COLUMBIA COUNTY REGISTER AND RECORDER **RECEIPT**

Inv Number: 219540

Invoice Date: 02/23/2018 8:24:49 AM

RECEIPT

Reg/Drw ID: 0102

Customer:

Last Change:

Receipt By: MAIL

By: HAS

Customer: SHERIFF'S	Last Change: OFFICE	1,000.			
			Amount	inst # / Inst Date	Municipality
1 DEI Gra Gra Cor Tax Ref Fee ST JC AF RI	arge / Payment / Fee Description ED Intor - CLARK, SEAN Intee - PACIFIC UNION FINANCIAL LLC Insideration - \$2,481.90 It Basis - \$0.00 Iturn Via - MAIL IES SUMMARY: ITATE WRIT TAX ISSIACCESS TO JUSTICE IFFORDABLE HOUSING IECORDING FEES - RECORDER IECORDER IMPROVEMENT FUND OUNTY IMPROVEMENT FUND	\$0.50 \$40.25 \$13.00 \$13.00 \$3.00 \$2.00	\$71.75	201801346 02/23/18 8:24:51 AM	MONTOUR TOWNSHIP
тС	OTAL CHARGES		\$71.75		
CH	AYMENTS HECK: 8094 - SHERIFF'S OFFICE DTAL PAYMENTS		\$71.75 \$71.75		
P/	MOUNT DUE AYMENT ON INVOICE ALANCE DUE ON INVOICE		\$71.75 (\$71.75) \$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

PACIFIC UNION FINANCIAL VS SEA	AN CLA	ARK				
NO. 145-2017 ED	NO.	1074-2017	JD			
DATE/TIME OF SALE: JANUARY 31,						
BID PRICE (INCLUDES COST)	\$_2	433,24				
POUNDAGE – 2% OF BID	\$	48,66				
TRANSFER TAX – 2% OF FAIR MKT	\$					
MISC. COSTS	\$		ve l ax			
TOTAL AMOUNT NEEDED TO PURCH	IASE		s 748/,98			
PURCHASER(S):						
ADDRESS:NAMES(S) ON DEED:						
PURCHASER(S) SIGNATURE(S):						
	·					
TOTAL DUE:			s 135060			
LESS DEPOSIT: \$\\\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\						
DOWN PAYMENT: \$						
TOTAL DUE IN 8	DAYS		s_1131,90_			

Timothy T. Chamberlain Sheriff



VS.

Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

PACIFIC UNION FINANCIAL LLC

Defendant

SEAN CLARK

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC 123 S. BROAD STREET

SUITE 2080

PHILADELPHIA, PA 19109

Sheriff's Sale Date:

Wednesday, January 31, 2018

Writ of Execution No.: 2017CV1074

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815

Sheriff Costs

	Grand Total:	\$2,433.24
	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs		*
	Total Sheriff Costs	\$2,361.49
Tax Claim Search		•
Surcharge		\$170.00 \$5.00
Notary Fee		\$10.00 \$170.00
Copies	and the second s	\$8.00
Distribution Form		\$25.00
Service Mileage		\$10.00
Service		\$240.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Prothonotary, Acknowledge Deed Sheriff Automation Fund		\$50.00
Press Enterprise Inc.	• •	\$10.00
Posting Handbill		\$1,329.99
Mailing Costs		\$15.00
Levy		\$156.00
Docketing		\$15.00
Crying Sale		\$15.00
Advertising Sale Bills & Copies		\$17.50 \$10.00

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

SHERIFF'S SALE COST SHEET

	VS
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETIRN	\$15.00
DOCKET/RETURN	\$ 240,00_
SERVICE PER DEF.	\$15.00
LEVY (PER PARCEL	\$ 15.00
MAILING COSTS	
ADVERTISING SALE DIEWSPAPE	·
ADVERTISING SALE (NEWSPAPE	\$ /0,00
MILEAGE	\$15.00
POSTING HANDBILL	\$10.00
CRYING/ADJOURN SALE	\$35.00
SHERIFF'S DEED	\$25.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$ 5 , 6
COPIES	\$ 10.00
NOTARY	\$ <u>10,80</u> ************* \$_596,50
TOTAL	Ψ <u>_</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>_1329199</u> _
SOLICITOR'S SERVICES	\$100.00
TOTAL ****	\$100.00 ************* \$
TO OTHER DAY OF TARY	\$10.00
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *****	¢ 71.7<
RECORDER OF DEEDS	******* \$ 81,75
IOIAL	<u> </u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20) \$
)\$
DELINQUENT 20	\$ 5.00
TOTAL *****	**************** \$_ 5 ,00
MUNICIPAL FEES DUE:	
	\$
WATER 20	<u>~</u>
TOTAL ****	0
101712	
SURCHARGE FEE (DSTE)	\$_/76,60_
MISC	\$
	\$
TOTAL ****	************
TOTAL COS	TS (OPENING BID) \$ <u>2433,24</u>
TOTAL COS	

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815

Date: 01/16/2018

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 30654

CLARK SEAN 1000 GROVANIA DR BLOOMSBURG PA 17815

District: MONTOUR TWP
Deed: 20160 -0742
Location: 1000 GROVANIA DR
Parcel Id:25 -01 -001-04,000

