

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 223784	Invoice Date: 08/22/2018 11:54:00 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF'S OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$74.75	201806503 08/22/18 11:54:02 AM	BEAVER TOWNSHIP
	Grantor - SEABRIDGE, ROY J E			
	Grantee - PNC BANK			
	Consideration - \$2,053.52			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$14.50		
	RECORDING FEES - RECORDER	\$14.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	<u>\$74.75</u>		
	PAYMENTS			
	CHECK: 8279 - SHERIFF'S OFFICE	\$3.00		
	CHECK: 8278 - SHERIFF'S OFFICE	<u>\$71.75</u>		
	TOTAL PAYMENTS	<u>\$74.75</u>		
	AMOUNT DUE	\$74.75		
	PAYMENT ON INVOICE	(\$74.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

PNC BANK

VS ROY & PHYLLIS SEABRIDGE

NO. 41-2018 ED

NO. 251-2018 JD

DATE/TIME OF SALE: JULY 25, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2013.25

POUNDAGE - 2% OF BID \$ 40.27

TRANSFER TAX - 2% OF FAIR MKT \$ 7

MISC. COSTS \$ 7

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2053.52

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2053.52

LESS DEPOSIT: \$ 1354 -

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 703.52

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

PNC BANK

vs.

Defendant

ROY J. E SEABRIDGE
PHYLLIS SEABRIDGE

Attorney for the Plaintiff:

PHELAN HALLINAN DIAMOND & JONES LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, July 25, 2018

Writ of Execution No. : 2018CV251

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 624 STATE ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,164.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$30.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Total Sheriff Costs	\$1,941.50

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,013.25**

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



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
deedinstructions@phelanhallinan.com

July 26, 2018

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

Re: ROY J.E. SEABRIDGE
PHYLLIS C. SEABRIDGE
624 STATE ROAD, BLOOMSBURG, PA 17815-7536
2018-CV-251

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," to **PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES**, 3232 NEWMARK DRIVE, MIAMISBURG, OH 45342.

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.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Seira Ay", written over a horizontal line.

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1015730

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name

Phelan Hallinan Diamond & Jones, LLP

Telephone Number:

215-563-7000

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

State

PA

ZIP Code

19103

B. TRANSFER DATA

Date of Acceptance of Document 7/26/18

Grantor(s)/Lessor(s)

Timonthy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL
CITY REAL ESTATE SERVICES, LLC,
SUCCESSOR BY MERGER TO NATIONAL
CITY MORTGAGE, INC., FORMERLY KNOWN
AS NATIONAL CITY MORTGAGE CO., DOING
BUSINESS AS EASTERN MORTGAGE
SERVICES

Telephone Number:

(937) 436-3025

Mailing Address

PO Box 380, W. Main Street

Mailing Address

3232 NEWMARK DRIVE

City

Bloomsburg

State

PA

ZIP Code

17815

City

MIAMISBURG

State

OH

ZIP Code

45342

C. REAL ESTATE LOCATION

Street Address

624 STATE ROAD, BLOOMSBURG, PA 17815-7536

City, Township, Borough

BEAVER TOWNSHIP

County

COLUMBIA

School District

BLOOMSBURG AREA S.D

Tax Parcel Number

01-04-034-00,000, 01-04-033-04,000

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration

\$ 2,013.35 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 2,013.35

4. County Assessed Value

\$ 1225.0

5. Common Level Ratio Factor

X 3.88

6. Computed Value

= \$4,753.00

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

= \$4,753.00

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession

(Name of Decedent)

Estate File Number

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.

(If condemnation or in lieu of condemnation, attach copy of resolution.)

☒ Transfer from mortgagor to a holder of a mortgage in default.

(Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)☐ *Other (Please explain exemption claimed, if other than listed above.)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Sierra Grago

Date

7/26/18

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

SHERIFF'S SALE COST SHEET

18-251

VS. _____

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.60</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>30.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>402.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1164.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1414.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2013.25

LEGAL DESCRIPTION

ALL THAT lot of land situated in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner and the Southerly line of the right-of-way of State Highway Route #44 running from Mainville to Shumans and said stake corner being in the Westerly line of a private driveway and running THENCE along the Westerly line of said private driveway in a Southeasterly direction a distance of 150 feet to a stake corner in line of lands of the Grantor herein; THENCE in a Westerly direction along line of lands of the said Grantor on a line parallel with the Southerly line of the right-of-way of the aforesaid State Highway a distance of 154 feet to a stake corner in line of lands of the Grantor; THENCE along line of lands of the said Grantor in a Northerly direction and on a line perpendicular to the Southerly line of the right-of-way of the State Highway aforesaid, a distance of 142 feet to a stake corner in the Southerly line of the said right-of-way of the said State Highway; THENCE in an Easterly direction along the Southerly line of the right-of-way of said State Highway a distance of 100 feet to a stake corner in the Westerly line of a private driveway, the place of BEGINNING. A 2 ½ story frame dwelling house, 2 outbuildings, and additional improvements are erected upon said lot of land.

