COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 229023 Customer:

Invoice Date: 04/22/2019 9:47:15 AM

Last Change:

RECEIPT Receipt By: MAIL Reg/Drw ID: 0101 By: HAS

SHERIFF'S OFFICE

# Charge / Payment / Fee Description		Amount	Inst # / Inst Date	Municipality
1 DEED		\$72.75	201902779	BERWICK BORO
Grantor - SORCE, RICHARD J			04/22/19 9:47:16 AM	
Grantee - HSBC BANK USA				
Consideration - \$2,925.76				
Tax Basis - \$0.00				
Return Via - MAIL				
Fees Summary:				
STATE WRIT TAX	\$0.50			
JCS/ACCESS TO JUSTICE	\$40.25			
AFFORDABLE HOUSING	\$13.50			
RECORDING FEES - RECORDER	\$13.50			
RECORDER IMPROVEMENT FUND	\$3.00			
COUNTY IMPROVEMENT FUND	\$2.00			
Inst Info: SHERIFF'S DEED				
TOTAL CHARGES		\$72.75	-	
PAYMENTS				
CHECK: 8557 - SHERIFF'S OFFICE		\$72.75		
TOTAL PAYMENTS		\$72.75	-	
TOTAL PATWILLYTS		\$12.10		
AMOUNT DUE		\$72.75		
PAYMENT ON INVOICE		(\$72.75))	
BALANCE DUE ON INVOICE		\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

HSBC BANK USA	VS	RICHARD	SORCE
HODE DAINE COA	Y LO	MULLIAND	DOICOL

NO. 1	55-2018	ED		NO.	1204-2018	JD	
DATE/T	TIME OF S	SALE:	MARCH 20	, 2019 @	9:00 AM		
BID PRI	ICE (INCL	UDES CO	OST)	\$ <u>2</u>	868,39		
POUND	AGE – 2%	6 OF BID		\$	57,37		
TRANS	FER TAX	– 2% OF I	FAIR MKT	\$	-		
MISC. C	COSTS			\$			
TOTAL	AMOUN	T NEEDEI	O TO PURCI	HASE		\$	2925, 76
PURCH	ASER(S):	*					
ADDRE	ESS:			<u></u>		-	
NAMES	S(S) ON D	EED:			-01	/	
PURCH	IASER(S)	SIGNATU	JRE(S):	J	FH	/ 	
		ТОТА	L DUE:			\$	2925.76
			DEPOSIT:			\$ \$	1354.60
			DEFOSIT. N PAYMEN'	т.		\$ \$	• ·
			L DUE IN 8			\$	1575.76

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff HSBC BANK USA L	vs.	<u>Defendant</u> RICHARD JAMES S	SORCE
Attorney for the Plaintiff:		Sheriff's Sale Date:	Wednesday, March 20, 2019
PHELAN HALLINAN DIAMOND & JON ONE PENN CENTER AT SUBURAN S		Writ of Execution No. :	2018CV1204

SUITE 1400 1617 JFK BLVD Advance Sheriff Costs: \$1,350.00 PHILADELPHIA, PA 19103-1814

Location of the real estate: 423 & 425 EAST 11TH STREET, BERWICK, PA 18603

Sheriff Costs

	OI Total	\$2.000.30
	Total Distribution Costs	\$72.75
Recording Fees		\$72.75
Distribution Costs		
	Total Municipal Costs	\$676.64
Sewer		\$676.64
Municipal Costs		4070.0 4
Municipal Coete	Total Grown Sasa	+-,
-	Total Sheriff Costs	\$2,119.00
Surcharge		\$140.00
Tax Claim Search		\$5.00
Notary Fee		\$10.00
Copies		\$6.50
Distribution Form		\$25.00
Service Mileage		\$24.00
Service	1 domanda tot orzerze to	\$195.00
Continued or Cancelled Sale	Postponed to: 3/20/2019	\$10.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Sheriff's Deed Solicitor Services		\$100.00
		\$35.00
Prothonotary, Acknowledge Deed Sheriff Automation Fund	And the second s	\$50.00
Press Enterprise Inc.		\$10.00
Posting Handbill		\$1,254.00
Mailing Costs		\$15.00
Levy		\$42.00
Docketing		\$15.00 \$15.00
Crying Sale		\$10.00 \$15.00
Advertising Sale Bills & Copies		\$17.50 \$10.00
Advertising Sale (Newspaper)		\$17.50

Grand Total:

\$2,868.39

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



One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616

deedinstructions@phelanhallinan.com

Post Sale Department, Ext. 31336

March 20, 2019

Office of the Sheriff COLUMBIA County Courthouse PO Box 380 W. Main Street Bloomsburg, PA 17815

Re:

RICHARD J. SORCE

425 EAST 11TH STREET, BERWICK, PA 18603-2227

2018-CV-1204

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," and prepare the Sheriff's Deed to HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

For Phelan Hallinan Diamond & Jones, LLP

PH # 1016664

REV-183 EX(2-15)

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

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

See Reverse for Instructions

Complete each section and file in duplicate with Recorde	ers of Deeds when (1) the full value/consideration is not se	t 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, t	please attach additional sheets. A Statement of Value (SO)	y) 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 i	iled for recording.
acceptance of the second	I - 12 to d to the fellowing person!	

A. CORRESPONDENT - All inquiries may	y be dire	cted to the followi	ng person:		Tr. 11				
Name						none Number: 63-7000			
Phelan Hallinan Diamond & Jones, LLP	_		To:-			ZIP Code			
Mailing Address			1 7	City					
1617 JFK Boulevard, Suite 1400, One Penn Cer	iter Plaza	<u> </u>	Philadelphia	PA_	19103				
B. TRANSFER DATA Date of Acceptance of Document	;								
Date of Acceptance of Document	<u> </u>			<u> </u>					
Grantor(s)/Lessor(s)	Teleph	one Number:	Grantee(s)/Lessee(s)	N.A., AS INDENTURE		hone Number: 682-8556			
			TRUSTEE FOR THE		(/				
				F RENAISSANCE HOME					
Timonthy Chamberlain	(570) 3	89-5622		UST 2005-4, RENAISSANCE					
			HOME EQUITY LO	OAN ASSET-BACKED					
	}		NOTES, SERIES 20	05-4					
Mailing Address			Mailing Address						
PO Box 380, W. Main Street				ON ROAD, SUITE 100					
City	State	ZIP Code	City		State	ZIP Code			
Bloomsburg	PA	17815	WEST PALM BEAC	CH	FL	33409			
C. REAL ESTATE LOCATION									
Street Address		City, Township							
425 EAST 11TH STREET, BERWICK, PA 186	603-2227	BERWICK BO	OROUGH						
County	School L	District		Tax Parcel Number					
COLUMBIA	my Bonoof Bisarce								
COLONIDIA DEI WOR THE CONTROL									
D. VALUATION DATA	410	I Y 🛛 N							
Was transaction part of an assignment or reloca	3. Total Consideration								
1. Actual Cash Consideration	2. Other Consideration 3. Total 6 = \$ 2,868								
\$ 2,868.39 (winning bid)		on Level Ratio Fa	etor						
4. County Assessed Value	X 3.88	ion Level Nado Pa	ictor	6. Computed Value = \$54,514.00					
\$ 14,050.00 E. EXEMPTION DATA – Refer to instruc		evenntion status							
E. EXEMPTION DATA – Refer to instruct la. Amount of Exemption Claimed	1h Perci	entage of Grantor's	s Interest in Real	1 Dto a Constant of Inc	toront Cor	wayad			
= \$54,514.00	Estate	ontage of Grands		1c. Percentage of Grantor's In	stest Conveyed				
- 534,5214.00		100%		100%					
2. Check Appropriate Box Below for Exemption	n Claime	ed.							
Will or intestate succession									
			(Name of Decedent)		I	Estate File Number			
Transfer to a Trust. (Attach complete cop	y of trust	agreement identify	ying all beneficiaries.)						
Transfer from a trust. Date of transfer into	the trust	:							
If trust was amended attach a conv of orig	inal and	amended trust.							
Transfer between principal and agent/stra	w party.	Attach complete c	opy of agency/straw par	ty agreement.)					
Transfer to the Commonwealth, the Unite	d States	and Instrumentaliti	es by gift, dedication, co	ondemnation or in lieu of conden	anation.				
(If condemnation or in lieu of condemnat	ion, attac	h copy of resolutio	n.)						
Transfer from mortgagor to a holder of a	mortgage	in default.							
(Attach copy of mortgage and note/assign									
Corrective confirmatory deed. (Attach co	molete co	nov of the prior dec	ed being corrected or cor	nfirmed.)					
Statutory corporate consolidation, merge,	or divisi	on (Attach conv of	articles)						
*Other (Please explain exemption claime	d if other	r than listed above.							
Other (1 lease explain exemption ordine	u, 11 oui.e.								
Under Penalties of law, I declare that I ha	ive exai	nined this State	ment, including acco	ompanying information, an	d to the	pest of my			
knowledge and belief, it is true, correct a	na comp	nete.		Date /	, , 1				
Signature of Correspondent or Responsible Party	. /	Lasana	.		1.6	1161			
LILY HAINEY	10	ach	(/		<u>! j ~ </u>	1			