Assessment: 34,580 Balances as of 01/16/2018

YEAR TAX TYPE TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

COLUMBIA COUNTY SHERIFF	
Ву:	Per:

LAW OFFICES

McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

January 31, 2018

Timothy T. Chamberlain Sheriff of Columbia Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815

Re: Pacific Union Financial, LLC vs. Sean Clark

Columbia County, Court of Common Pleas, No. 2017-Cv-1074

Action in Mortgage Foreclosure

Premises: 1000 Grovania Drive, Bloomsburg, Pennsylvania 17815

Date of Sheriff's Sale: January 31, 2018

Dear Sheriff:

Enclosed please find a check in the amount of \$1,131.90 which represents the amount necessary to complete settlement, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to Pacific Union Financial, LLC, 1603 LBJ Freeway, Suite 500, Farmers Branch, TX 75234 in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

Michael Mourer Legal Assistant

/mdm Enclosures



pennsylvania DEPARTMENT OF REVENUE

Bureau of Individual Taxes PO Box 280603 Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

200	reverse	for	inetri	ictions
OUU	IEVEISE	101	แเอแเ	れいけいける .

RECORDER'S USE ONLY		
State Tax Paid		
Book Number		
Page Number		
Date Recorded		

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

A. CORR	ESPONDENT - All inquir	ies ma	ay be directed t	o the following person:			
Name McCabe, Weisberg and Conway, LLC						Telephone Number 215-790-1010	
Mailing Addre				City Philadelphia		State PA	ZIP Code 19109
	ad Street, Suite 1400 SFER DATA			Filliadelphia		1	10.00
	ptance of Document 7 / 2 / 2018	-					
Grantor(s)/Le			Telephone Number:	Grantee(s)/Lessee(s) Pacific Union	Financial, LLC	Telepho	one Number:
Sheriff of Co			570-389-5622				
Mailing Addre	ess unty Courthouse, 35 West Main Str	·eet		Mailing Address 1603 LBJ Freeway, Suite 500			
City	diffy Courthouse, 35 West Hair Str	State	ZIP Code	City		State	ZIP Code
Bloomsburg	<u>.</u>	PA	17815	Farmers Branch		TX	75234
	ESTATE LOCATION			T =			
Street Addre 1000 Grova				City, Township, Borough Montour Township			
County			l District Isburg Area School Dis		Tax Parcel Number 25-01-001-04-000		
Columbia D VAI II	ATION DATA	BIOOII	isburg Area School Dis	strict	25-01-001-04-000		
	tion part of an assignment or relocat	ion? 🗆	Y ■ N				
	sh Consideration		er consideration	3. Total Consideration			
\$2,481.90	I.V.I.	+ 0.0	0 nmon Level Ratio Fact	= \$2,481.90 for 6. Fair Market Value			
4. County As \$34,580.00	ssessed Value	5. Cor		HOR ECYCLINATIO LACTOR		= \$135,207.80	
E. EXEM	PTION DATA - Refer to i						
1a. Amount of Exemption Claimed 1b. Percentage of Grantor's 1135,207.80 /100% 100%		nterest in Real Estate	1c. Percentage of Gran	ntor's Inte	rest Conveyed		
	ck Appropriate Box Below fo						.
	Will or intestate succession	1	(Name of D	ecedent)	(Estate File Num	iber)	
П	The state a trust (Attack accordate power of twent paragraph identifying all happings)						
	Transfer from a trust. Date of transfer into the trust						
					ency/straw party ad	reemer	nt)
	Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.) Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of con-						
	demnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)						
	Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)						
	Statutory corporate consolidation, merger, or division. (Attach copy of article.)						
Other (Please explain exemption claimed.) as holder of a mortgage in default, and, thus, tax exempt.							
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.							
Signature of Correspondent or Responsible Party Date 7/2//							
						17/	111/

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

Sheriff's Copy of Affidavit(s)

Columbia Attention Sheriff of the County of _

From: Anthony Gonzalez Date: 12/27/2017 Copy of Affidavit(s)

Dear Sir or Madam:

Re:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 631-981-7915 ext 220 or agonzalez@elss-llc.com

Thank you in advance for your cooperation.

