOHN EUGENE (et al.)

Case Number
2017CV808

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Debra A. Long

Primary Address: 456 A Poorhouse Road
Catawissa, PA 17820

Phone: 570-799-0156

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: MAILBOX

Relation:

Date: 9/26/17

Time: 1350

Deputy: 4

Mileage:

Attorney / Originator:

Name: SCHLESINGER & KERSTETTER

Phone: 570-648-6861

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

LONG, DEBRA A.

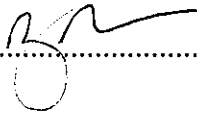
2017CV808

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

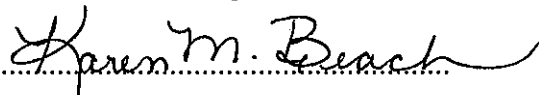
NO EXPIRATION

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 25 and November 1, 8, 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 this8th.....day of November 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.

.....

GUY W. SCHLESINGER, ESQUIRE
IDENTIFICATION NO.: 19257
Law Offices of Schlesinger & Kerstetter, LLP
545 North Second Street, Shamokin, PA 17872
Phone: 570-648-6861 Fax: 570-648-4170
ATTORNEY FOR PLAINTIFF

UNB BANK,
Plaintiff

vs.


JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY,
* PENNSYLVANIA
*
* NO. 2017-CV-808
* NO. 2017-EX- 118
*
* CIVIL ACTION - LAW

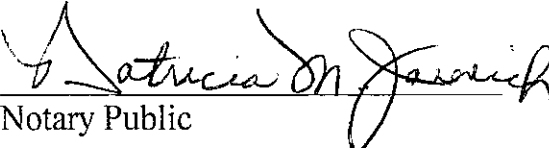
AFFIDAVIT OF MAILING
IN ACCORDANCE WITH PA. R.C.P. 3129.2(c)

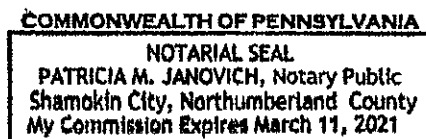
COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF NORTHUMBERLAND :

GUY W. SCHLESINGER, being duly sworn according to law, deposes and says that on September 15, 2017, he mailed by ordinary mail a copy of the Notice to Lienholders (attached hereto and made a part hereof as Exhibit "A") to each lienholder listed thereon at the address thereon listed, said address being the same address listed for the lienholder on the Rule 3129.2 Affidavit; that the Plaintiff's return address was listed on the envelope; and a Form 3877 "Certificate of Mailing" for each lienholder is attached hereto and made a part hereof as Exhibit "B".


Guy W. Schlesinger, Esquire

Sworn to and subscribed before me this
15th day of September, 2017.


Notary Public



GUY W. SCHLESINGER, ESQUIRE
IDENTIFICATION NO.: 19257
Law Offices of Schlesinger & Kerstetter, LLP
545 North Second Street, Shamokin, PA 17872
Phone: 570-648-6861 Fax: 570-648-4170
ATTORNEY FOR PLAINTIFF

UNB BANK,	*	IN THE COURT OF COMMON PLEAS
	*	OF COLUMBIA COUNTY,
Plaintiff	*	PENNSYLVANIA
	*	
vs.	*	NO. 2017-CV-808
	*	NO. 2017-ED-118
	*	
JOHN E. ANDREWS, JR. and	*	
SHERRY A. ANDREWS,	*	
Defendants	*	CIVIL ACTION - LAW

NOTICE TO LIENHOLDERS
PURSUANT TO PENNSYLVANIA
RULE OF CIVIL PROCEDURE 3129.2

NOTICE IS HEREBY GIVEN to the following parties who hold one or more mortgage, judgment or tax liens or other interest, whatever it may be, against the real estate of JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS, situate at 125 Ringtown Mountain Road, Catawissa, Columbia County, Pennsylvania.

TO: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street
Bloomsburg, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Bloomsburg, PA 17815

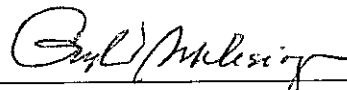
GE CAPITAL RETAIL BANK
4125 Windward Plaza Drive
Alpharetta, GA 30005

FREDERICK I. WEINBERG, ESQUIRE
Gordon & Weinberg, PC
Attorney for GE Capital Retail Bank
1001 East Hector Street, Suite 220
Conshohocken, PA 19428

You are hereby notified that on November 15, 2017, at 9:00 o'clock a.m., prevailing local time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of UNB BANK v. JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS, No. 2017-CV-808, the Sheriff of Columbia County, Pennsylvania, will expose at Public Sale in the Sheriff's Office Columbia County Courthouse, Bloomsburg, Pennsylvania, real estate owned by JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS, known and numbered as 125 Ringtown Mountain Road, Catawissa, Columbia County, Pennsylvania. A copy of said real estate description is hereby attached.