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

18-1204

SHERIFF'S SALE COST SHEET

VS.
NOED NOJD DATE/TIME OF SALE
DOCKET/RETURN \$15.00
SERVICE PER DEF. \$ 195.00
LEVY (PER PARCEL \$15.00
MAILING COSTS \$ 42,00
ADVERTISING SALE BILLS & COPIES \$17.50
ADVERTISING SALE (NEWSPAPER) \$15.00
MILEAGE \$ 24,00
POSTING HANDBILL \$15.00
CRYING/ADJOURN SALE \$10.00
SHERIFF'S DEED \$35.00
TRANSFER TAX FORM \$25.00
DISTRIBUTION FORM \$25.00
COPIES \$ <u>6</u> ,50
NOTARY \$ 7 to 60
NOTARY ********** ********** ***********
WEB POSTING \$150.00
PRESS ENTERPRISE INC. \$ 1254.00
SOLICITOR'S SERVICES \$100.00
TOTAL ********* \$ 1504100
DD OTHONOTA DAY OLOTA DAY
PROTHONOTARY (NOTARY) \$10.00
RECORDER OF DEEDS \$ 72,75 TOTAL *********** \$ 82,75
101AL
REAL ESTATE TAXES:
BORO, TWP & COUNTY 20\$
SCHOOL DIST. 20\$
DELINQUENT 20 \$\sum_ \subseteq 5.60
TOTAL ********** \$ 5,00
MUNICIPAL FEES DUE:
SEWER 20 \$ 676,64
WATER 20 \$ (~1.1.1)
SEWER 20 \$ 676,64 WATER 20 \$ TOTAL ************* \$ 676,64
SURCHARGE FEE (DSTE) \$ 140,00
MISC. \$ 1200
\$
SURCHARGE FEE (DSTE) MISC\$\$\$\$ TOTAL ************************************
~~~~ 24
TOTAL COSTS (OPENING BID) \$ \(\frac{185000}{2000}\)

# Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103 215-563-7000 Main Fax 215-568-7616

Susan P. Moran Legal Assistant Representing Lenders in Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED

NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4

v. RICHARD J. SORCE

No.: 2018-CV-1204

Dear Sir/Madam:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office.

Thank you for your cooperation.

Sincerely,

Susan P. Moran

cc: Prothonotary of COLUMBIA COUNTY

### PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

HSBC BANK USA, N.A., AS INDENTURE

TRUSTEE FOR THE REGISTERED : COLUMBIA COUNTY

NOTEHOLDERS OF RENAISSANCE HOME : COURT OF COMMON PLEAS

EQUITY LOAN TRUST 2005-4, RENAISSANCE :

HOME EQUITY LOAN ASSET-BACKED : CIVIL DIVISION

NOTES. SERIES 2005-4

: NO. 2018-CV-1204

Plaintiff

٧.

RICHARD J. SORCE

Defendant

### AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE PURSUANT TO Pa.R.C.P. 430

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter were served as follows:

a. on RICHARD J. SORCE in accordance with Court Order dated January 14, 2019
 by certified mail and first class mail, return receipt requested, on January 24,
 2019. The property was posted on January 27, 2019;

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP

DATE: __FEB 0 7 2019

By:
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

### PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

HSBC BANK USA, N.A., AS INDENTURE

TRUSTEE FOR THE REGISTERED

NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE

Plaintiff

HOME EQUITY LOAN ASSET-BACKED

NOTES, SERIES 2005-4

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2018-CV-1204

ν.

RICHARD J. SORCE

Defendant

### **CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of Plaintiff's Affidavit of Service of Notice of Sale and Certification of Compliance were served by regular mail on the person(s) on the date listed below:

RICHARD J. SORCE 425 EAST 11TH STREET BERWICK, PA 18603-2227

RICHARD J. SORCE 423 & AMP; 425 EAST 11TH STREET BERWICK, PA 18603

FEB 07 2019

Date:

RICHARD J. SORCE 423 EAST 11TH STREET BERWICK, PA 18603-2227

> Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff

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

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4

CIVIL DIVISION NO. 2018-CV-1204

Plaintiff

v. RICHARD J. SORCE

Defendant

ORDER

Court, it is hereby:

ORDERED that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is

permitted on Defendant RICHARD J. SORCE by:

REGULAR MAIL TO 425 EAST 11TH STREET, BERWICK, PA 18603-2227

Service by mail is complete upon the date of mailing

CERTIFIED MAIL TO 425 EAST 11TH STREET, BERWICK, PA 18603-2227

Service by mail is complete upon the date of mailing

POSTING 425 EAST 11TH STREET, BERWICK, PA 18603-2227

BY THE COURT:

PH # 1016664/LAS

CC PHELAN HALLINAN DIAMOND & JONES, LLP 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 

eipt			M1FI <		aria Ugu Ugu	الم الا الاستا	1 584 1 1/2								and the same of				USPS			7 600
Postmark with Date of Rec.			Postage		<b>\$</b> 0.48			<del></del>		-											e market de la companya de la compa	
of Pieces Received at Post Office PM	rployee)		Iress tate, and ZIP Code TM )																		Approximation and the second s	
of Pieces Listed by Sender	Posimaster, per frame of receiving en			SORCE, RICHARD J. 425 EAST 11TH STREET		BERWICK											The state of the s					
Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103		PH# 1016664 / RE: RICHARD J. SORCE (COLUMBIA) / LAS / 1021 / NOS	USPS® Tracking Number Firm-specific Identifier					· \$ · 1 · 1 · 1 · 1 · 1 · 1 · 1 · 1 · 1	ر المال الإسراب المال					Administrative of Administrative Adm							PS Form 3665, January 2017 (Page 1 of 1)	
	of Pieces Listed by Sender of Pieces Received at Post Office** uite 1400	of Pieces Listed by Sender of Pieces Received at Post Officer uite 1400  1 Postmaster, per (name of receiving employee)	nd & Jones, LLP  Interest Listed by Sender of Pieces Received at Post Office Receipt.  Postmark with Date of Receipt.  Postmark with Date of Receipt.  Postmark with Date of Receipt.	of Pieces Listed by Sender of Pieces Received at Post Officer's Postmark with Date of Receipt.  1 Postmaster, per frame of receiving employee)  CHARD I. SORCE (COLUMBIA) / Address  Address Address Address Postspee Fee	nd & Jones, LLP  1 Postmaster, per frame of receiving employed  For Manne, Street, City, State, and ZIP Code*** Postsper  Address  CHARD I. SORCE (COLUMBIA) / SORCE RICHARD Street, City, State, and ZIP Code*** Postsper  SORCE, RICHARD I. SORCE (All HEST LITH STREET)  SORCE, RICHARD I. STREET  A25 BAST 11TH STREET  SORCE, RICHARD I. STREET  SORCE, RICHARD	In & Jones, LLP  CHARD J. SORCE (COLUMBIA) / SORCE (COLUMBIA) / Address  CHARD J. SOR	CHARD I. SORCE (COLUMBIA) /  CHARD I. SORCE (COLUMBIA) /  SORCE RICHARD I.  SORCE RI	Of Prece Listed by Sender Of Preces Listed by Sender Of Preces Listed by Sender Of Preceding Annual Library Of Receipt.  CHARD J. SORCE (COLUMBIA) / Address COLUMBIA) / Address COLUMBIA) / Address COLUMBIA) / Address COLUMBIA / Address COLUM	The following of Pieces Linted by Sender of Pieces Received at Pers Office the Linted by Sender of Pieces Receipt.    Pieces Linted by Sender of Pieces Receipt.   Pieces	CHARD I. SORCE (COLUMBIA) / Postmarta, per frame of receiving cmployed)  Postmarta, per frame of receiving cmployed)  Postmarta with Date of Receipt.  Postmarta with Date of Receipt.	OHARD I. SORCE (COLUMBIA) / Postmaria, per frame of received at Post Offices 11. Postmark with Date of Receipt.  Postmark with Date of Receipt.	The late of Prece Listed by Sender of Prece Listed by Sender of Postmark with Date of Receipt.  Postmarts, per frame of receiving complosed  Postmarts, per frame of receiving complex com	Of Prece Listed by Sender of Postmaster, per frame of received at Past Office."  Postmaster, per frame of receiving employed of Postmaster, per frame of receiving employed of SONCE (COLUMBIA).  SONCE ROLLING Number.  Address SONCE ROLLING Street CRy, Sinte, and ZIP Code Proposition of Sonce ROLLING STREET SONCE SON AS A SOL AS A S	The late of Prece Listed by Scode of Preciping in 1400  Postmark with Date of Receipt.  Postmark with Date of Recei	OCHARD I. SORCE (COLUMBIA) / Postmatir, per frame of received at Past Offices.  Postmatic per frame of received at Past Offices.  