

SHERIFF'S SALE

Distribution Sheet

First Columbia Bank & Trust vs. Peter Wallace
NO. 1449-2016 JD DATE OF SALE: January 31, 2018
NO. 144-2017 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) January 31, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Michael Knaus for the price or sum of \$ 30600.00 Dollars. Michael Knaus being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>30000.00</u>	
Poundage	<u>600.00</u>	
Transfer Taxes	<u>-</u>	
Total Needed to Purchase		\$ <u>30600.00</u>
Amount Paid Down		<u>3060.00</u>
Balance Needed to Purchase		<u>27540.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>440.00</u>	
Poundage	<u>600.00</u>	\$ <u>1040.00</u>
Newspaper		<u>1036.77</u>
Printing		<u>-0-</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>708.73</u>
	State stamps	<u>708.73</u>
Tax Collector ()	<u>-0-</u>
Columbia County Tax Assessment Office		<u>4721.37</u>
State Treasurer		<u>120.00</u>
Other: <u>Web. posting</u>		<u>150.00</u>
<u>Mon. Search Cert.</u>		<u>250.00</u>
TOTAL EXPENSES:		\$ <u>8917.35</u>

Total Needed to Purchase	\$ <u>30600.00</u>
Less Expenses	<u>8917.35</u>
Net to First Lien Holder	<u>21682.65</u>
Plus Deposit	<u>1358.00</u>
Total to First Lien Holder	\$ <u>23032.65</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

T. J. DeLoach

Sheriff

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

FIRST COLUMBIA BANK & TRUST CO VS PETER WALLACE

NO. 144-2017 ED

NO. 1449-2016 JD

DATE/TIME OF SALE: JANUARY 31, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 30600.00

POUNDAGE - 2% OF BID \$ 600.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 30600.00

PURCHASER(S): MICHAEL R. KNAUS

ADDRESS: 1096 Ridge Rd Orangeville PA

NAMES(S) ON DEED: PA Discount Homes LLC

PURCHASER(S) SIGNATURE(S): MWR

TOTAL DUE: \$ 30600.00

LESS DEPOSIT: \$ 3060.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 27540.00

LAW OFFICES OF KEVIN TANRIBILIR, P.C.
REAL ESTATE ESCROW ACCOUNT

701 E. FRONT STREET
BERWICK, PA 18603

2764

60-712/313
3

DATE 02-02-18

CHECK AMOUNT

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ 47,736.00

Forty-seven Thousand Seven Hundred Thirty-six and 00/100-----DOLLARS



FOR RE Purchase-225 E. 4th Street
Berwick, PA

Kevin Tanribilir

⑈002764⑈ ⑆031307125⑆ 50 00364 538⑈

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT



PO Box 289
111 West Front Street
Berwick, PA 18603-0289

-0712
0313

No. 79974

Date: February 09, 2018

Pay to the
Order of SHERIFF OF COLUMBIA COUNTY

Amount \$*****44,982.00

Forty-Four Thousand Nine Hundred Eighty-Two and 00/100*****

DOLLARS

CASHIERS CHECK

388,428

Memo

Teresa Cotto
Authorized Signature

⑈079974⑈ ⑆031307125⑆ 5000100053⑈

\$ 27540.00

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 220073	Invoice Date: 03/20/2018 3:50:21 PM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,489.21	201801948	SUGARLOAF
	Grantor - WALLACE, PETER -III		03/20/18 3:50:23 PM	TOWNSHIP
	Grantee - PA DISCOUNT HOMES LLC			
	Consideration -	\$30,600.00		
	Tax Basis -	\$70,872.66		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$708.73		
	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		
	BENTON AREA SCHOOL REALTY TAX	\$354.37		
	SUGARLOAF TOWNSHIP	\$354.36		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$1,489.21		
	PAYMENTS			
	CHECK: 8127 - SHERIFF'S OFFICE	\$71.75		
	CHECK: 8126 - SHERIFF'S OFFICE	\$708.73		
	CHECK: 8124 - SHERIFF'S OFFICE	\$708.73		
	TOTAL PAYMENTS	\$1,489.21		
	AMOUNT DUE	\$1,489.21		
	PAYMENT ON INVOICE	(\$1,489.21)		
	BALANCE DUE ON INVOICE	\$0.00		

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT

First Keystone
COMMUNITY BANK
PO Box 289
111 West Front Street
Berwick, PA 18603-0289