Truly yours,

Anthony Gonzalez

COURT OF COMMON PLEAS OF PENNSYLVANIA, COLUMBIA COUNTY

PACIFIC UNION FINANCIA	AL, LLC,	
Plaintiff(s), vs.	•	Index No.: 2017-CV-1074 Date Issued: 01/31/2018
SEAN CLARK,		AFFIDAVIT OF SERVICE
Defendant(s).		
STATE OF PENNSYIVA	nia	* 511957 * ss:
Nathan Morgan service over the age of eighteer I am authorized to serve this pr	, the undersign and not a party to this ocess in the circuit/co	ned being duly sworn, deposes and says that I was at the time of s action. unty it was served in.
On 12/10/17 at 3: PROPERTY on SEAN CLAR indicated below:	38 AM/PM) I se IK at 1000 GROVAN	rved the within NOTICE OF SHERIFF'S SALE OF REAL IIA DRIVE, BLOOMSBURG, PA 17815, in the manner
personally; deponent knew	w the person so served	t a true copy of the aforementioned documents to said recipient I to be the person described herein by deponent asking if he or shang that he or she is in fact the person named in this action as the
SUITABLE AGE SERV suitable age and discretio abode/place of business,	n at the above address	nereat a true copy of the aforementioned documents to a person of which is SEAN CLARK's usual place of residence/place of
Recipient's Name: Relationship:		, a family member or other person at said address
POSTED IN ACCORDA documents in a conspicuo	ANCE WITH COUR	TORDER: I affixed thereat a true copy of the aforementioned we address in accordance with the court order.
PREVIOUS ATTEMPT AM / PM, on	'S: I previously attemp	pted to serve the above named defendant on, at AM / PM, and on, at AM / PM.
Additional Comments:		
Description of person process		
Sex: MUA Skin/Race; W Weight: 105 Other:	nite Appr	rox. Age: 40 Hair Color: Brown Height: 5'00"
Is defendant in the military? Y	es 🗌 no 🗌	
Signed and sworn to before me this 22 day of DECEMBE	on R , 20 <u>17</u> .	X Nathan Morgan (Print Name)
Notary Commonwealth of Pennsylv NOTARIAL SEAL MATTHEW C SMITH Notary Public MONROE TWP, SNYDER COUL My Commission Expires Oct 23.	NTV	ClientRef#: 17-102216PA LawFirmRef#: 17-102216PA CID #28PA McCabe, Weisberg & Conway, P.C. 123 S. Broad Street, Suite 1400 Philadelphia, PA 19109

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 n	ne this 24th day of January 20.18. Karen M. Beach (Notary Public)
	, 20for publishing the foregoing notice, and the n full.

LAW OFFICES

McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

December 15, 2017

Prothonotary's Office Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815

Re: Pacific Union Financial, LLC vs. Sean Clark

Columbia County, No. 2017-Cv-1074

Premises: 1000 Grovania Drive, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on January 31, 2018.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Heath Summers, Legal Assistant McCabe, Weisberg and Conway, LLC

/HS

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE – ID # 313673 JACOB M. OTTLEY, ESQUIRE - ID # 319404 LAUREN M. MOYER, ESQUIRE - ID # 320589 CHELSEA A. NIXON, ESQUIRE - ID # 324130 123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Columbia County Pacific Union Financial, LLC, Court of Common Pleas Plaintiff, v. Number: 2017-Cv-1074 Sean Clark, Defendant.

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 15th day of December, 2017, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof. 1 1 -

SWORN AND SUBSCRIBED
before me this <u>274</u> day
OF December, 2017
NOTARY PUBLIC NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL DEAN R. JACOBS JR., Notary Public City of Philadelphia, Phila. County My Commission Expires June 27, 2021

DATE:12/27	17
McCABE, WEISBERG & CONWA	Y, LLC
[] Margaret Gairo, Esq. [] Heidi R. Spivak, Esq. [] Brian T. LaManna, Esq. [] Joseph F. Riga, Esq. [] Celine P. DerKrikorian, Esq. [] Lauren M. Moyer, Esq. [Attorneys for Plaintiff	[] Andrew L. Markowitz, Esq. [] Christine L. Graham, Esq. [] Ann E. Swartz, Esq. [] Joseph I. Foley, Esq. [] Jacob M. Ottley, Esq.] Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, LLC

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Pacific Union Financial, LLC,

Columbia County

Court of Common Pleas

Plaintiff,

v.

Number: 2017-Cv-1074

Sean Clark,

Defendant.

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1000 Grovania Drive, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Sean Clark

1000 Grovania Drive Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Name

Address

Sean Clark

1000 Grovania Drive

Bloomsburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

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

Name

Address

Plaintiff herein

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

Name

Address

NONE

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

Name

Address

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
Tenants/Occupants	1000 Grovania Drive Bloomsburg, Pennsylvania 17815
United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg, PA 17815
United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503

United States of America Internal Revenue Service Technical Support Group William Green Federal Building 600 Arch Street, Room 3259 Philadelphia, PA 19106

Commonwealth of Pennsylvania

Department of Public Welfare Bureau of Child Support Enforcement

P.O. Box 2675

Harrisburg, PA 17105 ATTN: Dan Richard

Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128

Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486

PA Department of Revenue Bureau of Compliance Lien Section P.O. Box 280948 Harrisburg PA 17128-0948

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

Commonwealth of PA
Department of Revenue

Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946

Commonwealth Of Pennsylvania Department Of Welfare P.O. Box 2675 Harrisburg, PA 17105

Attn: Sheriff's Sales

United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

NONE

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

Date: 12/27/17	McCABE, WEISBERG & CONWAY, LLC BY:
	[] Margaret Gairo, Esq. [] Heidi R. Spivak, Esq. [] Brian T. LaManna, Esq. [] Joseph F. Riga, Esq. [] Celine P. DerKrikorian Esq. [] Lauren M. Moyer, Esq. Attorneys for Plaintiff

Pacific Union Financial, LLC v. Sean Clark Columbia County; Number: 2017-Cv-1074

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Pacific Union Financial, LLC,
Plaintiff,

v.