Postmatic per frame of receiving employed)  Postmatic per frame of receiving employed)  Postmatic per frame of receiving employed)  Address Address  SORCE (COLUMBIA) / Address and ZIP Code Ph  Postmatic per frame of receiving employed)  Address Address  SORCE (COLUMBIA) / Address  Postmatic file address  Postmatic per frame of receiving employed)  Address  SORCE (COLUMBIA) / Address  Postmatic file address  BERWICK PA 118603-22277  BERWICK PA 118603-22277  BOOT A 4 18603-22277  BOO	of Prece Listed by Sender  Tournation, per frame of received at Past Officer Proteing employed  Postinging Number:  SONCE (COLUMBIA) / Address  SONCE RICHARD I. SONCE (COLUMBIA) / Address  SONCE RICHARD II STREET / ADDRESS / ADDRE	Of Prece Listed by Scoder Of Prece Listed Browness Country Character of Preceding Character Of Name, Storet, Chy. State, and 2IP Coderby Presser Fee Score RICHARD J. 20 EAST 11713 STREET SCORE	CHARD I SORCE (COLUMBIA)  The columns of treating captured at Not Officer Received at Not Officer Received at Not Officer at 1400  The columns of treating captured at Not Officer Received at Not Off	of Prece Lined by Sarder Of Prece Lined by Sarder Of Prece Lined by Sarder Of Postmant with Date of Receipt.  1 Postmant with Date of Receipt.  2 Postmant with Date of Receipt.  3 Postmant with Date of Receipt.  3 Postmant with Date of Receipt.  3 Postmant with Date of Receipt.  4 Postmant with Date of Receipt.  4 Postmant with Date of Receipt.  5 Postmant with Date of Receipt.	Of Press Listed by Sarder Of Press Listed by Sarder Of Press Received at Post Offices Received at Offices Received a	The file of Preced Linked by Sender of Preced Linked by Sender of Preced Linked by Sender of Precision and & British Date of Preceding The File of Preceding The Profession of Preceding The Profession of Preceding The Precision of Precision	E (COLUMBIA)/  Total State   Postmark with Date of Receipt,  P

AFFIDAVIT OF SERVICE COLUMBIA COUNTY PLAINTIFF HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME PH # 1016664 A EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4 SERVICE TEAM/spl DEFENDANT COURT NO.: 2018-CV-1204 RICHARD J. SORCE TYPE OF ACTION SERVE RICHARD J. SORCE AT: XX Notice of Sheriff's Sale **425 EAST 11TH STREET** SALE DATE: 03/20/2019 BERWICK, PA 18603-2227 ****PLEASE POST THE PROPERTY*** **SERVED** Served and made known to RICHARD J. SORCE, Defendant on the 27 day of JAN o'clock ... M., at 425 EAST 11TH STREET, BERWICK, PA 18603-2227, in the manner described below: Defendant personally served. Adult family member with whom Defendant(s) reside(s). Relationship is Adult in charge of Defendant's residence who refused to give name or relationship. ___Manager/Clerk of place of lodging in which Defendant(s) reside(s). ___ Agent or person in charge of Defendant's office or usual place of business. an officer of said Defendant's company. XX Other: POSTED THE PROPERTY Description: Age _____ Height _____ Weight ____ Race ____ Sex ___ Other ___ I, J. NEUBAUER a competent adult, hereby verify that I personally posted the property with a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities. DATE: 01-27-2019 NOT SERVED 20/9, at/15 o'clock M., I, J. NEUBAUER, a competent adult hereby On the 27 day of 20/9 state that Defendant NOT FOUND because __ Does Not Reside (Not Vacant) __ Does Not Exist __ Moved XX Vacant __ No Answer on ___ __ Deceased __ Defendant Unknown Service Refused Red Tag Door

Other: 1/25/6/17
I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn

falsification to authorities.

BY: Och Deuber

PRINTED NAME: JOHN NEUBAUER

Cluster Mail Box

Can't Gain Access

USPS CERTIFIED MAIL™



9214 8969 0096 4001 1024 29

SORCE, RICHARD J. 425 EAST 11TH STREET BERWICK, PA 18603-2227

fold	here	(regul	lar)
------	------	--------	------

-- fold here (6x9) PH# 1016664 / LAS

--fold here (regular)

# **USPS Tracking** FAQs > (https://www.usps.com/faqs/uspstracking-faqs.htm)

### Track Another Package +

Tracking Number: 9214896900964001102429

Remove X

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

### In-Transit

February 3, 2019 In Transit to Next Facility Heedbac

### Get Updates 🗸

Text & Email Up	dates
-----------------	-------

•

### **Return Receipt Electronic**

### **Tracking History**

 $\wedge$ 

### February 3, 2019

In Transit to Next Facility

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

### January 30, 2019, 6:50 am

Arrived at USPS Regional Destination Facility LANCASTER PA DISTRIBUTION CENTER

January 28, 2019, 9:22 am Vacant BERWICK, PA 18603

January 26, 2019, 7:42 am
Departed USPS Regional Facility
SCRANTON PA DISTRIBUTION CENTER

January 25, 2019, 9:40 pm
Arrived at USPS Regional Destination Facility
SCRANTON PA DISTRIBUTION CENTER

January 25, 2019, 8:38 am
Arrived at USPS Regional Destination Facility
LEHIGH VALLEY PA DISTRIBUTION CENTER

January 24, 2019, 11:40 pm
Arrived at USPS Regional Facility
PHILADELPHIA PA DISTRIBUTION CENTER

January 24, 2019, 10:25 pm Accepted at USPS Origin Facility PHILADELPHIA, PA 19103

January 24, 2019
Pre-Shipment Info Sent to USPS, USPS Awaiting Item

### **Product Information**

See Less ^

Feedbac

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 9, 16, 23, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this	23 rd day of January 20.19  Karen M. Beach  (Notary Public)
	Commonwealth of Pennsylvania - Notary Seal Karen M. Beach, Notary Public Columbia County My commission expires May 13, 2022 Commission number 1283596 Member, Pennsylvania Association of Notaries
	for publishing the foregoing notice, and the

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

# REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 01/25/2019

Cert. NO: 33577

SORCE RICHARD J 425 EAST 11TH STREET BERWICK PA 18603

District: BERWICK BORO Deed: 0549 -1006 Location: LOT #392 Parcel Id:04A-10 -012-00,000

Assessment: 14,050 Balances as of 01/25/2019

YEAR TAX TYPE TAX AMOUNT PENALTY DISCOUNT NO TAX CLAIM TAXES DUE PAID BALANCE

By: COLUMBIA COUNTY SHERIFF	Per:
Ву	101

PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza

Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE COURT OF COMMON PLEAS

FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN

ASSET-BACKED NOTES, SERIES 2005-4

Plaintiff

٧.

RICHARD J. SORCE

Defendant

ATTORNEY FOR PLAINTIFF

CIVIL DIVISION

**TERM** 

No.: 2018-CV-1204

COLUMBIA COUNTY

### **CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

JAN 2	2	2019
-------	---	------

Date

Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax 215-568-7616

Patricia Bell Legal Assistant

Office of the Prothonotary Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815

Re: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4 VS. RICHARD J. SORCE, COLUMBIA COUNTY, NO.: 2018-CV-1204

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**Property is listed for the 03/20/2019 Sheriff Sale. **

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Patricia Bell, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza

Attorney for Plaintiff

One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

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

HSBC BANK USA, N.A., AS I TRUSTEE FOR THE REGIS NOTEHOLDERS OF RENAI EQUITY LOAN TRUST 2005 RENAISSANCE HOME EQU ASSET-BACKED NOTES, SI Plaintiff, v.	TERED : SSANCE HOME : 5-4, : UITY LOAN :	CIVIL DIVISION  No.: 2018-CV-1204
RICHARD J. SORCE Defendant(s)	OF CEDVICE DUDCUA	ANT TO DIE E 2120 2
COMMONWEALTH OF PEN	OF SERVICE PURSUA	ANT 10 RULE 3129.2
PHILADELPHIA COUNTY	)	SS:
any known interested party in the persons or parties named, at that	te manner required by Pa. t address, set forth on the lling (Form 3817) and/or	le has been given to Lienholders and L. R.C.P. 3129.2(c) on each of the Affidavit and as amended if applicable Certified Mail Return Receipt stamped
Date: <b>JAN 2 2 2019</b>		

Peter Wapner, Esquire Attorney for Plaintiff

Certificate of Mailing - Firm

Name and Address of Sender	TOTAL NO.	Loomathia	1		Certificate of Mailing - I
Manue and Address of Seuder.		TOTAL NO.	Affix Stamp Here		
Phelan Hallings Diamond & Jones, LLP	of Pieces Listed by Sender	of Pieces Rennisted at Past Office 14	Postmark with Date	of Receipt.	
1617 JFK Boulevard, Suite 1400		1	1		
Dric Penn Center Plaza		i e			
Philadelphia, PA 19103		ľ	}		
miladelphia, PA 19103	6				
			İ		
	1				
	Postmerder per (name of recairing	employee)	1		
					တို့ ကို မေ
			ł		
			i		8 111 60 ≈
			i		₩ <b>. ~</b> 2
					2 × 0 × × ×
					US POSTAGENATARY 60W  (4,
PH# 1016664 / RE: RICHARD J. SORCE (COLUMBIA) /			1		<u>\$</u> ₩.ō
