

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PACIFIC UNION FINANCIAL LLC
vs.
CLARK, SEAN

Case Number
2017CV1074

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	145
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		
Warrant:			

Serve To:

Name:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally	Adult In Charge	Posted	Other
Adult In Charge:	Liz Whitenight			
Relation:	Clerk			
Date:	11/27/17	Time:	1000	
Deputy:	19	Mileage:		

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
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Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2017CV1074

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

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PACIFIC UNION FINANCIAL LLC
vs.
CLARK, SEAN

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2017CV1074

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	145
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 Cou		
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: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1074 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

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

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Pacific Union Financial, LLC, Plaintiff, v. Sean Clark, Defendant.	Columbia County Court of Common Pleas Number: 2017-Cv-1074 2017-ED-145
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sean Clark
1000 Grovania Drive
Bloomsburg, PA 17815

Your house (real estate) at **1000 Grovania Drive, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Jan. 31 2018 at 9:00 A.M. in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$179,959.97 obtained by Pacific Union Financial, LLC against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Pacific Union Financial, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg & Conway, LLC at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

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

1000 Grovonia Dr.

REAL ESTATE OUTLINE

ED # 2017 E0145

DATE RECEIVED 11-22-2017
DOCKET AND INDEX 2017 CV 1074

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>133159</u>

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

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

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

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

Pacific Union Financial, LLC
Plaintiff
v.
Sean Clark
Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2017 Term 145 E.D.

No. _____ Term _____ A.D.

No. 2017-Cv-1074 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 1000 Grovania Drive, Bloomsburg, Pennsylvania 17815

Amount Due	\$	179,959.97
Interest from 11/03/17 to DATE OF SALE	\$	
plus \$29.58 per diem thereafter		
(Costs to be added)		
Total	\$	

Dated: 11-22-17
(SEAL)

Barbara N. Silvestro
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: My Com. Ex. 1st Monday in 2018 Deputy

No. 2017 Term 145 E.D.

No. _____ Term _____ A.D.

No. 2017-Cv-1074 Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

Pacific Union Financial, LLC

v.

Sean Clark

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, LLC

BY: _____

<input type="checkbox"/> Margaret Cairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Heidi R. Spivak, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riggs, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.
<input checked="" type="checkbox"/> Lauren M. Moyer, Esq.	

Attorneys for Plaintiff

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:

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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

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

FILED
PROTHONOTARY

Attorneys for Plaintiff

2017 NOV 22 A 11:50

CLERK OF COURTS
COUNTY OF COLUMBIA

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Pacific Union Financial, LLC, Plaintiff, v. Sean Clark, Defendant.	Columbia County Court of Common Pleas Number: 2017-Cv-1074 2017-ED-145
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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

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128	X
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	✓ X
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	✓ X
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948	✓ X
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales	X
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106	✓ X
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815	✓ X
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815	✓ X
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales	✓

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
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

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:

Name

Address

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: 11/17/17

McCABE, WEISBERG & CONWAY LLC

BY: _____

- Margaret Gairó, Esq.
 - Heidi R. Spivak, Esq.
 - Brian T. LaManna, Esq.
 - Joseph F. Riga, Esq.
 - Celine P. DerKrikorian, Esq.
 - Lauren M. Moyer, Esq.
 - Andrew L. Markowitz, Esq.
 - Christine L. Graham, Esq.
 - Ann E. Swartz, Esq.
 - Joseph I. Foley, Esq.
 - Jacob M. Ottley, Esq.
- Attorneys for Plaintiff

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

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REAL DEBT: \$179,959.97

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

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Pacific Union Financial, LLC
Plaintiff
v.
Sean Clark
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2017-Cv-1074

2017-ED-145

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
1000 Grovania Drive, Bloomsburg, Pennsylvania 17815
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Sean Clark
1000 Grovania Drive
Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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: 11/17/17

McCABE, WEISBERG & CONWAY, LLC

BY: _____
 Margaret Gairo, Esq. Andrew L. Markowitz, Esq.
 Heidi R. Spivak, Esq. Christine L. Graham, Esq.
 Brian T. LaManna, Esq. Ann E. Swartz, Esq.
 Joseph E. Riga, Esq. Joseph I. Foley, Esq.
 Celine P. DerKrikorian, Esq. Jacob M. Ottley, Esq.
 Lauren M. Moyer, 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