Sean Clark

Defendant.

Columbia County
Court of Common Pleas

Number: 2017-Cv-1074

DATE: December 15, 2017

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Sean Clark

PROPERTY: 1000 Grovania Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$179,959.97

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on January 31, 2018 at 9:00AM in Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to <u>CONTACT YOUR OWN ATTORNEY</u> as <u>WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE</u>

316	SH	[
8 h. % E	SCRD S	ļ								+
55017	SC Fee		ļ							
U.S. POSTAGE >> PITNEY BOWES (4.	75. Fe	ļ <u></u>								
8€% • • • • • • • • • • • • • • • • • • •	5 F									
STAG 9109 NA 74	ASRD Fee F					<u> </u>				<u> </u>
7. 27. P.C.										
***************************************	if ASR Fee									<u> </u>
	Due Sender if COD									
	nsured	T	TLE							
\$123MH		1				<u> </u>				
rnati. 1g or) f this r		٠	, S	161.						
Here an inte mailir pries o		S		37		<u> </u>				
stamp ed as care of are of mal co	Handling Charge	_	PHIL							
Affix Stamp Here (if issued as an internation certificate of mailing or j additional copies of this r Postmark with Date of Re										
	(Extra Service Fee)					<u> </u>				
 □ Priority Mail Express □ Registered Mail □ Return Receipt for Merchandise □ Signature Confirmation □ Signature Confirmation □ Signature Confirmation Restricted Delivery 	Postage	i								
 □ Priority Mail Express □ Registered Mail □ Return Receipt for Merchandise □ Signature Confirmatio □ Signature Confirmatio □ Signature Confirmatio Restricted Delivery 					Α.			¥.		".
Priority Mail Registered M Return Recei Merchandise Signature Con Signature Con	گ				ct of P			ct of F	ice	ENT
Drij DReg DReg DSign	P Code				Distri			Distri	e Serv	VIA CCEM
	e, & ZI				iddle	umty		iddle 311	evenue	LVAN FARE NFOR
elivery	ity, Stat				the M	ia Co		the M g.	nal Ro	WEL WEL RT E
ice: ed ated Do at Deli	treet, C				a for ling & 120	olumb	nouse	a ey for al Bid al Sid	a Inter	F PEN BLIC UPPO 05
or serv Requir Restric Estricte	чате, S		ve 7815	ve 7815	merica Attorne Builc Ste. 2 7108-	s of C et 17815	Courtl et 17815	merica Vitorne Feder gton A	merica Group leral E oom 3	THO F PU LD SI A 171
mail ature I ature I ature I fail Re fail Re Delive iil	Addressee (Name, Street, City, State, & ZIP Coders)		ia Dri PA 1	ia Dri PA 1	of Ai ates A ederal Street, PA I	lation n Stre , PA	ureau nunty on Stre vel	s of Anates Aates Aealon	of A pport en Fec eet, R , PA	VEAL SNT C F CHI 575 RG, P
ype of It Sign It Sign Iffed N Iffed N Iffed on	Addī		lark rovan sburg,	s irovan sburg,	States ited St ourg F alnut S	tic Rest Mai	aim B bia Cc st Mai ent Le	States ited St n J. N orth W	States cal Su n Gree ch Str	AONV AUO OX 20 OX 20 ISBU
Check type of mail or service: Adult Signature Required Adult Signature Restricted Delivery Certified Mail Certified Mail Restricted Delivery Collect on Delivery (COD) Insured Mail			Sean Clark 1000 Grovania Drive Bloomsburg, PA 17815	Tenants 1000 Grovania Drive Bloomsburg, PA 17815	United States of America c/o United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Wahnut Street, Ste. 220 Harrisburg, PA 17108-1754	Domestic Relations of Columbia County 11 West Main Street Bloomsburg, PA 17815	Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815	United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503	United States of America Internal Revenue Service Technical Support Group William Green Federal Building 600 Arch Street, Room 3259 Philadelphia, PA 19106	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE BUREAU OF CHILD SUPPORT ENFORCEMENT P.O. BOX 2675 HARRISBURG, PA 17105 ATTN: DAN RICHARD
			S = B		<u> р т О н</u>	14 - 8	L A W H H	2576	L L > 9 de	V II II II II II
		Clark				,				
	per	Sean (
LC)2216	USPS Tracking/Articl= Number	Cv.								
ay, L	g/Artic	al, LL								
sende Conw 1400 9 ERS:	Trackir	nanci								
ss of § rg & (Suite 1910! JMMI	USPS	ion Fi								
Addre Veisbe: a, PA I'H SL		Pacific Union Financial, LLC v. Sean Clark								
Name and Address of Sender McCabe, Weisberg & Conway, LLC 123 S. Broad St., Suite 1400 Philadelphia, PA 19109 Attn: HEATH SUMMERS: 17-102216		Paci		2.	က်	4.	5	9	7.	 ∞
Narne McCa 123 S Philac Attu:		<u> </u>	_	CN	(**)	4	41			
	•	•	•	. !	•	•	•	•	-	•