You are further notified that a Schedule of Proposed Distribution will be filed by the Columbia County Sheriff within thirty (30) days of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff Sale.



Guy W. Schlesinger, Esquire
Attorney for Plaintiff

UNB BANK,
Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY,
* PENNSYLVANIA
*
* NO. 2017-CV-808
* NO. 2017-EX-
*
*
* CIVIL ACTION - LAW

JUDGMENT EXECUTION

ALL that certain piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner in the northerly line of the right-of-way of the State Highway leading from Numidia to Newlin and at the southeast corner of land now or formerly of Jerry Fahringer and wife and running thence along the easterly line of land now or formerly of Jerry Fahringer and wife, North 5 degrees East 150 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; running thence along the line of other lands now or formerly of Paul H. Hughes South 85 degrees East 200 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; thence continuing along the same South 5 degrees West 150 feet to a stake corner in the northerly line of the right-of-way of the aforesaid State Highway; thence running along the northerly line of the right-of-way of said State Highway in a northwesterly direction 200 feet to a stake corner, the place of **BEGINNING**.

BEING municipally known as 125 Ringtown Mountain Road, Catawissa, Pennsylvania. Further identified as Tax Parcel No. 20-03-022-01, erroneously described at Instrument No. 201005598 as No. 20-03-002-01.

SOLD as property of JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS under judgment entered to NO. 2017-CV-808 in the Columbia County Court of Common Pleas.

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 09/14/17

Account:

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

Ad ID: 1116154
Description: ANDREWS SHERIFF SALE
Run Dates: 10/25/17 to 11/08/17
Class: 2
Agate Lines: 195
Blind Box:

Total Ad Cost \$1,069.35
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	10/25/17	11/08/17	3	\$1,069.35

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV808

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 15, 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 and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a stake corner in the northerly line of the right-of-way of the State Highway leading from Numidia to Newlin and at the southeast corner of land now or formerly of Jerry Fahinger and wife and running thence along the easterly line of land now or formerly of Jerry Fahinger and wife, North 5 degrees East 150 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; running thence along the line of other lands now or formerly of Paul H. Hughes South 85 degrees East 200 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; thence continuing along the same South 5 degrees West 150 feet to a stake corner in the northerly line of the right-of-way of the aforesaid State Highway; thence running along the northerly line of the right-of-way of said State Highway in a northwesterly direction 200 feet to a stake corner, the place of BEGINNING.

BEING municipally known as 125 Ringtown Mountain Road, Catawissa, Pennsylvania. Further identified as Tax Parcel No. 20-03-022-01, erroneously described at Instrument No. 201005598 as No. 20-03-002-01.

PROPERTY ADDRESS: 125 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-03-022-01

Seized and taken into execution to be sold as the property of JOHN EUGENE ANDREWS, JR., SHERRY ANDREWS in suit of UNB BANK.

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:
SCHLESINGER & KERSTETTER
SHAMOKIN, PA 570-648-6861

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SCHLESINGER & KERSTETTER, LLP

ATTORNEYS AT LAW

GUY W. SCHLESINGER
TODD P. KERSTETTER

PHONE: 570-648-6861
FAX: 570-648-4170
EMAIL: Office@sklawoffice.org

To: Timothy T. Chamberlain, Sheriff
Firm: Columbia County Sheriff's Office
From: Guy W. Schlesinger, Esquire
Date: September 14, 2017
Re: Andrews Foreclosure - No. 2017-CV-808 and No. 2017-ED-118

As per your telephone call to our office this morning, attached please find copy of Affidavit of Non-Military Service for the above-described, which was filed in your office on September 14, 2017.

Thank you for advising our office of the sale date as being Wednesday, November 15, 2017 at 9:00 a.m. at the Columbia County Courthouse.

GWS:amh
#9015-298-1

GUY W. SCHLESINGER, ESQUIRE
IDENTIFICATION NO.: 19257
Law Offices of Schlesinger & Kerstetter, LLP
545 North Second Street, Shamokin, PA 17872
Phone: 570-648-6861 Fax: 570-648-4170
ATTORNEY FOR PLAINTIFF

UNB BANK,
Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY,
* PENNSYLVANIA
*
* NO. 2017-CV-808
* NO. 2017-EX-
*
*
* CIVIL ACTION - LAW

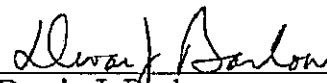
AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :

SS:

COUNTY OF NORTHUMBERLAND :

Dwain J. Barlow, Vice President and Chief Credit Officer of UNB Bank and authorized to make this Affidavit on its behalf, being duly sworn according to law, deposes and says that, to the best of his knowledge, information and belief, neither of the Defendants, JOHN E. ANDREWS, JR. or SHERRY A. ANDREWS, are not in the military service, and therefore in no way subject to the provisions of the Soldiers' and Sailors' Civil Relief Acts.