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

FILED
PROTHONOTARY Attorneys for Plaintiff

2017 NOV 22 A 11:50

CLERK OF COURTS
COUNTY OF COLUMBIA

<p>Pacific Union Financial, LLC, Plaintiff, v. Sean Clark, Defendant.</p>	<p>Columbia County Court of Common Pleas Number: 2017-Cv-1074 2017-ED-145</p>
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AFFIDAVIT PURSUANT TO RULE 3129.1

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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
-------------------	---

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 8 th 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
P.O. Box 281230
Harrisburg, PA 17128-1230

PA Department of Revenue
Bureau of Compliance
Lien Section

PO 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

United States of America

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

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

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

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
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

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:

Name

Address

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: 11/7/17

McCABE, WEISBERG & CONWAY, LLC

BY:

- | | |
|---|---|
| <input type="checkbox"/> Margaret Gairó, Esq. | <input checked="" type="checkbox"/> Andrew L. Markowitz, Esq. |
| <input type="checkbox"/> Heidi R. Spivak, Esq. | <input type="checkbox"/> Christine L. Graham, Esq. |
| <input type="checkbox"/> Brian T. LaManna, Esq. | <input type="checkbox"/> Ann E. Swartz, Esq. |
| <input type="checkbox"/> Joseph F. Riga, Esq. | <input type="checkbox"/> Joseph I. Foley, Esq. |
| <input type="checkbox"/> Celine P. DerKrikorian, Esq. | <input type="checkbox"/> Jacob M. Ottley, Esq. |
| <input checked="" type="checkbox"/> Lauren M. Moyer, Esq. | |
- Attorneys for Plaintiff

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

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

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

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2017 NOV 22 A 11:50

CLERK OF COURTS
COUNTY OF PHILA.

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Pacific Union Financial, LLC,
Plaintiff,

v.

Sean Clark

Defendant.

Columbia County
Court of Common Pleas

Number: 2017-Cv-1074

2017-ED-145

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Sean Clark, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendant, Sean Clark, is over eighteen (18) years of age, and resides as follows:

Sean Clark
1000 Grovania Drive
Bloomsburg, PA 17815

SWORN AND SUBSCRIBED

BEFORE ME THIS 20th DAY

OF November 20, 2017
Elaina Tancredi
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ELAINA TANCREDI, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 13, 2021

DATE: 11/17/17

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.
- Andrew L. Markowitz, Esq.
- Christine L. Graham, Esq.
- Ann E. Swartz, Esq.
- Joseph I. Foley, Esq.
- Jacob M. Ottley, Esq.

Attorneys for Plaintiff



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
 Birth Date:
 Last Name: CLARK
 First Name: SEAN
 Middle Name:
 Status As Of: Nov-17-2017
 Certificate ID: YQXB9R3CWWMYCYL

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

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

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Pacific Union Financial, LLC,

Plaintiff,

v.

Sean Clark,

Defendant.

Columbia County
Court of Common Pleas

Number: 2017-Cv-1074

2017-ED-145

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sean Clark
1000 Grovania Drive
Bloomsburg, PA 17815

Your house (real estate) at 1000 Grovania Drive, Bloomsburg, Pennsylvania 17815 is
scheduled to be sold at Sheriff's Sale on Jan 31 2018 at 9:00 A.M in
Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg,
Pennsylvania 17815 to enforce the court judgment of \$179,959.97 obtained by Pacific Union
Financial, LLC against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Pacific Union Financial, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg & Conway, LLC at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

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

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

November 9, 2017

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Pacific Union Financial, LLC vs. Sean Clark
Columbia County, Number 2017-Cv-1074
Premises: 1000 Grovania Drive, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Kindly serve the defendants in the manner listed below:

**Kindly post the handbill to the property address: 1000 Grovania Drive, Bloomsburg, Pennsylvania 17815.

Very truly yours,

Erin Schwab, Legal Assistant
McCabe, Weisberg & Conway, LLC

/esch
Enclosures

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

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in Montour Township, Columbia County, Pennsylvania, and being known as 1000 Grovania Drive, Bloomsburg, Pennsylvania 17815.