				> ()
			COMMONWEALTH OF PA	
·.			INHERITANCE TAX OFFICE	
			110 NORTH 8TH STREET	
			SUITE #204	
			PHILADELPHIA, PA 19107	
			COMMONWEALTH OF PENNSYLVANIA	
•			BUCKED OF INDIVIDUAL TAX	
			CHIT HOLD THAN DISTRIBUTE THE CONTRIBUTION OF	_
			THE ACCOUNT OF A SECOND	
			HARRISBURG, PA 17128	<u>-</u> .
			DEBAT OF BITT IN URLEADY	
11			THE LOT FUBLIC WELFAND	
			IFIC CASOALI I ONI	-
<u></u>			ESTATE RECORAM	
			WILLOW OAK BLUG	_
			P.O. BOX 8486	
			HARRISBURG, PA 17105-8486	
			PA DEPARTMENT OF REVENUE	
12			BUREAU OF COMPLIANCE	
			NOLLOS CELL	
			PO BOX 280048	
			HARRISHING PA 17128-0948	
			COMMONWEAT TH OF PA	
13			DEDA DTAKENI TO E PEVENITE	
			RIDEAL OF TANKE	
			DOTA ANGTE STIMBLE LIANCE TO THE ANGTE OF TH	
			CLEANANCE SUFFORT JOEAN I MEN I 201230	•
			HAKKINBUKU, FA 1/120-1230 A TTN: CUEDIGS C A 1 EC	
			AND INVIDENCE OF STATE OF STAT	
-4-			COMMONWEALTH OF PA	
			DEFAR MEN I OF REVENUE	
			BUREAU OF COMPLIANCE	
			DEFAKIMEN 1 280946	
_			HARRAISBURG, PA 1/128-1230	· -
			ANTIN STATEMENT STATEMENT OF ST	
15			COMMON WEALTH OF PENNS YEVANIA	
			DEPARIMENT OF WELFARE	
			C. BOX 26/5	
			HAKKISEUKI, FA 1/103	
16			UNITED STATES OF AMERICA CO	-
			THE DESTRUCTOR THE OWNERS	
			OCS. DELICAL VANIA A VIENT I	
			WASHINGTON DC 2059-0001	
			INITED STATES OF AMERICA	
17			CO ATTY GENERAL OF THE INVITED STATES	
			U.S. DEPT OF JUSTICE. ROOM 4400	
			950 PENNSYI VANIA AVENIE NW	
			WASHINGTON, DC 20530-0001	
Total Number of Pieces	Pieces	Total Number of Pieces	Postmaster, Per (Name of receiving employee)	
Listed by Sender		Received at Post Office		
17				
PS Form 3877 , A	April 2015 (PS Form 3877 , April 2015 (Page 1 of 2) PSN 7530-02-000-9098	Complete in Ink Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.	ypolicy.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PACIFIC UNION FINANCIAL LLC vs. SEAN CLARK Case Number 2017CV1074

SHERIFF'S RETURN OF SERVICE

12/12/2017 10:20 AM - 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 1000 GROVANIA DRIVE, BLOOMSBURG, PA 17/815.

KRISTIE ROSPENDOWSKI, DEPUT

SO ANSWERS,

Leading T. Chambulain

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2017

				COMMONWEALTH OF PENNSYLVANIA
				NOTARIAL SEAL
				SARAH JANE KLINGAMAN, NCTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY
			NOTARY	MY COMMISSION EXPIRES OCT. 4, 2020
Affirmed and su	ubscribed to b	efore me this		0
40TU	day of	DECEMBER	2017	South la Kliman

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PACIFIC U vs. CLARK, SE	INION FINANCIAL LLC EAN			Case Numb 2017CV107	
	SERVICE	COVER SH	EET		
Service De	talls:			nga su	-
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AN SHERIFF'S SALE BILL	Л	an a construction of the state		
Serve To:		Final Servi	ice:		
Name:	(POSTING)	Served:	Personally · Ad	ult In Charge : Poste	d-Other
Primary Address:	1000 GROVANIA DRIVE BLOOMSBURG, PA 17815	Adult In Charge:		64	
Phone:	DOB:	Relation:	1		
Alternate Address:	A second and a second and a second at the se	Date:	12/12/17	Time:	50
Phone:	(Deputy:	4	Mileage:	1 A 1000 1A 1
Attorney /	Originator:		eg en emiggige (e.g.)		
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	W. V. W. AVA V. MILL V. PROMINENCE V.	
Service At	tempts:			, a Augus	s
Date:					
Time:					
Mileage:					
Deputy:		······			
Service At	tempt Notes:				
1.	And the state of t				ь.
2.					
3.	A CONTRACTOR OF THE CONTRACTOR				
4.					
5.					
6.					