SZR - 01/30/2019 SALE / 1021 / Writ Team			ļ		99 <b>33</b>
USPS® Tracking Number	<del></del>	ddress	<del>}</del>		— KM - 7 —
Firm-specific Identifier			Postage	Fec	- A 5 5 6 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9
		, State, and ZIP Code ^{TA} )			
l,	TENANT/OCCUPANT		]		≈ 7.7 - 48
· · · · · · · · · · · · · · · · · · ·	423 EAST 11Th STREET and	1425 EAST 11TH STREET	\$0.47		§ <b>37</b> £88
			] \$0.47		- 465
	BERWICK	PA 18603-2227	1		25777 1277 1279
2,	COMMONWEALTH OF PER	INSYLVANIA BUREAU OF			
	INDIVIDUAL TAXES INHE				846834
	6th Floor, Strawberry Sq.		\$0.47		<b>汉</b> 常位于1000000000000000000000000000000000000
	Dept 280501	****	1 40.77		
	Harrisburg	PA 17128	1		
3.		SERVICES, TEL CASUALTY			— <u> </u>
J.	UNIT, ESTATE RECOVERY		[		88 88
	P.O. Box 8486	TROCKAGE	\$0.47		10 10 m
	Willow Oak Building	<del> </del>	[ 30.47 ]		
	Harrisburg	PA 17105	1 1		Social Social
4,	TENANT/OCCUPANT	PA 17105			Sec. 17. 25. 25. 25. 25. 25. 25. 25. 25. 25. 25
<del>1</del> ,	423 EAST LITH STREET		- 1		
	423 CASI IIIH SIREEI		\$0.47		\
	for a de trans		1		* 11
	BERWICK	PA 18603	ļ		
5.	DOMESTIC RELATIONS OF		<u> </u>		The state of the s
	COLUMBIA COUNTY COU	RTHOUSE	\$0.47		
	P.O. BOX 380		Ψ0.47		
	BLOOMSBURG	PA 17815			
6.		INSYLVANIA DEPARTMENT			
	OF HUMAN SERVICES				
	P.O. Box 2675		\$0.47		
			Ψυ,-11		
	Harrisburg	PA 17105			
S Form 3565, January 2017 (Page 1 of 2)	,		i I		(

Certificate of Mailing - Firm Name and Address of Sender TOTAL NO. TOTAL NO. Affix Stamp Here of Pieces Listed by Sender of Pieces Received at Post OfficeTM Postmark with Date of Receipt. Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 2 Postmaster, per (name of receiving employee) US POSTAGE > PINEY BOWE PH # 101656# / RE: RICHARD J. SORCE (COLUMBIA) / SZR - 01/30/2019 SALE / 1021 / Writ Team USPS® Tracking Number Firm-specific Identifier Address
(Name, Street, City, State, and ZIP Code™)
INTERNAL REVENUE SERVICE ADVISORY Postage arcel Airlift 1. 1000 Liberty Avenue Room 704 \$0.47 Pittsburgh PA 15222
U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR
THE MIDDLE DISTRICT OF PA FEDERAL BUILDING
228 Walnut Street, Suite 220
PO Box 11736
PA 17308.1 2. \$0.47 17108-1754 Harrisburg

PS Form 3665, January 2017 (Page 2 of 2)

To:



January 8, 2019

Timothy T. Chamberlain Sheriff of Columbia County Court House-P.O. BOX 380 Bloomsburg, Pa 17815

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-**BACK NOTES, SERIES 2005-4** 

VS.

RICHARD J. SORCE

NO: 2018-CV-1204

Dear Timothy:

The amount due on the sewer account #120510 & 120515 for the property located at 423-425 E. 11th Street Berwick, Pa through March 31, 2019 is \$676.64.

Please feel free to contact me with any questions that you may have.

Sincerely.

Kelly Morris Authority Clerk

Hearing Impaired 711 "BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

### Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax: 215-568-7616

Timonthy Chamberlain Acting Sheriff PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4 v. RICHARD J. SORCE et al.

No.: 2018-CV-1204

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**Property is listed for the 03/20/2019 Sheriff Sale.**

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: RICHARD J. SORCE

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000 Attorney for Plaintiff

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

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR : THE REGISTERED NOTEHOLDERS OF RENAISSANCE :

HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE

HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES:

2005-4

Plaintiff

ν.

**CIVIL DIVISION** 

No.: 2018-CV-1204

RICHARD J. SORCE

Defendant(s)

### CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter

Date: <u>JAN 0 4 2019</u>

Reter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

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

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR

THE REGISTERED NOTEHOLDERS OF RENAISSANCE :

HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE

HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES : No.: 2018-CV-1204

2005-4

Plaintiff

CIVIL DIVISION

v.

### RICHARD J. SORCE

Defendant(s)

### NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 01/30/2019 at 09:00 AM in the above-captioned matter has been continued until 03/20/2019 at 09:00 AM.

Date: <u>IAN 0 4 2019</u>

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

CIVIL DIVISION

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

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

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR :

THE REGISTERED NOTEHOLDERS OF RENAISSANCE :

HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE

HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES : No.: 2018-CV-1204

2005-4

Plaintiff

v.

### RICHARD J. SORCE

Defendant(s)

### CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

RICHARD J. SORCE 425 EAST 11TH STREET BERWICK, PA 18603-2227 RICHARD J. SORCE 423 & 425 EAST 11TH STREET BERWICK, PA 18603

Date: JAN 0 4 2019

RICHARD J. SORCE 423 EAST 11TH STREET BERWICK, PA 18603-2227

Peter Wapner, Esq. Id. No.318263 Attorney for Plantiff PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

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

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR : THE REGISTERED NOTEHOLDERS OF RENAISSANCE :

HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE

HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES :

2005-4

Plaintiff

CIVIL DIVISION

No.: 2018-CV-1204

(

v.

### RICHARD J. SORCE

Defendant(s)

### CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter

Date: <u>JAN 0 4 2019</u>

Reter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

The Mark States

Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 (215) 563-7000 Fax: (215) 563-7009

Representing Lenders in Pennsylvania

Foreclosure Manager

January 3, 2019

Office of the Sheriff Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED

NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES

2005-4 v.

RICHARD J. SORCE

425 EAST 11TH STREET BERWICK, PA 18603-2227

No.: 2018-CV-1204

### Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for January 30, 2019 due to the following: Service of NOS.

The Property is to be relisted for the March 20, 2019 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours, Valerie Steinman for Phelan Hallinan Diamond & Jones, LLP

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

HSBC BANK USA
VS.
RICHARD JAMES SORCE

Case Number 2018CV1204

### SHERIFF'S RETURN OF SERVICE

12/13/2018 07:57 PM - DEPUTY SCOTT MAYERNICK, 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 423 & 425 EAST 11TH STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

December 14, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXFIRES OCT. 4, 2020

			NOTARY	
Affirmed and su	ubscribed to l	pefore me this		
14TH	day of	DECEMBER	, 2018	Much Jane Klugaman
	<del></del>	······································		

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

HSBC BAN vs.	IK USA				Number
	ICHARD JAMES			2018	CV1204
	SERVICE CO	OVER SHI	EET		
Service De	tails:		en de la companya de		**
Category:	Real Estate Sale - Posting - Sale Bill	anness a responder of the special management		Zone:	
Manner:	< Not Specified >	Expires:	1	Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM SHERIFF'S SALE BILL	n ske i			
Serve To:		Final Serv	ice:		
Name:	(POSTING)	Served:	Personally · Adu	ılt In Charge	Posted · Other
Primary Address:	423 & 425 EAST 11TH STREET BERWICK, PA 18603	Adult in Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	12-13-18	Time:	19:57
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator:	প্রতিক্র ক্রাপ্তর বিভাগ হৈছে। বিভাগ বিভাগ বি		1	Control of the contro
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service At	tempts:				
Date:					
Time:					
Mileage:					
Deputy:					
Service At	tempt Notes:				
1.	· · · · · · · · · · · · · · · · · · ·	·y·			
2.					
3.					····