0742
0313

No. 79811

Date: January 31, 2018

Pay to the
Order of **Sheriff of Columbia County**

Amount \$*****10,302.00

Ten Thousand Three Hundred Two and 00/100 *****

DOLLARS

CASHIERS CHECK

01-31-18

Memo

Authorized Signature

⑈079811⑈ ⑆031307125⑆ 5000100053⑈

\$ 3060.00

Call when you
get
Knaus

570-394-9537

6649.89

25600

27000

29900

Knaus

23700

25500

27500

30000

16-1449
1350

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN \$15.00
SERVICE PER DEF. \$ 165.00
LEVY (PER PARCEL \$15.00
MAILING COSTS \$ 42.00
ADVERTISING SALE BILLS & COPIES \$17.50
ADVERTISING SALE (NEWSPAPER) \$15.00
MILEAGE \$ 40.00
POSTING HANDBILL \$15.00
CRYING/ADJOURN SALE \$10.00
SHERIFF'S DEED \$35.00
TRANSFER TAX FORM \$25.00
DISTRIBUTION FORM \$25.00
COPIES \$ 5.50
NOTARY \$ 15.00
TOTAL ***** \$ 446.00

WEB POSTING \$150.00
PRESS ENTERPRISE INC. \$ 1036.77
SOLICITOR'S SERVICES \$100.00
TOTAL ***** \$ 1286.77

PROTHONOTARY (NOTARY) \$10.00
RECORDER OF DEEDS \$ 71.75
TOTAL ***** \$ 81.75

REAL ESTATE TAXES:
BORO, TWP & COUNTY 20 \$ _____
SCHOOL DIST. 20 \$ _____
DELINQUENT 20 \$ 4721.37
TOTAL ***** \$ 4721.37

MUNICIPAL FEES DUE:
SEWER 20 \$ _____
WATER 20 \$ _____
TOTAL ***** \$ -0-

SURCHARGE FEE (DSTE) \$ 120.00
MISC. _____ \$ _____
TOTAL ***** \$ -0-

TOTAL COSTS (OPENING BID) \$ 6649.89

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

DATE:18-JAN-18

FEE:\$5.00

CERT. NO30660

WALLACE PETER III
C/O PETER WALLACE JR
495 ST GABRIELS RD
BENTON PA 17814

DISTRICT: SUGARLOAF TWP
DEED 20080-6978
LOCATION: 388 STEVENS HILL RD BENTON
PARCEL: 32 -06A-030-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2017	PRIM	1,391.35	10.33	0.00	1,401.68
2015	PRIM	1,759.86	9.54	0.00	1,769.40
2016	PRIM	1,535.24	10.05	0.00	1,545.29
TOTAL DUE :					\$4,716.37

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2017

COLUMBIA COUNTY SHERIFF

REQUESTED BY:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

FIRST COLUMBIA BANK AND TRUST
COMPANY

vs.

Defendant

PETER WALLACE, JR
PETER WALLACE
JOANNE WALLACE
PETER WALLACE III, ESTATE OF

Attorney for the Plaintiff:

MARINOS & KNECHT LLP
120 REAR EAST 3RD STREET
BERWICK, PA 18603

Sheriff's Sale Date: Wednesday, January 31, 2018

Writ of Execution No. : 2016CV1449

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 388 STEVENS HILL ROAD, BENTON, PA 17814

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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
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	\$40.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00
Total Sheriff Costs	\$1,856.77

Municipal Costs

Delinquent Taxes	\$4,721.37
Total Municipal Costs	\$4,721.37

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: \$6,649.89

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK AND TRUST COMPANY
vs.
PETER WALLACE, JR (et al.)

Case Number
2016CV1449

SHERIFF'S RETURN OF SERVICE

11/28/2017 01:28 PM - DEPUTY TONKINSON, 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: JOANNE WALLACE AT 1947 MILLVILLE ROAD, LOT#14, BLOOMSBURG, PA 17815.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

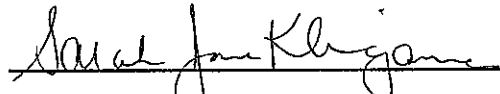
November 29, 2017

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

NOTARY

Affirmed and subscribed to before me this

29TH day of NOVEMBER, 2017



Plaintiff Attorney: MARINOS & KNECHT LLP, 120 REAR EAST 3RD STREET, BERMICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK AND TRUST COMPANY
vs.
PETER WALLACE, JR (et al.)