(POSTING)

2017CV10

1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

X

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PACIFIC U vs. CLARK, SE	INION FINANCIAL LLC EAN				Number CV1074		
Service De		COVER SHE	ET				
200 TI #25 / 24 C 246 C C C C	Real Estate Sale - Sale Notice			Zone:	140		
Manner:	< Not Specified >	Expires:		Warrant:			
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AT PLAINTIFF NOTICE OF SHERIFF'S SALE A		IGHTS	racionaparo se in qualmonafasta e in Aphrabut quipat e inche	Personal space of the control of the		
Serve To:		Final Servi					
Name:	OCCUPANT	Served:	Served: Personally Adult In Charge Posted · Other				
Primary Address:	1000 GROVANIA DRIVE BLOOMSBURG, PA 17815	Adult In Charge:	Tony ([19-15	The second section of the section of the second section of the section of the second section of the secti		
Phone:	DOB:	Relation:	Broth		en e		
Alternate Address:		Date:	11-28-17	Time:	1013		
Phone:	жинде же же же у калира ту жарашта, алу жегери мук трануу ка изирген араш-араш-араш-араш-араш-араш-араш-араш	Deputy:		Mileage:	emplanes and a major to the contract of the co		
Attorney /	Originator:						
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	And the state of t			
Service At	fempts:						
Date:		ATTEN TO A LIGHTER OF THE TANK AS					
Time:							
Mileage:							
Deputy:		- Andrews					
Service At	tempt Notes:						
1.	karanan b indan dan dan dan dan dan kalangan dan dan dan dan dan dan dan dan dan d	tuda aasata sa Suuri eesaa ir akedul aa suu	erel Bullion () - Selection () () Solor () Selection ()	وجي ڏيو ۾ پيوڪ جي	ustik ya Turi		
2.		~~~~					
3.							
4.					,		
5.							
6.							

1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815

X

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PACIFIC U vs. CLARK, SI	INION FINANCIAL LLC EAN				Number CV1074
Service De		COVER SHE	EET		
Category:	Real Estate Sale - Sale Notice	See Market Comment of the Comment of	n i Milliografia (minint) y metafa (minint) y me	Zone:	145
Manner:	< Not Specified >	Expires:	 A control of the contro	Warrant:	Name of the state
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE AI		IGHTS	garin ar pin angganingka magalakar na ya majan ili V ni ili Va	
Serve To:		Final Servi		an ann an	
Name:	SEAN CLARK	Served:	Personally Ad	lult In Charge	Posted Other
Primary Address:	1000 GROVANIA DRIVE BLOOMSBURG, PA 17815	Adult In Charge:	Joy if	1a-15	
Phone:	DOB:	Relation:	Broth		A WAY OF A PART OF THE PART OF
Alternate Address:		Date:	11.28.17	Time:	101)
Phone:		Deputy:		Mileage:	
Attorney /	Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	William Committee Western William Committee Co	
Service At	femp(s:				
Date:	\$3,000 1000 100 100 100 100 100 100 100 10			1.504 (2.71.)	
Time:					
Mileage:					
Deputy:		:	·		
Service At	lempt Notes:				
1.					
2.				,	
3.					
4.					
5.					
6.					

CLARK, SEAN

017CV1074

1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

X

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PACIFIC UI vs. CLARK, SE	NION FINANCIAL LLC EAN				Number CV1074	
	SERVICE (COVER SHE	EET			
Service De	tails:					
Category:	Real Estate Sale - Sale Notice		e make de die dee per e spier op de period en de period de period de la company de la company de la company de La company de la company d	Zone:	145	
Manner:	< Not Specified >	Expires:	galantigaga a Agentina taganinas completatos intelios que tras com esta com	Warrant:	3 1 V	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AM		IGHTS			
Serve To:		Final Servi				
Name:	Bert Leiby	Served:	Personally Ac	lult In Charge	Posted · Other	
Primary Address:	121 Legion Road Bloomsburg, PA 17815	Adult In Charge:	Sie Leiber		1	
Phone:	570-356-7765 DOB:	Relation:	WH		Comment and more times to make the confidence of	
Alternate Address:		Date:	11/28/17	Time:	1603	
Phone:		Deputy:	4	Mileage:		
Attorney /	Originator:				472 HAZ	
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	A. A		
Service At	lamnic.				in the second second	
Date:					****	
Time:						
Mileage:						
Deputy:		:				
	tempt Notes:					
1.	tempt wotes.				g i ka jawan juli 1923 Pi ka s	
2.					·	
3.						
4.						
5.				— w · · ·		
6.						

LEIBY, BERT

2017CV1074

121 LEGION ROAD, BLOOMSBURG, PA 17815

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

Ad ID:

1122950

Description:

Clark Sheriff Sale

Run Dates: Class: 01/10/18 to 01/24/18

Agate Lines:

243

Blind Box:

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid** \$1,329.99

\$0.00

Publication Press Enterprise

Start Stop 01/10/1801/24/18 Inserts

Cost \$1,329.99

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV1074

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 Counthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of

Pennsylvania on:

WEDNESDAY, JANUARY 31, 2018

AT 9:00 O'CLOCK AM.

All parties in interest and daimants are further notified that a proposed schedule of distribution will be on file in the Sheriffs Office no later than thirty (30) days after the date of the sale of any property soid hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are fled with the Sheriffs Office prior thereto.