Dwain J. Barlow

Sworn to and subscribed
before me this 13th day
of SEPTEMBER, 2017.


Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Guy W. Schlesinger, Notary Public
City of Shamokin, Northumberland County
My Commission Expires July 25, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

FILED
PROTHONOTARY
2017 SEP 14 A 8:51
CLERK OF COURTS OFFICE
CITY OF COLUMBIA, PA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV808

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 15, 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 and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner in the northerly line of the right-of-way of the State Highway leading from Numidia to Newlin and at the southeast corner of land now or formerly of Jerry Fahringer and wife and running thence along the easterly line of land now or formerly of Jerry Fahringer and wife, North 5 degrees East 150 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; running thence along the line of other lands now or formerly of Paul H. Hughes South 85 degrees East 200 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; thence continuing along the same South 5 degrees West 150 feet to a stake corner in the northerly line of the right-of-way of the aforesaid State Highway; thence running along the northerly line of the right-of-way of said State Highway in a northwesterly direction 200 feet to a stake corner, the place of BEGINNING. BEING municipally known as 125 Ringtown Mountain Road, Catawissa, Pennsylvania. Further identified as Tax Parcel No. 20-03-022-01, erroneously described at Instrument No. 201005598 as No. 20-03-002-01.

PROPERTY ADDRESS: 125 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-03-022-01

Seized and taken into execution to be sold as the property of JOHN EUGENE ANDREWS, JR., SHERRY ANDREWS in suit of UNB BANK.

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:
SCHLESINGER & KERSTETTER
SHAMOKIN, PA 570-648-6861

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

UNB BANK,

Plaintiff

vs.

JOHN E. ANDREWS, JR. and

SHERRY A. ANDREWS,

Defendants

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

* NO. 2017-CV-808
* NO. 2017-~~EX~~-ED-118

* CIVIL ACTION - LAW

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 on 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 \$300.00. There are other exemptions which might be applicable to you. Attached is a summary of some of the major exemptions. You may have other 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 OR CANNOT AFFORD ONE, 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 REDUCED FEE OR NO FEE.

Susquehanna Valley Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
570-784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS, Defendants,

(1) You are directed to levy upon the property of the Defendants and to sell their interest therein; specifically the real estate described on Exhibit "A" hereto attached;

(2) You are also directed to attach the property of the Defendants not levied upon in the possession of _____

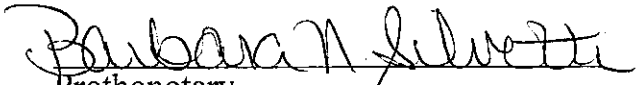
as garnishee, _____

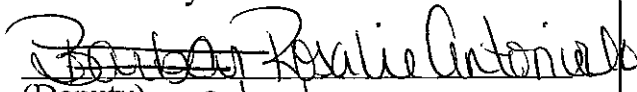
(specifically describe property)

and to notify the garnishee that

- (a) an attachment has been issued;
- (b) the garnishee is enjoined from paying any debt to or for the account of the Defendant and from delivering any property of the Defendant or otherwise disposing thereof;
- (c) if property of the Defendant is not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify them that they have been added as a garnishee and are enjoined as above stated.

Amount Due \$ 39,770.23
Interest from 5-08-17 to 10-01-17 800.01
Late Charges from 5-08-17 to 10-01-17 33.72
Court Costs 236.00
Attorneys Fee. 1,800.00


Prothonotary

By: 
(Deputy) 9/14/2017

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

UNB BANK,

Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,

Defendants

*
*
*
*
*
*
*

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

NO. 2017-CV-808

NO. 2017-~~EX~~-ED-118

CIVIL ACTION - LAW

CLAIM FOR EXEMPTION

TO THE SHERIFF:

We, the above-named Defendants, 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 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.