4.			<del></del>		
5.					
6.					

2018CV1204

423 & 425 EAST 11TH STREET, BERWICK, PA 18603 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.

Chief Deputy

HSBC BANK USA vs. RICHARD JAMES SORCE

Case Number 2018CV1204

### SHERIFF'S RETURN OF SERVICE

11/28/2018 08:10 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RITA NIMLO THE TENANT, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RICHARD JAMES SORCE AT 425 E 11TH STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 29, 2018

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

NOTARY
Affirmed and subscribed to before me this

29TH day of NOVEMBER , 2018

Such Jane Klingama

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

HSBC BAN vs. SORCE, R	NK USA RICHARD JAMES					Number BCV1204	
		SERVICE C	OVER SHI	EET			GINGHER, CONNIE
Service De	italis:						Ħ
Category:	Real Estate Sale - Sal	le Notice	egen kanna ka		Zone:	165	ىر ن
Manner:	< Not Specified >		Expires:		Warrant:	· · · · · · · · · · · · · · · · · · ·	NO
Notes:		01/30/2019 AT 9:00 AM OF SHERIFF'S SALE ANI	D DEBTOR'S F	RIGHTS			E C.
Serve To:				ice.	** * .		2018CV1204
Name: Primary	Connie C. Gingher 1615 Lincoln Avenue	ng tagta, ang ang at galagagaga nang at garatag na tagan tagan tagan tanggan tagan na na tagan na at sa A tagan na mangkanan an ang at	Served: Adult In	Personally Adu	iii in Charge	· Fosied · Other	CV1
Address:	Berwick, PA 18603		Charge:				204
Phone:	570-752-7442	DOB:	Relation:		and a sum of the second se		
Alternate Address:			Date:	12/11/18	Time:	10:50 Am	161
Phone:			Deputy:	7	Mileage:		5 LI
Attorney /	Originator:						615 LINCOLN AVENUE, BERWICK, PA 18603
Name:	PHELAN HALLINAN C	DIAMOND & JONES LLF	Phone:	215-563-7000	managan sa sa managan sa		Z
Service At	tempts:						NE N
Date:							ÎΠ □
Time:						ngga y ng unungan y An, manan na ng unungan mananan na nanana (n ) manar n, n ) mahang	BER
Mileage:	na-martini tarihiri di nikulun-kullinin orakari nashari nikulun kullari nikulu						N C
Deputy:						The second secon	Ž
Service At	tempt Notes:	The second secon					Ă
1.	CO AND COMPANIES OF THE PROPERTY OF THE STATE OF THE STAT		erant in the second of the				8603
2.							٠
3.							
4.	•						Õ
5.							NO EXPIRAT
6.							R

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERWICK AREA JOINT SEI 2018CV1204

1108 FREAS AVENUE, BERWICK, PA 18603

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: BERWICK AREA JOINT SEWER AUTH. Served; Personally (Adult in Charge) Posted Other Adult In Kelly Morn's  Address: BERWICK, PA 18603  Phone: DOB: Relation: Clerk  Alternate Address: Deputy: 7 Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts:  Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	VS. SORCE, R	IK USA ICHARD JAMES				Number 3CV1204
Category: Real Estate Sale - Sale Notice				EET		
Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: BERWICK AREA JOINT SEWER AUTH. Served: Personally (Adult in Charge) Posted Other Adult in Charge: Relation: Charge: Relation: Charge: Phone: DOB: Relation: Clerk  Alternate Address: Date: Deputy: 7 Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts:  Date: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Service De	falls:		Arro Breil	r ay fara il ili	
Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: BERWICK AREA JOINT SEWER AUTH. Served: Personally (Adult in Charge) Posted · Other Adult In Charge: Posted · Other Adult In Charge: Posted · Other Charge: BERWICK, PA 18603  Phone: DOB: Relation: Cleyk  Alternate Address: Deputy: 7 Mileage:  Attorney / Originator.  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts:  Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Category:	Real Estate Sale - Sale Notice			Zone:	155
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To:  Name: BERWICK AREA JOINT SEWER AUTH. Served: Personally (Adult in Charge) Posted Other Primary 1108 FREAS AVENUE Adults: Reflix Morn's Relation: Cl-grk.  Address: BERWICK, PA 18603 Relation: Cl-grk.  Alternate Address:  Date: 12/11/1/3 Time: 694;3,1  Deputy: 7 Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts:  Date: Time: Mileage: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Manner:	< Not Specified >	Expires:		Warrant:	
Name: BERWICK AREA JOINT SEWER AUTH.  Primary Address: BERWICK, PA 18603  Phone: DOB: Relation: C  2	Notes:		DEBTOR'S R	RIGHTS	ASSESSED OF THE STATE OF THE ST	··· ··· · · · · · · · · · · · · · · ·
Primary Address: BERWICK, PA 18603  Phone: DOB: Relation: CI-CYK  Alternate Address: Date: I)_/II/Ig Time: 64:31  Phone: Deputy: 7 Mileage:  Attorney/Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts: Deputy: Service Attempt Notes: 1.  2.  3.  4.  5.	Serve To:	DEDWICK ADEA JOINT CEMED AUTU	22-272-22- 30422		It In Character	Posted Other
Date:	Primary	1108 FREAS AVENUE	Adult In			
Address:  Phone:  Deputy:  Mileage:  Attorney/Originator:  Name:  PHELAN HALLINAN DIAMOND & JONES LLF  Phone:  215-563-7000  Service Attempts:  Date:  Time:  Mileage:  Deputy:  Service Attempt Notes:  1.  2.  3.  4.  5.	Phone:	DOB:	Relation:	clerk		· / / / / / / / / / / / / / / / / / / /
Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLI Phone: 215-563-7000  Service Attempts:  Date:			Date:	12/11/18	Time:	09:31
Name: PHELAN HALLINAN DIAMOND & JONES LLE Phone: 215-563-7000  Service Attempts:  Date:	Phone:	No contract with the contract of the contract	Deputy:		Mileage:	
Service Attempts:  Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4. 5.	Attorney /	Originator:			Y, MM.	And Andrews
Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4. 5.	Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
1.         2.         3.         4.         5.	Date: Time: Mileage:	empts:				
<ul><li>2.</li><li>3.</li><li>4.</li><li>5.</li></ul>		lempt Notes:				
3. 4. 5.						
4.         5.	· · · · · · · · · · · · · · · · · · ·			<u> </u>		
5.						
	6.	At the state of th	<del></del>		<del></del>	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SORCE, RICHARD JAMES

2018CV1204

HSBC BAN	NK USA				Number
	ICHARD JAMES			2018	CV1204
Service De	SERVICE Co	OVER SH	EET		1 v . m
Category:	Real Estate Sale - Sale Notice	in feller film (der 1944) i der eine geste der eine der Geben der eine der d	er i i i i i i i i i i i i i i i i i i i	Zone:	165
Manner:	< Not Specified >	Expires:	A the control of the	Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS	A MANAGEMENT OF THE THE STATE OF THE STATE O	
Serve To:		Final Servi	ce:		
Name:	RICHARD JAMES SORCE	Served:	Personally Ad	ult In Charge	Posted · Other
Primary Address:	425 E 11TH STREET BERWICK, PA 18603	Adult In Charge:	Rita Nin	16	.,
Phone:	570-218-2859 <b>DOB:</b> 12/23/1964	Relation:	Tenant	#-# \ / / /	
Alternate Address:		Date:	[[-2-8-15	Time:	201,10
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service At	tempts:				
Date:					
Time:					
Mileage:	The first of the control of the cont				uur vallailauva arikulta valaalauv van vahuu, van Avandi kon vahaulu
Deputy:			- :		
Service At	tempt Notes:				and the second s
1.	,		1		,
2.		CN	denned	- had	Bear Sayire
3.	1 11 10 10 10 10 10 10 10 10 10 10 10 10	, -		a 423	77
4.			· · · · · · · · · · · · · · · · · · ·		
5.					
6	- Affective and the second of				

425 E 11TH STREET, BERWICK, PA 18603 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BAN vs. SORCE, R	NK USA CICHARD JAMES				Number 3CV1204
	SERVICE CO	OVER SHI	EET	· · ·	
Service De	talls:				er en
Category:	Real Estate Sale - Sale Notice	ун компон можумумуму к промим туког грумову	ydan digirty in Mystyddaeth et y ir Myda o'r rhyfrol y yr y o'r i'r i'r eiddirio y	Zone:	The state of the s
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS	TO STORAGE MANY ACTION AS TO A STATE OF THE ACT OF	: : : :
Serve To:		Final Servi			
Name:	OCCUPANT	Served:	Personally Ad	ult In Charge	Posted · Other
Primary Address:	423 & 425 EAST 11TH STREET BERWICK, PA 18603	Adult In Charge:	RitaN	imlo	:
Phone:	DOB:	Relation:	Towart	gana makangan jamba saka sa Sa	
Alternate Address:		Date:	11-25-19	Time:	20:10
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator			n katasa S	