Case Number
2016CV1449

SHERIFF'S RETURN OF SERVICE

11/30/2017 02:15 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: PETER WALLACE, JR AT 495 GABRIELS ROAD, BENTON, PA 17814.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

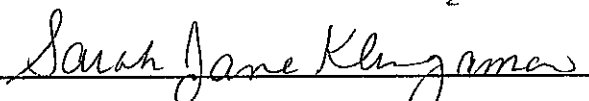
December 01, 2017

NOTARY

Affirmed and subscribed to before me this

1ST day of DECEMBER, 2017

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



Plaintiff Attorney: MARINOS & KNECHT LLP, 120 REAR EAST 3RD STREET, BERWICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

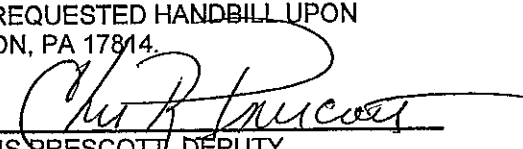


FIRST COLUMBIA BANK AND TRUST COMPANY
vs.
PETER WALLACE, JR (et al.)

Case Number
2016CV1449

SHERIFF'S RETURN OF SERVICE

12/12/2017 01:13 PM - DEPUTY CHRIS PRESCOTT, 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 388 STEVENS HILL ROAD, BENTON, PA 17814.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2017

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

NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2017



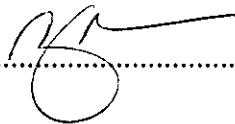
Plaintiff Attorney: MARINOS & KNECHT LLP, 120 REAR EAST 3RD STREET, BERWICK, PA 18603

(c) CountySuite Sheriff, Teleosoft, Inc.

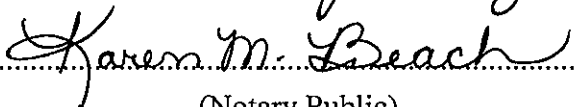
FAT
OU

} 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 January 10, 17, 24, 2018 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 24th day of January 2018...

.....
(Notary Public)

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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK AND TRUST COMPANY
vs.
WALLACE JR, PETER (et al.)

Case Number
2016CV1449

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 388 STEVENS HILL ROAD
BENTON, PA 17814

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-12-17

Time:

1313

Deputy:

8/19

Mileage:

Attorney / Originator:

Name: MARINOS & KNECHT LLP

Phone: 1-570-520-4019

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV1449

388 STEVENS HILL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK AND TRUST COMPANY
vs.
WALLACE JR, PETER (et al.)

Case Number
2016CV1449

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 144

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/31/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Shirley E. Lockard

Primary Address: 541 Camp Lavigne Road
Benton, PA 17814

Phone: 570-925-6817

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 11-30-17

Time: 14:43

Deputy: 3

Mileage:

Attorney / Originator:

Name: MARINOS & KNECHT LLP

Phone: 1-570-520-4019

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LOCKARD, SHIRLEY E.

2016CV1449

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK AND TRUST COMPANY
vs.
WALLACE JR, PETER (et al.)

Case Number
2016CV1449

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	144
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	PETER WALLACE, JR	
Primary Address:	495 GABRIELS ROAD BENTON, PA 17814	
Phone:	DOB:	
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:		
Relation:		
Date:	11-30-17	Time: 14:15
Deputy:	3	Mileage:

Attorney / Originator:

Name:	MARINOS & KNECHT LLP	Phone:	1-570-520-4019
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

WALLACE JR, PETER

2016CV1449

495 GABRIELS ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK AND TRUST COMPANY
vs.
WALLACE JR, PETER (et al.)

Case Number
2016CV1449

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	144
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JOANNE WALLACE
Primary Address:	1947 MILLVILLE ROAD LOT#14 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	495 GABRIELS ROAD BENTON, PA 17814
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other (Circled: Personally)
Adult In Charge:	Joanne Wallace
Relation:	Def
Date:	11-28-17
Time:	1328
Deputy:	11
Mileage:	

Attorney / Originator:

Name: MARINOS & KNECHT LLP	Phone: 1-570-520-4019
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

WALLACE, JOANNE

2016CV1449

1947 MILLVILLE ROAD, LOT#14, BLOOMSBURG, PA 1781 NO EXPIRATION

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 11/27/17

Account:

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

Ad ID: 1122948
Description: Wallace Sheriff Sale
Run Dates: 01/10/18 to 01/24/18
Class: 2
Agate Lines: 189
Blind Box:

Total Ad Cost \$1,036.77
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/10/18	01/24/18	3	\$1,036.77

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1449

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, JANUARY 31, 2018
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, parcel or lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a post corner on the northerly side of public road leading from Central to Red Rock and in line of land now or formerly of Wayne Young; THENCE along the northerly side of said public road, North 82 degrees 37 minutes West, 103 feet, more or less, to a walnut tree in line of other lands now or formerly of Martha Kila, THENCE North 7 degrees 23 minutes East, 122.76 feet to a point in lands now or formerly of Wayne Young; THENCE by the latter, South 82 degrees 37 minutes East, 103 feet to a post corner in line of lands now or formerly of Young; THENCE by the latter, South 7 degrees 23 minutes West, 122.76 feet to a post, the place of beginning.
BEING the same premises conveyed to Peter P. Wallace and Joanne G. Wallace, his wife, by deed of Robert A. Coolbaugh and Angela M. Coolbaugh, his wife, dated January 7, 2000 and recorded on January 3, 2003 in the office of the Recorder of Deeds of Columbia County, Pennsylvania as Instrument Number 200300055.
PIN #32,06A-030-01,000

PROPERTY ADDRESS: 388 STEVENS HILL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32,06A-030-01,000

Seized and taken into execution to be sold as the property of PETER WALLACE, JR. PETER WALLACE, JOANNE WALLACE, PETER WALLACE III, ESTATE OF in suit of FIRST COLUMBIA BANK AND TRUST COMPANY.

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:
MARINOS & KNECHT LLP
BERWICK, PA 1-570-520-4019

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1449

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, JANUARY 31, 2018
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, parcel or lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post corner on the northerly side of public road leading from Central to Red Rock and in line of land now or formerly of Wayne Young; THENCE along the northerly side of said public road, North 82 degrees 37 minutes West, 103 feet, more or less, to a walnut tree in line of other lands now or formerly of Martha Kile, THENCE North 7 degrees 23 minutes East, 122.76 feet to a point in lands now or formerly of Wayne Young; THENCE by the latter, South 82 degrees 37 minutes East, 103 feet to a post corner in line of lands now or formerly of Young; THENCE by the latter, South 7 degrees 23 minutes West, 122.76 feet to a post, the place of beginning.

BEING the same premises conveyed to Peter P. Wallace and Joanne G. Wallace, his wife, by deed of Robert A. Coolbaugh and Angela M. Coolbaugh, his wife, dated January 7, 2000 and recorded on January 3, 2003 in the office of the Recorder of Deeds of Columbia County, Pennsylvania as Instrument Number 200300055.

PIN #32,06A-030-01,000

PROPERTY ADDRESS: 388 STEVENS HILL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32,06A-030-01,000

Seized and taken into execution to be sold as the property of PETER WALLACE, JR, PETER WALLACE, JOANNE WALLACE, PETER WALLACE III, ESTATE OF in suit of FIRST COLUMBIA BANK AND TRUST COMPANY.

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:
MARINOS & KNECHT LLP
BERWICK, PA 1-570-520-4019

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Anthony J. McDonald, Esquire
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
570-520-4019
I.D. # 73056

FIRST COLUMBIA BANK & TRUST CO.,
PLAINTIFF

vs.

PETER P WALLACE, A/K/A
PETER P WALLACE, JR., AND
JOANNE G WALLACE,
ESTATE OF PETER P WALLACE, III
DEFENDANTS

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT,
COLUMBIA COUNTY BRANCH, PA

CIVIL ACTION—LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016 - CV - 1449 2017 - ED - 144

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

Commonwealth of Pennsylvania

County of Columbia

To the Sheriff of Columbia County:

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

(1) 388 Stevens Hill Road, Benton, PA 17814

Amount Due: \$23,680.80

Interest from 4/01/2016
Through date of Sale: \$1,383.36

Costs to be Added: \$3,911.21

Total: \$28,975.37

Seal of the Court

Date: Nov. 01, 2017

Barbara L. Delaney / 125
Clerk of Courts, Columbia County Pennsylvania

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK AND TRUST COMPANY
vs.
WALLACE JR, PETER (et al.)