Dated: _____
Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF
COLUMBIA COUNTY:

Columbia County Courthouse
35 West Main Street, Bloomsburg, PA 17815
570-389-5622

**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.

UNB BANK,
Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY,
* PENNSYLVANIA
*
* NO. 2017-CV-808
* NO. 2017-~~EX~~-ED-118
*
*
* CIVIL ACTION - LAW

JUDGMENT EXECUTION

ALL that certain piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner in the northerly line of the right-of-way of the State Highway leading from Numidia to Newlin and at the southeast corner of land now or formerly of Jerry Fahringer and wife and running thence along the easterly line of land now or formerly of Jerry Fahringer and wife, North 5 degrees East 150 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; running thence along the line of other lands now or formerly of Paul H. Hughes South 85 degrees East 200 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; thence continuing along the same South 5 degrees West 150 feet to a stake corner in the northerly line of the right-of-way of the aforesaid State Highway; thence running along the northerly line of the right-of-way of said State Highway in a northwesterly direction 200 feet to a stake corner, the place of **BEGINNING**.

BEING municipally known as 125 Ringtown Mountain Road, Catawissa, Pennsylvania. Further identified as Tax Parcel No. 20-03-022-01, erroneously described at Instrument No. 201005598 as No. 20-03-002-01.

SOLD as property of JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS under judgment entered to NO. 2017-CV-808 in the Columbia County Court of Common Pleas.

REAL ESTATE OUTLINE

ED # 118-17

DATE RECEIVED 9-14-17
DOCKET AND INDEX 9-14-17

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>57033</u>

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

SALE DATE Nov. 15 TIME 0900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

UNB BANK,
Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY,
* PENNSYLVANIA
*
* NO. 2017-CV-808
* NO. 2017-EX-
*
*
* CIVIL ACTION - LAW

AFFIDAVIT PURSUANT TO RULE 3129.1

Dwain J. Barlow, Vice President and Chief Credit Officer of UNB Bank, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the property located at 125 Ringtown Mountain Road, Catawissa, Columbia County, Pennsylvania:

1. Name and address of Owner or Reputed Owner:

Name

Address

JOHN E. ANDREWS, JR.

125 Ringtown Mountain Road
Catawissa, PA 17820

SHERRY A. ANDREWS

23 Ridgewood Drive
Bloomsburg, PA 17815

2. Name and address of Defendant in this judgment:

Name

Address

Same as No. 1.

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

<u>Name</u>	<u>Address</u>
GE CAPITAL RETAIL BANK	4125 Windward Plaza Drive Alpharetta, GA 30005
FREDERICK I. WEINBERG, ESQ. Gordon & Weinberg, PC Attorney for GE Capital Retail Bank	1001 East Hector Street, Suite 220 Conshohocken, PA 19428

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

<u>Name</u>	<u>Address</u>
None other than Plaintiff. UNB Bank	One North Oak Street Mount Carmel, PA 17851

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

<u>Name</u>	<u>Address</u>
None.	

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

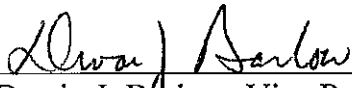
<u>Name</u>	<u>Address</u>
COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE	11 West Main Street Bloomsburg, PA 17815
COLUMBIA COUNTY TAX CLAIM BUREAU	11 West Main Street Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
None.	

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

Dated: SEPTEMBER 13, 2017


Dwain J. Barlow, Vice President and
Chief Credit Officer
UNB Bank

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
UNB BANK

vs.

Defendant
JOHN EUGENE ANDREWS, JR.
SHERRY ANDREWS

Attorney for the Plaintiff:
SCHLESINGER & KERSTETTER
545 NORTH SECOND STREET
SHAMOKIN, PA 17872

Sheriff's Sale Date: Wednesday, November 15, 201

Writ of Execution No. : 2017CV808

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 125 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,069.35
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Total Sheriff Costs	\$1,864.35

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: \$1,931.35

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

UNB BANK,	*	IN THE COURT OF COMMON PLEAS
Plaintiff	*	OF COLUMBIA COUNTY,
	*	PENNSYLVANIA
vs.	*	
	*	NO. 2017-CV-808
	*	NO. 2017-EX-
JOHN E. ANDREWS, JR. and	*	
SHERRY A. ANDREWS,	*	
Defendants	*	CIVIL ACTION - LAW

JUDGMENT EXECUTION

ALL that certain piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner in the northerly line of the right-of-way of the State Highway leading from Numidia to Newlin and at the southeast corner of land now or formerly of Jerry Fahringer and wife and running thence along the easterly line of land now or formerly of Jerry Fahringer and wife, North 5 degrees East 150 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; running thence along the line of other lands now or formerly of Paul H. Hughes South 85 degrees East 200 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; thence continuing along the same South 5 degrees West 150 feet to a stake corner in the northerly line of the right-of-way of the aforesaid State Highway; thence running along the northerly line of the right-of-way of said State Highway in a northwesterly direction 200 feet to a stake corner, the place of **BEGINNING**.