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	The state of the s	· · · · · · · · · · · · · · · · · · ·
Service Af	tempts:				
Date:					
Time:					
Mileage:					
Deputy:					
Service At	tempt Notes:				
1.	ter et never hand de transporter en	the Tell of the control of the tell of	and the section of the section with the	The second second	
2.	* 17 ** ** ** ** ** ** ** ** ** ** ** ** **				
3.					
4.		•	<del></del>		
5.					
6.					

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BAN vs.	IK USA				Number
	ICHARD JAMES			2018	CV1204
	SERVICE (	COVER SHE	EET		
Service De	falls:			A STATE OF THE STA	
Category:	Real Estate Sale - Sale Notice	e tradition of the second displaced with the control of white desired in the control of the second displaced w	- 2 mp. A	Zone:	155
Manner:	< Not Specified >	Expires:	PROTECTION OF THE PROT	Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE AN		IGHTS	nerthan as identifies	
Serve To:		Final Servi	on non una reasona angles erentan no la la reason de la re		
Name:	OCCUPANT	Served:	Personally Ac	lult In Charge ·	$\textbf{Posted} \cdot \textbf{Other}$
Primary Address:	423 & 425 EAST 11TH STREET BERWICK, PA 18603	Adult In Charge:	Ritan	Vimlo	· · · · · · · · · · · · · · · · · · ·
Phone:	DOB:	Relation:	tenant		
Alternate Address:		Date:	1128-18	Time:	20110
Phone:	The state of the s	Deputy:	3	Mileage:	
Attorney /	Originator:				# *
Name:	PHELAN HALLINAN DIAMOND & JONES LL	**	215-563-7000	A	The second se
Service Att	empts:				
Date:	empts:				
Time:					t tillig vilke play del prilliglikkt i A. s glittiger vak synk og A. strång glittight i A. spillegelik
Mileage:					etinornamonosos, en venera son veneración e e veneración e
Deputy:					terretario finale comunicate continue de como entre en comunicación comunicación comunicación de comunicación
Sandaa AH					
<b>зе, исе да</b> 1.	empt Notes:	a kontraktin da a da da kanada da	The Bull Wall	A WE TO MAKE	
2.					
3.	***************************************				
4.					
5.		,			
		<del> </del>			

423 & 425 EAST 11TH STREET, BERWICK, PA 18603 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BAI vs. SORCE, R	NK USA RICHARD JAMES				Number 3CV1204
	SERVICE CO	OVER SHI	EET		
Service De	talls:			kara ya ka	en e
Category:	Real Estate Sale - Sale Notice	s. It is as we wave trace at the entry war to a mile		Zone:	155
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	erine i englist tim solik — tyl	· · · · · · · · · · · · · · · · · · ·
Serve To:		Final Servi		MAN MARIE MANTE PARTE PA	
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adu	lt In Charge ·	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Michelle S	santer	
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Receptori	57	
Alternate Address:		Date:	11-29-18	Time:	1540
Phone:	Manager was a state of the stat	Deputy:		Mileage:	
Attorney /	Originator:		e salah dari kecamatan dari berasalah dari berasalah dari berasalah dari berasalah dari berasalah dari berasal Perupakan berasalah dari berasalah dari berasalah dari berasalah dari berasalah dari berasalah dari berasalah	, <b>*</b>	
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service At Date: Time: Mileage: Deputy:	lempts:				
	lempt Notes:				
1. 2.	All designs and the second sec				
3.					
4.					
5.					
6.				·	
<del></del>					

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BAN vs. SORCE R	IK USA ICHARD JAMES				Number BCV1204
	SERVICE C	OVER SHE	<u>'</u>		
Service De				9 (14 (1 ) 1 <del>1   21</del> 9 (14 (1 ) 1   24   27 1   24 (1 ) 1   24   24	and the second second
	Real Estate Sale - Sale Notice	e de la company de la comp La company de la company d	and the second s	Zone:	155
Manner:	< Not Specified >	Expires:	The second of th	Warrant:	Turn, n. T. Men. u.s.
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	<b>i</b> GHTS	end and property and the street	
Serve To:		Final Servi		·	<u> </u>
Name:	Columbia County Tax Office	Served:			Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Sherry E	Evans	
Phone:	570-389-5649 <b>DOB</b> :	Relation:	Cleck		
Alternate Address:		Date:	11-29-18	Time:	151.08
Phone:		Deputy:	3	Mileage:	Europe Control of the
Attorney /	Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service Att Date: Time: Mileage: Deputy:	tempts:				
Service Att	tempt Notes:		**************************************		and the second s
2.					
3.					
4.					
5.					
6.					

COLUMBIA COUNTY TAX C 2018CV1204 PO BOX 380, BLOOMSBURG, PA 17815

PRATIO

# 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 11/27/18

Ad ID:

1154075

Description:

RICHARD SORCE SALE

Run Dates:

01/09/19 to 01/23/19

Class: Agate Lines:

207

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** 

\$1,254.00

\$0.00

**Publication** 

Stop Start

Inserts \$1,254.00

Cost

01/09/19 01/23/19 Press Enterprise

#### SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV1204

sued 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 30, 2019 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of dis tribution 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 THOSE TWO CERTAIN pieces or parcels of land situate in the borough of Berwick county of Columbia and state of Pennsylvania, bounded and described as follows to wit:
NO: 1 beginning at a corner on east 11th street in the borough of Berwick; thence along
lot no. 390, north 26 degrees west, 165 feet to the land of the estate of J.D. Thompson:

lot no. 390, north 26 degrees west, 165 feet to the land of the estate of J.D. Thompson; thence along the same north 64 degrees ten minutes east, 47 feet to lot no. 392; thence along said lot south 26 degrees east, 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes west, 49 feet to the place of beginning. No. 2 beginning at a corner on east 11th street in the borough of Berwick thence along lot no. 391 north 26 degrees west, 165 feet to land of the estate of J.D. Thompson; thence along the same north 64 degrees 10 minutes east 47 feet to lot no. 393; thence along said lot south 26 degrees east 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid; thence along 11th street aforesaid; thence along 11th street south 64 degrees 11th street aforesaid; thence along 1 along sall of south 20 degrees dear for leter the data. If not reter and each, transa drives and the south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes west 47 feet to the place of beginning. TITLE TO SAID PREMISES IS VESTED IN RICHARD J. SORCE, by Deed from FAYE COPE EXECUTRIX OF THE LAST WILL.

AND TESTAMENT OF DORA B. TREAS, Dated 10/15/1993, Recorded 10/18/1993,

in Book 549, Page 1006.

Seized and taken into execution to be sold as the property of RICHARD JAMES SORCE in suit of HSBCD BANK USA.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action 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 default-ing 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 Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

> TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: PHELAN HALLINAN DIAMOND & PHILADELPHIA, PA 215-563-7000

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV1204

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 30, 2019 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 THOSE TWO CERTAIN pieces or parcels of land situate in the borough of Berwick, county of Columbia and state of Pennsylvania, bounded and described as follows to wit:

NO: 1 beginning at a corner on east 11th street in the borough of Bernick; thence along lot no. 390, north 26 degrees west, 165 feet to the land of the estate of J.D. Thompson; thence along the same north 64 degrees ten minutes east; 47 feet to lot no. 392; thence along said lot south 26 degrees east, 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes west, 49 feet to the place of beginning.

NO. 2 beginning at a corner on east 11th street in the borough of Berwick; thence along lot no. 391 north 26 degrees west, 165 feet to land of the estate of J.D. Thompson; thence along the same north 64 degrees 10 minutes east 47 feet to lot no. 393; thence along said lot south 26 degrees east 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes west 47 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. SORCE, by Deed from FAYE COPE EXECUTRIX OF THE LAST WILL AND TESTAMENT OF DORA B. TREAS, Dated 10/15/1993, Recorded 10/18/1993, in Book 549, Page 1006.