Case Number
2016CV1449

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	144
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 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 <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Liz Whitenight
Relation:	Clerk
Date:	11/27/17
Time:	1000
Deputy:	19
Mileage:	

Attorney / Originator:

Name: MARINOS & KNECHT LLP	Phone: 1-570-520-4019
-----------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV1449

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK AND TRUST COMPANY
vs.
WALLACE JR, PETER (et al.)

Case Number
2016CV1449

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	144
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY PROTHONOTARY
Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Rosalie Antonillo
Relation:	Deputy Clerk
Date:	11/27/17
Time:	915
Deputy:	19
Mileage:	

Attorney / Originator:

Name: MARINOS & KNECHT LLP	Phone: 1-570-520-4019
-----------------------------------	------------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY PROT

2016CV1449

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK AND TRUST COMPANY
vs.
WALLACE JR, PETER (et al.)

Case Number
2016CV1449

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	144
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Col
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other
Adult In Charge:	Michelle Santor
Relation:	Clerk
Date:	11/27/17
Time:	1010
Deputy:	19
Mileage:	

Attorney / Originator:

Name: MARINOS & KNECHT LLP	Phone: 1-570-520-4019
-----------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV1449 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2017 ED 144

DATE RECEIVED 11-21-2017
DOCKET AND INDEX 2016 CV 1449

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>99134</u>

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

SALE DATE Jan. 31, 18 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

NO.: 2016 - CV - 1449

2017-ED-144

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

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

Plaintiff,

Vs.

Peter P. Wallace, A/K/A
Peter P. Wallace, Jr., AND
Joanne G. Wallace, Estate
Of Peter P. Wallace, III
Defendants

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

COSTS:

Amount Due: \$28,975.37

Interest from 4/01/2016
Through Date of Sale: \$1,383.36

Costs Paid: \$3,911.21

Prothonotary: \$25.00

Sheriff: \$1,350.00

Other: \$ 25.00

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

Premises Being: 388 Stevens Hill Rd. Benton, PA 17814

PROPERTY ADDRESS: 388 Stevens Hill Rd. Benton, PA 17814

UPI/TAX PARCEL NUMBER: 32,06A-030-01,000

CASE:

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH, PA
	:	
vs.	:	CIVIL ACTION—LAW
	:	
PETER P WALLACE, A/K/A	:	
PETER P WALLACE, JR., AND	:	ACTION OF MORTGAGE FORECLOSURE
JOANNE G WALLACE,	:	
ESTATE OF PETER P WALLACE, III	:	
DEFENDANTS	:	No. 2016 – CV – 1449

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 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 either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney:

Anthony J. McDonald, Esquire
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
ID# 73056

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com>

Premises Being: 388 Stevens Hill Rd. Benton, PA 17814

PROPERTY ADDRESS: 388 Stevens Hill Rd. Benton, PA 17814

UPI/TAX PARCEL NUMBER: 32,06A-030-01,000

CASE:

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH, PA
	:	
	:	
vs.	:	CIVIL ACTION—LAW
	:	
PETER P WALLACE, A/K/A	:	
PETER P WALLACE, JR., AND	:	ACTION OF MORTGAGE FORECLOSURE
JOANNE G WALLACE,	:	
ESTATE OF PETER P WALLACE, III	:	
DEFENDANTS	:	No. 2016 – CV – 1449

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.

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EXHIBIT "A" – 388 Stevens Hill Road, Benton, PA 17814

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

BEGINNING at a post corner on the northerly side of public road leading from Central to Red Rock and in line of land now or formerly of Wayne Young;

THENCE along the northerly side of said public road, North 82 degrees 37 minutes West, 103 feet, more or less, to a walnut tree in line of other lands now or formerly of Martha Kile;

THENCE North 7 degrees 23 minutes East, 122.76 feet to a point in lands now or formerly of Wayne Young;

THENCE by the latter, South 82 degrees 37 minutes East, 103 feet to a post corner in line of lands now or formerly of Young;

THENCE by the latter, South 7 degrees 23 minutes West, 122.76 feet to a post, the place of beginning.

BEING the same premises conveyed to Peter P. Wallace and Joanne G. Wallace, his wife, by deed of Robert A. Coolbaugh and Angela M. Coolbaugh, his wife, dated January 7, 2000 and recorded on January 3, 2003 in the office of the Recorder of Deeds of Columbia County, Pennsylvania as Instrument Number 200300055.