JACOTRIANCE 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 TRACT OF LAND SITUATED IN MONTOUR TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TOWIT.

BEGINNING AIT A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4002, SAID REBAR BEING AT THE NORTH-EAST CORNER OF LANDS NOW OR FORMERLY OF EARLD L. AND SHARLEY J. LEIBY, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROUTE NO. 4002 NORTH 80 DEGREES IO MINIUTES 43 SECONDS EAST, A DISTANCE OF 79.35 FEET TO A POINT, THENCE ALONG THE SAME NORTH-75 DEGREES 47 MINIUTES 22 SECONDS EAST, A DISTANCE OF 10.75 FEET TO A POINT, THENCE ALONG THE SAME NORTH-75 DEGREES 47 MINIUTES 22 SECONDS EAST, A DISTANCE OF 10.75 FEET TO A POINT, THENCE ALONG THE SAME NORTH-76 DEGREES 64 MINITES 47 SECONDS EAST, A DISTANCE OF 61.37 FEET TO A POINT THENCE ALONG THE SAME NORTH-77 DEGREES 66 MINITES 47 SECONDS EAST, A DISTANCE OF 61.37 FEET TO A POINT THENCE ALONG THE SAME NORTH-77 DEGREES 16 MINITES 47 SECONDS EAST, A DISTANCE OF 61.37 FEET TO A POINT THENCE ALONG THE WESTERLY LINE OF LANDS NOW OF FORMERLY OF BERNARD R. ENGLERT AND MARIA E. MACAS, NOW KNOWN AS MARIA E. ENGLERT: THENCE ALONG THE WESTERLY LINE OF LANDS NOW OF FORMERLY OF SAD LEIBY SOW OF FORMERLY OF SAD LEIBY HENCE ALONG THE NORTHER LYLLINE OF LANDS NOW OF FORMERLY OF SAD LEIBY HENCE ALONG THE NORTHER LYLINE OF LANDS NOW OF FORMERLY OF SAD LEIBY NORTH 12 DEGREES 4 MINITES 24 SECONDS WEST, A DISTANCE OF 612.975 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.38 ACRES OF LAND IN ALL THE ABOVE DESCRIBED PARCLE OF BEGINNING.

CONTAINING 1.38 ACRES OF LAND IN ALL THE ABOVE DESCRIBED PARCLE OF BEGINNING.

CONTAINING 1.38 ACRES OF LAND IN ALL THE ABOVE DESCRIBED PARCLE OF BEGINNING.

CONTAINING 1.38 ACRES OF LAND IN ALL THE ABOVE DESCRIBED PARCLE OF BEGINNING.

CONTAINING 1.38 ACRES OF LAND IN ALL THE ABOVE DESCRIBED PARCLE OF BEGINNING.

CONTAINING 1.38 ACRES OF LAND IN A

PROPERTY ADDRESS: 1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-01-001-04-000

Seized and taken into execution to be sold as the property of SEAN CLARK in suit of PACIFIC UNION FINANCIAL LLC.

PACIFIC UNION FINANCIAL LLC.

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 eash, certified check or cashier's check at time of sale. REMANING BALANCE OF BID PRICE. Any remaining amount of the bid price is to be paid within eight (8) days after the sels in eash, corrided check or cashier's check, IMPORTANT NOTICE FOR FALURE TO PAY BID PRICE FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSCIUNCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITH THE PRICE CRIBED TIME PRICE OI. HIT successful bidder faults to pay the bidder is as per the above terms, the Sheriff may elect to either sue the bidder for the belance due without a resale of the property, or to resoft the property at the bidder is risk and maintain an action against the bidder for threech of contract. In the case of default all sums paid by the bidder will be considered forfetted 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 Shoriffs Office receives whence written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: MCCABE, WEISBERG & CONWAY PC PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sherift COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV1074

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 TRACT OF LAND SITUATED IN MONTOUR TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4002, SAID REBAR BEING AT THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROUTE NO. 4002 NORTH 80 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 79.38 FEET TO A POINT; THENCE ALONG THE SAME NORTH 75 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 310.79 FEET TO A POINT; THENCE ALONG THE SAME NORTH 77 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 31.37 FEET TO A POINT AT THE NORTHWEST CORNER OF OTHER LANDS NOW OR FORMERLY OF BERNARD R. ENGLERT AND MARIA E. MACIAS, NOW KNOWN AS MARIA E. ENGLERT; THENCE ALONG THE WESTERLY LINE OF LANDS NOW OF FORMERLY SAID ENGLERT, AND PASSING THROUGH A REBAR SET 7.34 FEET FROM THE LAST MENTIONED CORNER, SOUTH 10 DEGREES 4 MINUTES 23 SECONDS EAST, A DISTANCE OF 163.70 FEET TO A REBAR SET ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY; THENCE ALONG THE NORTHERLY LINE OF LANDS NOW OF FORMERLY OF SAID LEIBY SOUTH 81 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 414.47 FEET TO A SET STONE FOUND AT A CORNER OF LANDS NOW OR FORMERLY OF SAID LEIBY; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID LEIBY NORTH 12 DEGREES 53 MINUTES 24 SECONDS WEST, A DISTANCE OF 129.95 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.38 ACRES OF LAND IN ALL. THE ABOVE DESCRIBED PARCEL OF LAND BEING DESIGNATED AS LOT NO. 1 AS MORE FULLY SHOWN ON A DRAFT PREPARED BY THE DRUMHELLER SURVEYING DATED OCTOBER 2, 1997 BEING KNOWN AS: 1000 GROVANIA DRIVE, BLOOMSBURG, PENNSYLVANIA 17815 TAX I.D. 25-01-001-04-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Daniel H. Deleon and Margaret L. Deleon, husband and wife by deed dated December 4, 2015 and recorded February 2, 2016 in Instrument Number 201600742, granted and conveyed unto Sean Clark.