Tax Parcel: 04A-10-012-00-000 and 04-10-010-00-000

Premises Being: 425 EAST 11TH STREET, BERWICK, PA 18603-2227

PROPERTY ADDRESS: 423 & 425 EAST 11TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-10-012-00-000 04A-10-010-00-000

Seized and taken into execution to be sold as the property of RICHARD JAMES SORCE in suit of HSBC BANK USA.

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 against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in 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: PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

# WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) Pa.R.C.P. 3180-3183 and Rule 3257

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered		COURT OF COMMON PLEAS
Noteholders of Renaissance Home Equity Loan Trust 2005-4,		CIVIL DIVISION
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4		
		NO.: 2018-CV-1204
v.		3018-ED-1BE
Richard J. Sorce		COLUMBIA COUNTY
Commonwealth of Pennsylvania:		
County of Columbia		
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, PENNSYLVANIA:		
To satisfy the judgment, interest and costs in the above metallowing property (specifically described property below):	atter you a	are directed to levy upon and sell the
PREMISES: 423 East 11 th Street and 425 East 11th Street, Berwick, (See Legal Description attached)	PA 18603-	2227
Amount Due		<u>\$43,086.97</u>
Interest from 11/22/2018 at \$7.08 per diem		\$
Costs to be added		\$
Dated 11/27/2018		Office of the Prothy Support, Common Pleas Court inbia County, Penna.
(SEAL)		

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

PH # 1016664

#### **LEGAL DESCRIPTION**

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the borough of Berwick, county of Columbia and state of Pennsylvania, bounded and described as follows to wit:

NO:1 beginning at a corner on east 11th street in the borough of Bernick; thence along lot no. 390, north 26 degrees west, 165 feet to the land of the estate of J.D. Thompson; thence along the same north 64 degrees ten minutes east; 47 feet to lot no. 392; thence along said lot south 26 degrees east, 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes west, 49 feet to the place of beginning.

NO.2 beginning at a corner on east 11th street in the borough of Berwick; thence along lot no. 391 north 26 degrees west, 165 feet to land of the estate of J.D. Thompson; thence along the same north 64 degrees 10 minutes east 47 feet to lot no. 393; thence along said lot south 26 degrees east 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10minutes west 47 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. SORCE, by Deed from FAYE COPE EXECUTRIX OF THE LAST WILL AND TESTAMENT OF DORA B. TREAS, Dated 10/15/1993, Recorded 10/18/1993, in Book 549, Page 1006.

Tax Parcel: 04A-10-012-00-000 and 04A-10-010-00-000

Premises Being: 425 EAST 11TH STREET, BERWICK, PA 18603-2227

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE : COURT OF COMMON PLEAS

FOR THE REGISTERED NOTEHOLDERS OF

RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, : CIVIL DIVISION

RENAISSANCE HOME EQUITY LOAN ASSET-

BACKED NOTES, SERIES 2005-4 : CASE NO. 2018-CV-1204

PLAINTIFF

:

V. : COLUMBIA COUNTY

RICHARD J. SORCE DEFENDANT(S)

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 423 EAST 11TH STREET and 425 EAST 11TH STREET, BERWICK, PA 18603-2227.

1. Name and address of Owner(s) or reputed Owner(s):

Name Address (if address cannot be reasonably ascertained,

please so indicate)

RICHARD J. SORCE 423 EAST 11TH STREET and 425 EAST 11TH

STREET

BERWICK, PA 18603-2227

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

Name

Address (if address cannot be reasonably

RICHARD J. SORCE ascertained, please so indicate)
423 EAST 11TH STREET and

423 EAST 11TH STREET and 425 EAST 11TH

STREET, BERWICK, PA 18603-2227

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 (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

Name and address of every other person who has any record interest in the property and whose interest may be affected by the 6. sale. Name Address (if address cannot be reasonably ascertained, please indicate) 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 (if address cannot be reasonably ascertained, please indicate) TENANT/OCCUPANT 425 EAST 11TH STREET BERWICK, PA 18603-2227 COMMONWEALTH OF PENNSYLVANIA 6TH FLOOR, STRAWBERRY S BUREAU OF INDIVIDUAL TAXES **DEPT 280601** INHERITANCE TAX DIVISION HARRISBURG, PA 17128 DEPARTMENT OF HUMAN SERVICES, TPL P.O. BOX 8486 CASUALTY UNIT, ESTATE RECOVERY WILLOW OAK BUILDING **PROGRAM** HARRISBURG, PA 17105 TENANT/OCCUPANT 423 EAST 11TH STREET BERWICK, PA 18603 DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE **COLUMBIA COUNTY** P.O. BOX 380 **BLOOMSBURG, PA 17815** COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675 DEPARTMENT OF HUMAN SERVICES HARRISBURG, PA 17105 INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222 U.S. DEPARTMENT OF JUSTICE 228 WALNUT STREET, SUITE 220 U.S. ATTORNEY FOR THE MIDDLE PO BOX 11754 DISTRICT OF PA **HARRISBURG, PA 17108-1754** FEDERAL BUILDING

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.A. § 4904 relating to unsworn falsification to authorities.

NOV 19 2018

By:

Phelan Hallinan Diamond & Jones, LLP

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Date:

# REAL ESTATE OUTLINE

ED#<u>2018 ED15</u>5

DATE RECEIVED	11-27-18				
DOCKET AND INDEX	2018	CV	1204		
				•	
CHECK FOR	PROPER II	NFO.			
WRIT OF EXECUTION			X		
<b>COPY OF DESCRIPTION</b>			×		
WHEREABOUTS OF LKA	A		<u></u>		
NON-MILITARY AFFIDA	VIT				
NOTICES OF SHERIFF SA	ALE		<u>×</u>		
WAIVER OF WATCHMA	N.		<del></del>		
AFFIDAVIT OF LIENS LI	ST		<u>×</u>		
CHECK FOR \$1,350.00 O	R		X	CK#	00174499
**IF ANY OF ABOVE IS	MISSING	DO	N <del>ÓT</del> PRO	-	
SALE DATE	-	Jan.	30 2019	TIME	9:00
POSTING DATE	-	<u> </u>	,		
ADV. DATES FOR NEWS	SPAPER 1	ST W	'EEK		
	,	$2^{ND} V$	VEEK	W	
		3 RD V	VEEK		

#### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2018-CV-1204

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2005-4, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4

V.

Richard J. Sorce

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania, being

423 East 11th Street and 425 East 11th Street, Berwick, PA 18603-2227 Parcel No. 04A-10-012-00-000 and 04A-10-010-00-000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$43,086.97

**Attorneys for Plaintiff** 

Phelan Hallinan Diamond & Jones, LLP

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2005-4,

COURT OF COMMON PLEAS

Renaissance Home Equity Loan Asset-Backed Notes, Series 2005- :

CIVIL DIVISION

:

NO.: 2018-CV-1204

Plaintiff:

.

vs. : COLUMBIA County

Richard J. Sorce

Defendant(s)

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Richard J. Sorce
423 EAST 11TH STREET and
425 EAST 11TH STREET
BERWICK, PA 18603-2227

**THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.**

#### **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 the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 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.

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 notice on page two 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 <u>215-563-7000</u>.
- 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 in the sale. To find out if this has happened, you may call 215-563-7000.
- 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 the 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 house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services 168 East Fifth Street Bloomsburg, PA 17815

Telephone (570) 784-8760
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108

Telephone (800) 692-7375

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