BEING municipally known as 125 Ringtown Mountain Road, Catawissa, Pennsylvania. Further identified as Tax Parcel No. 20-03-022-01, erroneously described at Instrument No. 201005598 as No. 20-03-002-01.

SOLD as property of JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS under judgment entered to NO. 2017-CV-808 in the Columbia County Court of Common Pleas.

SCHLESINGER & KERSTETTER, LLP

ATTORNEYS AT LAW

GUY W. SCHLESINGER
TODD P. KERSTETTER

PHONE: 570-648-6861
FAX: 570-648-4170
EMAIL: SandKlawoffice@verizon.net

September 11, 2017

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

Re: Plaintiff: UNB Bank
Defendants: John E. Andrews, Jr. and Sherry A. Andrews
No.: 2017-CV-808
Juris: Columbia County

Dear Folks:

On this date I have taken judgment in the above matter and requested the Prothonotary to issue a Writ of Execution in order that certain real estate may be sold at judicial sale. I have requested the Prothonotary to forward to your office copies of the property description to aide in execution.

Enclosed is a check in the amount of One Thousand Three Hundred Fifty Dollars (\$1,350.00) as a deposit for the execution charges. Should any additional funds be required, please advise and they will be forwarded promptly to you.

In accordance with Rule 3129.1, enclosed is an Affidavit regarding names and addresses of parties interested in the execution.

In accordance with Rule 3129.2, please give notice of the sale as follows:

- a. At least thirty (30) days before the sale date, post a handbill in your office and upon the property being executed upon. The handbill should include the information required by Rule 3129.2(b).

- b. At least thirty (30) days before the sale date, the enclosed notices of sale for each defendant must be served personally upon each defendant by the Sheriff in the manner prescribed by Rule 402 (a). Please serve each Defendant personally and do not serve any other person who may reside with either of the Defendants.

With regard to persons indicated on the Affidavit with a lien or an interest in the premises other than the Defendant and the owner, I will accomplish service upon them in accordance with Rule 3129.2(c)(1)(C)(iii). This will be by ordinary mail at the addresses set forth in the Affidavit. I will obtain from the U.S. Postal Service a Form 3817, Certificate of Mailing. In accordance with Rule 3129.2(c)(2), I will file a Return of Service with your office as provided by Rule 405. I will include along with that Return of Service a Certificate of Mailing and the letter, if returned.

In accordance with Rule 3129.2(d), kindly provide notice by publication in accordance with the terms and conditions contained within the Rule. You will note publication must be made once per week for three (3) successive weeks in a newspaper of general circulation in the County and in the legal publication, if any, designated by Rule of Court for publication of notices. The first publication in each publication must be made not less than twenty-one (21) days before the date of sale.

In addition, please mail a copy of the Writ to the Defendant at his last known address in accordance with Rule 3108(b). Please utilize the stamped envelope addressed to the Defendant which is herein enclosed for this mailing.

Thank you for your kind cooperation. Should you require anything further from my office, please call.

Yours very truly,



Guy W. Schlesinger

GWS:amh
Enclosure
#9015-298-1

UNB BANK,
Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

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

* NO. 2017-CV-808
* NO. 2017-EX-

* CIVIL ACTION - LAW

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

TO: JOHN E. ANDREWS, JR.
125 Ringtown Mountain Road
Catawissa, PA 17820

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held on Nov 15, 2017, at Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania at 9:00 o'clock A.m., local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements on the land (SEE DESCRIPTION ATTACHED).

THE LOCATION of your property to be sold is: 125 Ringtown Mountain Road, Catawissa, Columbia County, Pennsylvania.

THE JUDGMENT under or pursuant to which your property is being sold is docketed to No. 2017-CV-808.

The names of the owners or reputed owner of this property are JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS.

A SCHEDULE OF DISTRIBUTION, being a list of persons and/or governmental or corporate agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff within thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed. Information about the schedule of distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Columbia County Courthouse, Bloomsburg, Pennsylvania, 570-389-5622.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. It has been issued because there is a judgment against you. It may cause your property to be held to be sold 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.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

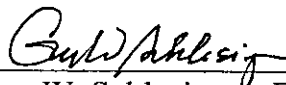
Susquehanna Valley Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
570-784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

THE LEGAL RIGHTS YOU MAY HAVE

1. You may file a petition with the Court of Common Pleas of Columbia County to open the judgment if you have a meritorious defense against the person or company that has entered the judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or procedure used against you.