PROPERTY ADDRESS: 1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-01-001-04-000

Seized and taken into execution to be sold as the property of SEAN CLARK in suit of PACIFIC UNION FINANCIAL LLC.

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

Attorney for the Plaintiff: MCCABE, WEISBERG & CONWAY PC PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

	IN THE COURT OF COMMON PLEAS OF
Pacific Union Financial, LLC	
	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	
	No. <u>2017</u> Term 145 E.D.
V.	NoA.D.
	No. <u>2017-Cv-1074</u> TermJ.D.
Sean Clark	
Defendant	
	WRIT OF EXECUTION
	MORTGAGE FORECLOSURE
Commonwealth of Pennsylvania:	
County of Columbia	
	DENINGS/T S/ A NT A
TO THE SHERIFF OF COLUMBIA COUNTY,	
To satisfy the judgement, interest and costs in the ab- following described property (specifically described	ove matter you are directed to levy upon and sell the property below):
Being Known As: 1000 Grovania Drive, Bloomsbu	ırg, Pennsylvania 17815
Bonig Ime Wallet	
Amount Due	\$ 179,959.97
Interest from 11/03/17 to DATE	
plus \$29.58 per diem thereat	fter
(Costs to be added)	
Total	\$
4 0	a have by a set
Dated: 11-22-11	Prothonotary, Common Pleas Court of
(SEAL)	Columbia County Penna.
	By: Proth & Clerk of Sev. Courseputy My Com. Ex. 1st Monday in 2020
	My Com. Ex. 1st Monday in 2020

No	Term	E.D.
No	Term	A.D.
No. <u>2017</u>	-Cv-1074Term	J.D.
	I THE COURT OF COI OLUMBIA COUNTY	
	Pacific Union Fin	nancial, LLC
	v.	
	Sean Cla	ark
	WRIT OF EXE (Mortgage For	
	Costs	
	Pro. Pd.	
	Judg. Fee	
	Cr.	
	Sat.	
	BY: [] Margaret Gairo [] Heidi R. Spiva [] Brian T. LaMa [] Joseph F. Riga	k, Fsq [] Christine L. Graham, Esq. anna, Esq. [] Ann E. Swartz, Esq. Esq. [] Joseph I. Foley, Esq. crikorian Esq. [] Jacob M. Ottley, Esq. yer, Esq.

.

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED IN MONTOUR TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4002, SAID REBAR BEING AT THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROUTE NO. 4002 NORTH 80 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 79.38 FEET TO A POINT; THENCE ALONG THE SAME NORTH 75 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 310.79 FEET TO A POINT; THENCE ALONG THE SAME NORTH 77 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 31.37 FEET TO A POINT AT THE NORTHWEST CORNER OF OTHER LANDS NOW OR FORMERLY OF BERNARD R. ENGLERT AND MARIA E. MACIAS, NOW KNOWN AS MARIA E. ENGLERT; THENCE ALONG THE WESTERLY LINE OF LANDS NOW OF FORMERLY SAID ENGLERT, AND PASSING THROUGH A REBAR SET 7.34 FEET FROM THE LAST MENTIONED CORNER, SOUTH 10 DEGREES 4 MINUTES 23 SECONDS EAST, A DISTANCE OF 163.70 FEET TO A REBAR SET ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY; THENCE ALONG THE NORTHERLY LINE OF LANDS NOW OF FORMERLY OF SAID LEIBY SOUTH 81 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 414.47 FEET TO A SET STONE FOUND AT A CORNER OF LANDS NOW OR FORMERLY OF SAID LEIBY; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID LEIBY NORTH 12 DEGREES 53 MINUTES 24 SECONDS WEST, A DISTANCE OF 129.95 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.38 ACRES OF LAND IN ALL. THE ABOVE DESCRIBED PARCEL OF LAND BEING DESIGNATED AS LOT NO. 1 AS MORE FULLY SHOWN ON A DRAFT PREPARED BY THE DRUMHELLER SURVEYING DATED OCTOBER 2, 1997

BEING KNOWN AS: 1000 GROVANIA DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 25-01-001-04-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Daniel H. Deleon and Margaret L. Deleon, husband and wife by deed dated December 4, 2015 and recorded February 2, 2016 in Instrument Number 201600742, granted and conveyed unto Sean Clark.

REAL DEBT: \$179,959.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SEAN CLARK

McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109