ATTORNEY FOR PLAINTIFF

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE COURT OF COMMON PLEAS FOR THE REGISTERED NOTEHOLDERS OF

RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4

CIVIL DIVISION

**TERM** 

Plaintiff

peter.wapner@phelanhallinan.com

No.: 2018-CV-1204

٧.

COLUMBIA COUNTY

RICHARD J. SORCE

215-563-7000

Defendant

#### **CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents.

	NOA 1 8 5018	By:	
Date		Peter Wapner Esq., Id. No.318263	
		Attorney for Plaintiff	

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2005-4, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4

COLUMBIA County

COURT OF COMMON PLEAS

;

CIVIL DIVISION

VS.

: NO.: 2018-CV-1204

Richard J. Sorce

#### <u>VERIFICATION OF NON-MILITARY SERVICE</u>

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

- (a) that the defendant Richard J. Sorce 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, as amended.
- (b) that defendant Richard J. Sorce is over 18 years of age and resides at 423 East 11th Street and 425 East 11th Street, Berwick, PA 18603-2227.

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

Phelan Hallinan Diamond Wones, LLP Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com

Attorneys for Plaintiff

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2005-4,

:

Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4

CIVIL DIVISION

COURT OF COMMON PLEAS

Plaintiff

NO.: 2018-CV-1204

V.

215-563-7000

:

Richard J. Sorce

**COLUMBIA** County

Defendant(s)

#### **CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:

Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

#### LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the borough of Berwick, county of Columbia and state of Pennsylvania, bounded and described as follows to wit:

NO:1 beginning at a corner on east 11th street in the borough of Bernick; thence along lot no. 390, north 26 degrees west, 165 feet to the land of the estate of J.D. Thompson; thence along the same north 64 degrees ten minutes east; 47 feet to lot no. 392; thence along said lot south 26 degrees east, 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes west, 49 feet to the place of beginning.

NO.2 beginning at a corner on east 11th street in the borough of Berwick; thence along lot no. 391 north 26 degrees west, 165 feet to land of the estate of J.D. Thompson; thence along the same north 64 degrees 10 minutes east 47 feet to lot no. 393; thence along said lot south 26 degrees east 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes west 47 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. SORCE, by Deed from FAYE COPE EXECUTRIX OF THE LAST WILL AND TESTAMENT OF DORA B. TREAS, Dated 10/15/1993, Recorded 10/18/1993, in Book 549, Page 1006.

Tax Parcel: 04A-10-012-00-000 and 04A-10-010-00-000

Premises Being: 425 EAST 11TH STREET, BERWICK, PA 18603-2227

### SHERIFF'S DEPARTMENT

		T A T TATE A T	
SHERIFF SERVICE	IN	ISTRUCTIONS: Pleas	se type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	FURN re	adahility of all copies	Do not detach any copies.
		cpiration date	Do not detach any copies.
Plaintiff		No.: 2018-CV-1	201
Hsbc Bank USA, N.A., as Indenture Trustee for The Registered N	oteholders of	No 2016-CV-1	204
Renaissance Home Equity Loan Trust 2005-4, Renaissance Home	Equity Loan As	set_	
Backed Notes, Series 2005-4	Equity Eduli 713	301	
Defendant			
Richard J. Sorce		Type or Writ of	
		EXECUTION	V/NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESCRI	PTION OF PROPERTY TO BE	LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and	Zip Code)		·
425 East 11th Street			
Berwick, PA 18603-2227			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING S	ERVICE.	<u></u>
PLEASE POST THE PREMISES WITH THE SHERIFF'S HA	ANDRIELORA		
NOW,, 20, I, Sheriff of COLUMBIA County,	PA do hamabu dum	SALE.	
County, to execute the within and make return thereof according to law.	FA do nereby dept	uize the Sheriff of	
· ·	/_		
	Sheriff of CO	LUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OFWATCHMAN	Ann danier it will be	
property under within writ may leave same without a watchman, in custody of	F whomever is found	in possession, after notifyin	a nercon of laws or
attachment without hability on the part of such deputy or sheriff to any plaint	ff herein for any los	s, destruction or removal of	any such property before
sheriff's sale thereof.			, same property socie
Signature of Attorney or other Originator requesting service on behalf of XX Plair			
Def	endant	elephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleve		215)563-7000	
Philadelphia, PA 19103-1814	`		
SPACE BELOW FOR USE OF SHERIFF	FONLY — DO	<u>O NOT WRITE BE</u>	LOW THIS LINE
PLAINTIFF		Court Number	
			·
	SO ANSWERS		Date
RETURNED:  AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep. S	heriff	Date
AFFIRMED and subscribed to before me this day		heriff	Date
	Signature of Dep. S		
AFFIRMED and subscribed to before me this day			Date Date
AFFIRMED and subscribed to before me this day  of 20	Signature of Dep. S		
AFFIRMED and subscribed to before me this day  of 20	Signature of Dep. S		
AFFIRMED and subscribed to before me this day  of 20	Signature of Dep. S		

Print Your Documents Page 1 of 1

#### Document Receipt

Trans # 14754 Carrier / service: USPS Server First-Class Mail® 11/27/2018 12:00:00

Ship to:

DEPT OF HUMAN SERVICES CASUALTY UNIT

P.O. BOX 8486 WILLOW OAK BUILDING Tracking #: 71901140006000144312

Doc Ref #: 2018ED155

Postage 5.4200

HARRISBURG PA 17105

Print Your Documents Page 1 of 1

#### Document Receipt

Trans # 14755 Carrier / service: USPS Server First-Class Mail® 11/27/2018 12:00:00

Ship to:

U.S. DEPT OF JUSTICE ATTY FOR MIDDLE DIST.

FEDERAL BUILDING 228 WALNUT Tracking #: 71901140006000144329

SUITE 220 P.O. BOX 11754 Doc Ref #: 2018ED155

Postage 5.4200 HARRISBURG PA 17108 **Print Your Documents** Page 1 of 1

#### Document Receipt

Trans# 14752 11/27/2018 12:00:00 Carrier / service: **USPS Server** First-Class Mail®

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

1150 FIRST AVENUE Tracking #: 71901140006000144299 **SUITE 1001** 

Doc Ref#: 2018ED155 Postage 5.4200

KING OF PA 19406

PRUSSIA

Print Your Documents Page 1 of 1

#### Document Receipt

Postage

PHILADELPHIA PA 19106

5.4200

Page 1 of 1 **Print Your Documents** 

#### Document Receipt

14751 11/27/2018 12:00:00 Trans# Carrier / service: USPS Server First-Class Mail®

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

PO BOX 8016 Tracking #: 71901140006000144282

Doc Ref#: 2018ED155

Postage 5.4200

HARRISBURG PA 17105 Print Your Documents Page 1 of 1

#### Document Receipt

Trans # 14750 Carrier / service: USPS Server First-Class Mail® 11/27/2018 12:00:00

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000144275

Doc Ref #: 2018ED155

Postage 5.4200

HARRISBURG PA 17128

Trans# 14749 Carrier / service: USPS Server First-Class Mail® 11/27/2018 12:00:00

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000144268 2018ED155

Doc Ref#: 5.4200

Postage

HARRISBURG PA 17105 **Print Your Documents** Page 1 of 1

Document Receipt

Trans# 14748 Carrier / service: USPS Server First-Class Mail® 11/27/2018 12:00:00

Ship to:

INTERNAL REVENUE OF JUSTICE IRS

1000 LIBERTY AVENUE Tracking #: 71901140006000144251 SUITE 220

Doc Ref#: 2018ED155 Postage 5.4200

PITTSBURGH PA 15222 **Print Your Documents** Page 1 of 1

#### Document Receipt

14748 Trans # USPS Server 11/27/2018 12:00:00 First-Class Mail® Carrier / service:

Ship to:

INTERNAL REVENUE OF JUSTICE IRS

1000 LIBERTY AVENUE 71901140006000144251 Tracking #:

SUITE 220 Doc Ref#: 2018ED155

Postage 5.4200

PITTSBURGH PA 15222 PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

Phelan Hallinan Diamond & Jones, LLP One Penn Center Ste 1400

Philadelphia, PA 19103

TO THE ORDER OF

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

TD Bank, NA 3-180/360

001744499

DATE 11/19/2018

AMOUNT ***\$1,350.00

AUTHORIZED SIGNATURE

#18091009EO# #16671712100# 36 1 508666II

SZR [1016664] 425 EAST 11TH STREET (2018-CV-1204)