2. After the Sheriff's sale you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's deed is delivered.



Guy W. Schlesinger, Esquire
Attorney for Plaintiff

UNB BANK,

Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,

Defendants

*
*
*
*
*
*
*
*

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

NO. 2017-CV-808
NO. 2017-EX-

CIVIL ACTION - LAW

JUDGMENT EXECUTION

ALL that certain piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner in the northerly line of the right-of-way of the State Highway leading from Numidia to Newlin and at the southeast corner of land now or formerly of Jerry Fahringer and wife and running thence along the easterly line of land now or formerly of Jerry Fahringer and wife, North 5 degrees East 150 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; running thence along the line of other lands now or formerly of Paul H. Hughes South 85 degrees East 200 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; thence continuing along the same South 5 degrees West 150 feet to a stake corner in the northerly line of the right-of-way of the aforesaid State Highway; thence running along the northerly line of the right-of-way of said State Highway in a northwesterly direction 200 feet to a stake corner, the place of **BEGINNING**.

BEING municipally known as 125 Ringtown Mountain Road, Catawissa, Pennsylvania. Further identified as Tax Parcel No. 20-03-022-01, erroneously described at Instrument No. 201005598 as No. 20-03-002-01.

SOLD as property of JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS under judgment entered to NO. 2017-CV-808 in the Columbia County Court of Common Pleas.

UNB BANK,
Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY,
* PENNSYLVANIA
*
* NO. 2017-CV-808
* NO. 2017-~~EX~~ ED-118
*
* CIVIL ACTION - LAW

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 on 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 \$300.00. There are other exemptions which might be applicable to you. Attached is a summary of some of the major exemptions. You may have other 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 OR CANNOT AFFORD ONE, 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 REDUCED FEE OR NO FEE.

Susquehanna Valley Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
570-784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS, Defendants,

(1) You are directed to levy upon the property of the Defendants and to sell their interest therein; specifically the real estate described on Exhibit "A" hereto attached;

(2) You are also directed to attach the property of the Defendants not levied upon in the possession of _____


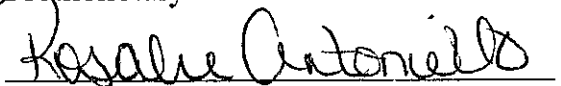
as garnishee, _____

(specifically describe property)

and to notify the garnishee that

- (a) an attachment has been issued;
- (b) the garnishee is enjoined from paying any debt to or for the account of the Defendant and from delivering any property of the Defendant or otherwise disposing thereof;
- (c) if property of the Defendant is not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify them that they have been added as a garnishee and are enjoined as above stated.

Amount Due \$ 39,770.23
Interest from 5-08-17 to 10-01-17 800.01
Late Charges from 5-08-17 to 10-01-17 33.72
Court Costs 236.00
Attorneys Fee. 1,800.00


Prothonotary
By: 
(Deputy) 9/14/2017
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

UNB BANK,	*	IN THE COURT OF COMMON PLEAS
	*	OF COLUMBIA COUNTY,
Plaintiff	*	PENNSYLVANIA
	*	
vs.	*	NO. 2017-CV-808
	*	NO. 2017- EX ED-118
JOHN E. ANDREWS, JR. and	*	
SHERRY A. ANDREWS,	*	
Defendants	*	CIVIL ACTION - LAW

CLAIM FOR EXEMPTION

TO THE SHERIFF:

We, the above-named Defendants, 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 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.

Dated: _____
Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF
COLUMBIA COUNTY:

Columbia County Courthouse
35 West Main Street, Bloomsburg, PA 17815
570-389-5622

**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.

UNB BANK,
Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY,
* PENNSYLVANIA
*
* NO. 2017-CV-808
* NO. 2017-~~EX~~-ED-118
*
*
* CIVIL ACTION - LAW

JUDGMENT EXECUTION

ALL that certain piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner in the northerly line of the right-of-way of the State Highway leading from Numidia to Newlin and at the southeast corner of land now or formerly of Jerry Fahringer and wife and running thence along the easterly line of land now or formerly of Jerry Fahringer and wife, North 5 degrees East 150 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; running thence along the line of other lands now or formerly of Paul H. Hughes South 85 degrees East 200 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; thence continuing along the same South 5 degrees West 150 feet to a stake corner in the northerly line of the right-of-way of the aforesaid State Highway; thence running along the northerly line of the right-of-way of said State Highway in a northwesterly direction 200 feet to a stake corner, the place of **BEGINNING**.

BEING municipally known as 125 Ringtown Mountain Road, Catawissa, Pennsylvania. Further identified as Tax Parcel No. 20-03-022-01, erroneously described at Instrument No. 201005598 as No. 20-03-002-01.

SOLD as property of JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS under judgment entered to NO. 2017-CV-808 in the Columbia County Court of Common Pleas.