TAX MAP AND PARCEL NUMBER: 25-01-001-04-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

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

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



71901140006000117453

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Pacific Union Financial, LLC, Plaintiff, v. Sean Clark, Defendant.	Columbia County Court of Common Pleas Number: 2017-Cv-1074 2017-ED-145
--	---

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sean Clark
1000 Grovania Drive
Bloomsburg, PA 17815

Your house (real estate) at **1000 Grovania Drive, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Jan 31 2018 at 9:00 A.M. in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$179,959.97 obtained by Pacific Union Financial, LLC against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

Document Receipt

Trans #	11932	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT

WILLIAM J. NEALON BLDG

Tracking #: 71901140006000117538

Doc Ref #: 2017ED145

Postage 5.2600

SCRANTON PA 18503

Document Receipt

Trans #	11932	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT

WILLIAM J. NEALON BLDG

Tracking #: 71901140006000117538

Doc Ref #: 2017ED145

Postage 5.2600

SCRANTON PA 18503

Document Receipt

Trans #	11931	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

COMMON OF PA
ATTN: SHERIFF SALE

CLEARANCE SUPPORT DEPT

Tracking #: 71901140006000117521
Doc Ref #: 2017ED145
Postage 5.2600

HARRIBURG PA 17128

Document Receipt

Trans #	11931	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

COMMON OF PA

CLEARANCE SUPPORT DEPT

ATTN: SHERIFF SALE

Tracking #: 71901140006000117521

Doc Ref #: 2017ED145

Postage 5.2600

HARRIBURG PA 17128

Document Receipt

Trans #	11930	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

LIEN SECTION

P.O. BOX 280948

Tracking #: 71901140006000117514

Doc Ref #: 2017ED145

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

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PA DEPT OF REVENUE

LIEN SECTION

P.O. BOX 280948

Tracking #: 71901140006000117514

Doc Ref #: 2017ED145

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Document Receipt

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Ship to:

PA DEPT OF REVENUE

LIEN SECTION

P.O. BOX 280948

Tracking #: 71901140006000117514

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Ship to:

PA DEPT OF REVENUE

LIEN SECTION

P.O. BOX 280948

Tracking #: 71901140006000117514

Doc Ref #: 2017ED145

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	11929	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000117507

Doc Ref #: 2017ED145

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11929	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000117507

Doc Ref #: 2017ED145

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11928	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

COMMON OF PA
6TH FLOOR STRAWBERRY SQUARE

DEPT # 280601

Tracking #: 71901140006000117491
Doc Ref #: 2017ED145
Postage 5.2600

HARRIBURG PA 17128

Document Receipt

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Ship to:

COMMON OF PA
6TH FLOOR STRAWBERRY SQUARE

HARRIBURG PA 17128

DEPT # 280601

Tracking #: 71901140006000117491
Doc Ref #: 2017ED145
Postage 5.2600

Document Receipt

Trans #	11927	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNA
110 NORTH 8TH STREET
SUITE #204
PHILADLEPHIA PA 19107

INHERITANCE TAX OFFICE

Tracking #: 71901140006000117484
Doc Ref #: 2017ED145
Postage 5.2600

Document Receipt

Trans #	11927	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNA

INHERITANCE TAX OFFICE

110 NORTH 8TH STREET

SUITE #204

Tracking #: 71901140006000117484

Doc Ref #: 2017ED145

Postage 5.2600

PHILADLEPHIA PA 19107

Document Receipt

Trans #	11926	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE DAN RICHARD

P.O. BOX 2675

Tracking #: 71901140006000117477

Doc Ref #: 2017ED145

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11926	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE DAN RICHARD

P.O. BOX 2675

Tracking #: 71901140006000117477

Doc Ref #: 2017ED145

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11925	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 #: 71901140006000117460

Doc Ref #: 2017ED145

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	11925	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 #: 71901140006000117460

Doc Ref #: 2017ED145

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	11925	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 #: 71901140006000117460

Doc Ref #: 2017ED145

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	11924	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 #: 71901140006000117453

Doc Ref #: 2017ED145

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11924	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 #: 71901140006000117453

Doc Ref #: 2017ED145

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11924	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 #: 71901140008000117453

Doc Ref #: 2017ED145

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11923	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000117446

Doc Ref #: 2017ED145

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11922	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000117439
Doc Ref #: 2017ED145
Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	11922	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000117439
Doc Ref #: 2017ED145
Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	11922	Carrier / service:	USPS Server	First-Class Mail®	11/27/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000117439
Doc Ref #: 2017ED145
Postage 5.2600

HARRISBURG PA 17128

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES ABOUT TO BE GRAIN

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8-9/430

McCABE, WEISBERG & CONWAY, LLC
PA ESCROW TRUST ACCOUNT
123 S. BROAD STREET, SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1070

One thousand three hundred fifty and NO/100

PAY:

Sheriff of Columbia County
PA

DATE 11/20/2017

AMOUNT \$1,350.00

2 SIGNATURES REQUIRED OVER \$25,000.00
VOID AFTER 180 DAYS

Shield

Margaret Haino

Resting Prop for Sheriff Sale(17-102216) - Clark, Sean

133159 043000096 07693612