PIN # 32,06A-030-01,000

Anthony J. McDonald, Esquire
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
570-520-4019
I.D. # 73056

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH, PA
	:	
	:	
vs.	:	CIVIL ACTION—LAW
	:	
PETER P WALLACE, A/K/A	:	
PETER P WALLACE, JR., AND	:	ACTION OF MORTGAGE FORECLOSURE
JOANNE G WALLACE,	:	
ESTATE OF PETER P WALLACE, III	:	
DEFENDANTS	:	No. 2016 – CV – 1449

AFFIDAVIT OF WHEREABOUTS OF DEFENDANT

BY ORDER OF THE SHERIFF OF COLUMBIA COUNTY:


Sir: - There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure, styled as follows: First Columbia Bank & Trust Co., vs. PETER P WALLACE, A/K/A PETER P WALLACE, JR., JOANNE G WALLACE, and ESTATE OF PETER P WALLACE, III, DEFENDANTS.

The Defendant Peter P. Wallace. a/k/a Peter P. Wallace, Jr., will be found at 495 Saint Gabriels Road, Benton, PA 17814

The Defendant Joanne G. Wallace, will be found at 1947 Millville Road, Lot 14, Bloomsburg, PA 17815

The Defendant the Estate of Peter P. Wallace, III, c/o Executor, Peter P. Wallace. a/k/a Peter P. Wallace, Jr, will be found at 495 Saint Gabriels Road, Benton, PA 17814

Date: 11-13-17


Anthony J. McDonald, Esquire
Attorney I.D. No. 73056
Attorney for Plaintiff
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603

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

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH, PA
	:	
vs.	:	CIVIL ACTION—LAW
	:	
PETER P WALLACE, A/K/A	:	
PETER P WALLACE, JR., AND	:	ACTION OF MORTGAGE FORECLOSURE
JOANNE G WALLACE,	:	
ESTATE OF PETER P WALLACE, III	:	
DEFENDANTS	:	No. 2016 – CV – 1449

AFFIDAVIT OF NON-MILITARY SERVICE

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

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

2. PETER P WALLACE, A/K/A PETER P WALLACE, JR is over 18 years of age.

3. JOANNE G WALLACE is over 18 years of age.

4. Peter P Wallace, III is deceased.

This statement is made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsification to authorities.

Date: 11-13-17


Anthony J. McDonald, Esquire


Anthony J. McDonald, Esquire
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
570-520-4019
I.D. # 73056

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH, PA
	:	
	:	
vs.	:	CIVIL ACTION—LAW
	:	
PETER P WALLACE, A/K/A	:	
PETER P WALLACE, JR., AND	:	ACTION OF MORTGAGE FORECLOSURE
JOANNE G WALLACE,	:	
ESTATE OF PETER P WALLACE, III	:	
DEFENDANTS	:	No. 2016 – CV – 1449

WAIVER OF WATCHMAN

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WITHIN MAY LEAVE SAME WITHOUT A WATCHMEN, IN CUSTODY OF WHOEVER IS FOUND IN POSSESSION, AFTER NOTIFYING SUCH PERSON OF SUCH LEVY OR ATTACHMENT, WITHOUT LIABILITY ON THE PART OF SUCH DEPUTY OR THE SHERIFF TO ANY PLAINTIFF HEREIN FOR ANY LOSS, DESTRUCTION OR REMOVAL OF ANY SUCH PROPERTY BEFORE SHERIFF'S SALE THEREOF.

Date: 11-13-17


Anthony J. McDonald, Esquire
Attorney I.D. No. 73056
Attorney for Plaintiff
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603

Anthony J. McDonald, Esquire
Marinos, McDonald & Knecht, LLP
120 Rear E. Third Street
Berwick, PA 18603
570-520-4019
I.D. # 73056

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH, PA
	:	
vs.	:	CIVIL ACTION—LAW
	:	
PETER P WALLACE, A/K/A	:	
PETER P WALLACE, JR., AND	:	ACTION OF MORTGAGE FORECLOSURE
JOANNE G WALLACE,	:	
ESTATE OF PETER P WALLACE, III	:	
DEFENDANTS	:	No. 2016 – CV – 1449

AFFIDAVIT PURSUANT TO RULE 3129.1

First Columbia Bank & Trust Co., Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 388 Stevens Hill Road, Benton, Pennsylvania 17814:

1. Name and address of owners or reputed owners:

<u>Name:</u>	<u>Address:</u>
Peter P Wallace, a/k/a, Peter P Wallace, Jr.;	495 Saint Gabriels Rd.
Estate of Peter P Wallace, III, C/O	Benton, PA 17814
Executor: Peter P Wallace, a/k/a, Peter P Wallace, Jr.;	
Joanne G Wallace	1947 Millville Rd. #14
	Bloomsburg, PA 17815

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

<u>Name:</u>	<u>Address:</u>
Joanne G Wallace	1947 Millville Rd. #14
	Bloomsburg, PA 17815
Peter P Wallace, a/k/a, Peter P Wallace, Jr.;	495 Saint Gabriels Rd.
Estate of Peter P Wallace, III, C/O	Benton, PA 17814
Executor: Peter P Wallace, a/k/a, Peter P Wallace, Jr.;	

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

<u>Name:</u>	<u>Address:</u>
✓ 1. First Columbia Bank & Trust Co.,	232 East Street Bloomsburg, PA 17815
✓ 2. Tami B Kline	35 West Main St. Bloomsburg, PA 17815
✓ 3. Pa Department of Revenue	Lien Section PO Box 28094B Harrisburg, PA 17128
✓ 4. Geisinger Medical Center	C/O Robert Marks, Esq. 12 W. Market St. Danville, PA 17821

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

<u>Name:</u>	<u>Address:</u>
First Columbia Bank & Trust Co.,	232 East Street Bloomsburg, PA 17815

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>
None	

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: _____
None

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

Date: 11-15-17

First Columbia Bank & Trust Co.

by:

Jeffrey E. Nelson

Document Receipt

Trans #	11921	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

ROBERT MARKS ESQ.

C/O GEISINGER MEDICAL
CENTER

12 WEST MARKET STREET

Tracking #: 71901140006000117422

Doc Ref #: 2017ED144

Postage 5.2600

DANVILLE PA 17821

Document Receipt

Trans #	11919	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000117408

Doc Ref #: 2017ED144

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	11917	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000117385

Doc Ref #: 2017ED144

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

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US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000117385

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DEPARTMENT OF PUBLIC
WELFARE

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COMMONWEALTH OF PA

DEPARTMENT 281230

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HARRISBURG PA 17128

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



71901140006000117385

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S SALE

BY VIRTUE OF WRIT OF EXECUTION NO. 144 ED 2017 AND CIVIL WRIT NO. 2016 - CV - 1449, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, ON January 31st 2018 AT 9:00 O'CLOCK A .M. AT ~~THE~~ COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA 17815, ALL OF THE RIGHT TITLE AND INTEREST OF THE DEFENDANT IN AND TO:

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

BEGINNING at a post corner on the northerly side of public road leading from Central to Red Rock and in line of land now or formerly of Wayne Young;

THENCE along the northerly side of said public road, North 82 degrees 37 minutes West, 103 feet, more or less, to a walnut tree in line of other lands now or formerly of Martha Kile;

THENCE North 7 degrees 23 minutes East, 122.76 feet to a point in lands now or formerly of Wayne Young;

THENCE by the latter, South 82 degrees 37 minutes East, 103 feet to a post corner in line of lands now or formerly of Young;

THENCE by the latter, South 7 degrees 23 minutes West, 122.76 feet to a post, the place of beginning.

BEING the same premises conveyed to Peter P. Wallace and Joanne G. Wallace, his wife, by deed of Robert A. Coolbaugh and Angela M. Coolbaugh, his wife, dated January 7, 2000 and recorded on January 3, 2003 in the office of the Recorder of Deeds of Columbia County, Pennsylvania as Instrument Number 200300055.

PIN # 32,06A-030-01,000

TITLE TO SAID PREMISES IS VESTED IN: PETER P WALLACE, A/K/A
PETER P WALLACE, JR., AND
JOANNE G WALLACE,
ESTATE OF PETER P WALLACE, III

Tax Parcel: 32,06A-030-01,000

99136



232 EAST STREET
BLOOMSBURG, PA 17815



PAY

TO THE
ORDER OF

***** ONE THOUSAND THREE HUNDRED FIFTY AND 00/100

DATE
11/07/2017

AMOUNT
\$1,350.00

Columbia County Sheriff

Sharon A. Kocik
AUTHORIZED SIGNATURE

MEMO

⑈099136⑈ ⑆031305936⑆ 018⑈529⑈9⑈