UNB BANK,	*	IN THE COURT OF COMMON PLEAS
Plaintiff	*	OF COLUMBIA COUNTY,
	*	PENNSYLVANIA
vs.	*	
	*	NO. 2017-CV-808
	*	NO. 2017-EX-
JOHN E. ANDREWS, JR. and	*	
SHERRY A. ANDREWS,	*	
Defendants	*	CIVIL ACTION - LAW

JUDGMENT EXECUTION

ALL that certain piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner in the northerly line of the right-of-way of the State Highway leading from Numidia to Newlin and at the southeast corner of land now or formerly of Jerry Fahringer and wife and running thence along the easterly line of land now or formerly of Jerry Fahringer and wife, North 5 degrees East 150 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; running thence along the line of other lands now or formerly of Paul H. Hughes South 85 degrees East 200 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; thence continuing along the same South 5 degrees West 150 feet to a stake corner in the northerly line of the right-of-way of the aforesaid State Highway; thence running along the northerly line of the right-of-way of said State Highway in a northwesterly direction 200 feet to a stake corner, the place of **BEGINNING**.

BEING municipally known as 125 Ringtown Mountain Road, Catawissa, Pennsylvania. Further identified as Tax Parcel No. 20-03-022-01, erroneously described at Instrument No. 201005598 as No. 20-03-002-01.

SOLD as property of JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS under judgment entered to NO. 2017-CV-808 in the Columbia County Court of Common Pleas.

UNB BANK,
Plaintiff

vs.

JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY,
* PENNSYLVANIA
*
* NO. 2017-CV-808
* NO. 2017-EX-
*
* CIVIL ACTION - LAW

AFFIDAVIT PURSUANT TO RULE 3129.1

Dwain J. Barlow, Vice President and Chief Credit Officer of UNB Bank, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the property located at 125 Ringtown Mountain Road, Catawissa, Columbia County, Pennsylvania:

1. Name and address of Owner or Reputed Owner:

Name

Address

JOHN E. ANDREWS, JR.

125 Ringtown Mountain Road
Catawissa, PA 17820

SHERRY A. ANDREWS

23 Ridgewood Drive
Bloomsburg, PA 17815

2. Name and address of Defendant in this judgment:

Name

Address

Same as No. 1.

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

<u>Name</u>	<u>Address</u>
GE CAPITAL RETAIL BANK	4125 Windward Plaza Drive Alpharetta, GA 30005
FREDERICK I. WEINBERG, ESQ. Gordon & Weinberg, PC Attorney for GE Capital Retail Bank	1001 East Hector Street, Suite 220 Conshohocken, PA 19428

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

<u>Name</u>	<u>Address</u>
None other than Plaintiff. UNB Bank	One North Oak Street Mount Carmel, PA 17851

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

<u>Name</u>	<u>Address</u>
None.	

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

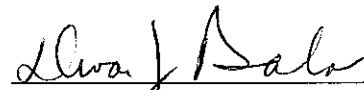
<u>Name</u>	<u>Address</u>
COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE	11 West Main Street Bloomsburg, PA 17815
COLUMBIA COUNTY TAX CLAIM BUREAU	11 West Main Street Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
None.	

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

Dated: SEPTEMBER 13, 2017



Dwain J. Barlow, Vice President and
Chief Credit Officer
UNB Bank

UNB BANK,	*	IN THE COURT OF COMMON PLEAS
Plaintiff	*	OF COLUMBIA COUNTY,
	*	PENNSYLVANIA
vs.	*	
	*	NO. 2017-CV-808
	*	NO. 2017-EX-
JOHN E. ANDREWS, JR. and	*	
SHERRY A. ANDREWS,	*	
Defendants	*	CIVIL ACTION - LAW

JUDGMENT EXECUTION

ALL that certain piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner in the northerly line of the right-of-way of the State Highway leading from Numidia to Newlin and at the southeast corner of land now or formerly of Jerry Fahringer and wife and running thence along the easterly line of land now or formerly of Jerry Fahringer and wife, North 5 degrees East 150 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; running thence along the line of other lands now or formerly of Paul H. Hughes South 85 degrees East 200 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; thence continuing along the same South 5 degrees West 150 feet to a stake corner in the northerly line of the right-of-way of the aforesaid State Highway; thence running along the northerly line of the right-of-way of said State Highway in a northwesterly direction 200 feet to a stake corner, the place of **BEGINNING**.

BEING municipally known as 125 Ringtown Mountain Road, Catawissa, Pennsylvania. Further identified as Tax Parcel No. 20-03-022-01, erroneously described at Instrument No. 201005598 as No. 20-03-002-01.

SOLD as property of JOHN E. ANDREWS, JR. and SHERRY A. ANDREWS under judgment entered to NO. 2017-CV-808 in the Columbia County Court of Common Pleas.

Document Receipt

Trans #	11449	Carrier / service:	USPS Server	First-Class Mail®	9/14/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

FREDERICK WEINBERG, ESQ.

1001 EAST HECTOR STREET
SUITE 220CONSHOHOCKE PA 19428
N

Tracking #: 71901140006000112915

Doc Ref #: 118ED2017

Postage 5.2600

Document Receipt

Trans #	11450	Carrier / service:	USPS Server	First-Class Mail®	9/14/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

GE CAPITAL RETAIL BANK

4125 WINDWARD PLAZA DRIVE

Tracking #: 71901140006000112922

Doc Ref #: 118ED2017

Postage 5.2600

ALPHARETTA GA 30005

Document Receipt

Trans #	11451	Carrier / service:	USPS Server	First-Class Mail®	9/14/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000112939

Doc Ref #: 118ED2017

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	11452	Carrier / service:	USPS Server	First-Class Mail®	9/14/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000112946

Doc Ref #: 118ED2017

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11453	Carrier / service:	USPS Server	First-Class Mail®	9/14/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000112953

Doc Ref #: 118ED2017

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11454	Carrier / service:	USPS Server	First-Class Mail®	9/14/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000112960

Doc Ref #: 118ED2017

Postage 5.2600

PHILADELPHIA PA 19106

GUY W. SCHLESINGER, ESQUIRE
IDENTIFICATION NO.: 19257
Law Offices of Schlesinger & Kerstetter, LLP
545 North Second Street, Shamokin, PA 17872
Phone: 570-648-6861 Fax: 570-648-4170
ATTORNEY FOR PLAINTIFF

UNB BANK,
Plaintiff

vs.

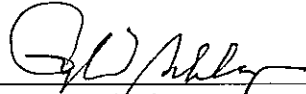
JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY,
* PENNSYLVANIA
*
* NO. 2017-CV-808
* NO. 2017-EX-
*
*
* CIVIL ACTION - LAW

WAIVER OF WATCHMAN AND WAIVER OF INSURANCE

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH 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 THEREOF: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.

Date: SEPTEMBER 14, 2017



Guy W. Schlesinger, Esquire
Attorney for Plaintiff
Attorney For Plaintiff

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



71901140006000112953

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

118

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



71901140006000112915

FREDERICK WEINBERG, ESQ.
1001 EAST HECTOR STREET
SUITE 220
CONSHOHOCK PA 19428
EN

118

GUY W. SCHLESINGER, ESQUIRE
IDENTIFICATION NO.: 19257
Law Offices of Schlesinger & Kerstetter, LLP
545 North Second Street, Shamokin, PA 17872
Phone: 570-648-6861 Fax: 570-648-4170
ATTORNEY FOR PLAINTIFF

UNB BANK,
Plaintiff
vs.
JOHN E. ANDREWS, JR. and
SHERRY A. ANDREWS,
Defendants

* IN THE COURT OF COMMON PLEAS
* OF COLUMBIA COUNTY,
* PENNSYLVANIA
*
* NO. 2017-CV-808
* NO. 2017-EX-
*
* CIVIL ACTION - LAW

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF NORTHUMBERLAND :


GUY W. SCHLESINGER, the undersigned attorney for the Plaintiff in the above action, sets forth as of the date of the Praecipe for the Writ of Execution was filed the following information concerning the Defendants and the real property located at 125 Ringtown Mountain Road, Catawissa, Pennsylvania 17820.

1. Name and address of owners or reputed owners or Defendants in the judgment:

- a. JOHN E. ANDREWS, JR.
125 Ringtown Mountain Road
Catawissa, PA 17820
- b. SHERRY A. ANDREWS
23 Ridgewood Drive
Bloomsburg, PA 17815

I verify that the statements made in this affidavit are true and upon 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: SEPTEMBER 14, 2017


Guy W. Schlesinger, Esquire
Attorney For Plaintiff

UNB Bank
LOAN DEPARTMENT
1 NORTH OAK STREET, P.O. BOX 367
MOUNT CARMEL, PA 17851-0367

57033

60-309/313

RE: UNB Bank / Andrews foreclosure

DATE September 12, 2017

PAY TO THE
ORDER OF

Sheriff

\$ 1,350.00

THE SUM I 350 DOLS 00 CTS

DOLLARS

This document has a colored background and a backside authentic watermark; absence of these features will indicate a copy.

UNB BANK
MOUNT CARMEL, PA.

Alison J. Barlow
Deborah Sue

MP

⑈057033⑈ ⑆031303093⑆ 0107049101⑈