TITLE TO SAID PREMISES IS VESTED IN ROY J.E. SEABRIDGE AND PHYLLIS C. SEABRIDGE, HUSBAND AND WIFE, by Deed from DAVID BAILEY, JR. AND TRACY A. BAILEY, HUSBAND AND WIFE, Dated 06/28/2002, Recorded 07/02/2002, Instrument No. 200207834.

Tax Parcel: 01-04-033-04,000

Premises Being: 624 STATE ROAD, BLOOMSBURG, PA 17815-7536

Fox
215-
563-3826

- Assoc at Sale
- Postpond
- Long Sale

Reggie - 215-
320-0007 Ctx
House # 01-04-034000
01-04-033000
31531

as of 7/13/18

[Parcels Property Record Card View](#)

Building Footprints

Highway

Collector

Ramp

Facility Site Points

Road Centerlines

Major Arterial

Local

Resource

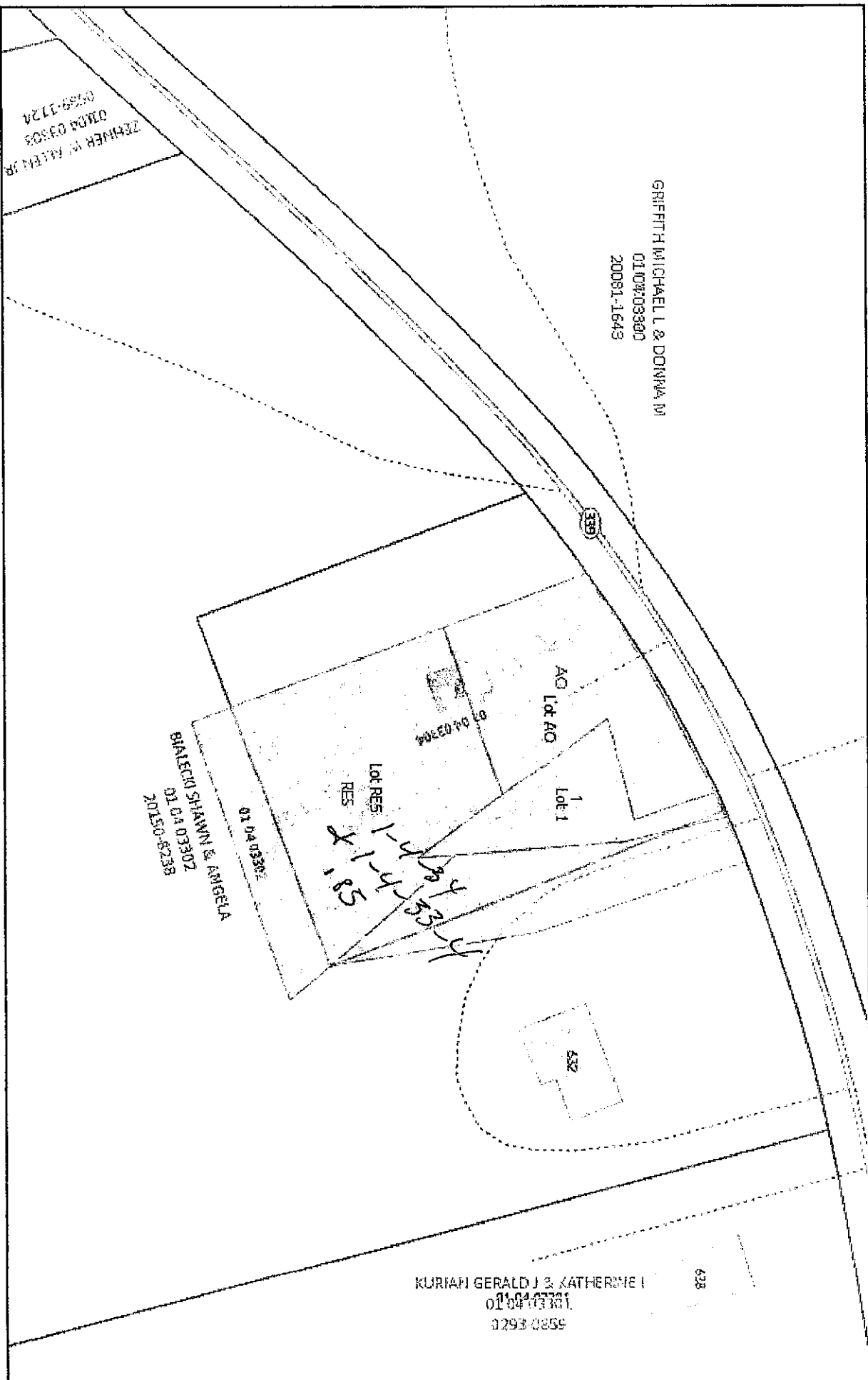
Site Address Points

Freeway

Minor Arterial

Other

Service



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS

A horizontal scale bar with tick marks. Above the bar, the scale is marked in miles (mi) with values 0, 0.01, 0.02, and 0.04. Below the bar, the scale is marked in kilometers (km) with values 0, 0.01, 0.02, and 0.04. The text '1:854' is printed above the 0.02 mi mark.



COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815

Instrument Number - 200503684
Recorded On 4/15/2005 At 3:20:14 PM

* Total Pages - 5

* Instrument Type - DEED
Invoice Number - 79398
* Grantor - BAILEY, DAVID R -JR
* Grantee - SEABRIDGE, ROY J E
User - BSL

* FEES

STATE TRANSFER TAX	\$20.63
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$13.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
BLOOMSBURG AREA SCHOOL	\$10.32
REALTY TAX	
BEAVER TOWNSHIP	\$10.31
TOTAL	\$82.76

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
BOX 5 V

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

200207834
1-4-34

This Indenture, Made the 28th day of June, 2002

Between

DAVID BAILEY, JR. and TRACY A. BAILEY, HUSBAND AND WIFE, of 632 State Road, Bloomsburg, PA 17815 (hereinafter called the Grantors), of the one part,

and

ROY J.E. SEABRIDGE and PHYLLIS C. SEABRIDGE, HUSBAND AND WIFE, of 22 Weaver Road, Stillwater, PA 17878 (hereinafter called the Grantees), of the other part,

Witnesseth That the said Grantors for and in consideration of the sum of FORTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$49,900.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as Tenants by the Entireties.

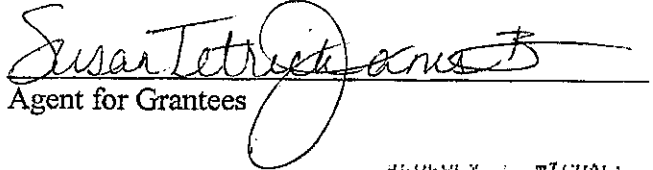
ALL THAT lot of land situated in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner and the Southerly line of the right-of-way of State Highway Route #44 running from Mainville to Shumans and said stake corner being in the Westerly line of a private driveway and running **THENCE** along the Westerly line of said private driveway in a Southeasterly direction a distance of 150 feet to a stake corner in line of lands of the Grantor herein; **THENCE** in a Westerly direction along line of lands of the said Grantor on a line parallel with the Southerly line of the right-of-way of the aforesaid State Highway a distance of 154 feet to a stake corner in line of lands of the Grantor; **THENCE** along line of lands of the said Grantor in a Northerly direction and on a line perpendicular to the Southerly line of the right-of-way of the State Highway aforesaid, a distance of 142 feet to a stake corner in the Southerly line of the said right-of-way of the said State Highway; **THENCE** in an Easterly direction along the Southerly line of the right-of-way of said State Highway a distance of 100 feet to a stake corner in the Westerly line of a private driveway, the place of **BEGINNING**. A 2 ½ story frame dwelling house, 2 outbuildings, and additional improvements are erected upon said lot of land. .40

BEING THE SAME premises which Betty S. Rupert, widow, and Charlene Hoff and John Hoff, wife and husband, by deed dated April 2, 2002 and recorded to Columbia County Instrument Number 200003444, granted and conveyed unto David Bailey, Jr. and Tracy A. Bailey, husband and wife, grantors herein.

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

The address of the above-named Grantees
is: 624 State Road, Bloomsburg, PA 17815.


Agent for Grantees

BEVERLY J. MICHAEL
REGISTER AND RECORDER
COLUMBIA COUNTY
Pennsylvania

INSTRUMENT NUMBER
200207834

RECORDED ON
Jul 02, 2002
1:48:48 PM

RECORDING FEES -	\$13.00
RECORDER	
COUNTY IMPROVEMENT FUND	\$2.00
RECORDER IMPROVEMENT FUND	\$3.00
STATE TRANSFER TAX	\$499.00
STATE WRIT TAX	\$0.50
BEAVER TOWNSHIP	\$249.50
BLOOMSBURG AREA SCHOOL DISTRICT	\$249.50
AFFORDABLE HOUSING - 10%	\$11.05
AFFORDABLE HOUSING - 5%	\$1.30
AFFORDABLE HOUSING - 5%	\$0.65
TOTAL	\$1,029.50
CUSTOMER	
SVLA, BOX	

This document was prepared by:
SUSQUEHANNA VALLEY LAND ABSTRACT CO.
31 East Main Street
Bloomsburg, PA 17815

1-4-33-4

This Indenture, Made the 15th day of April, 2005.

Between

DAVID R. BAILEY, JR. and TRACY A. BAILEY, HUSBAND AND WIFE, of 632 State Road, Bloomsburg, PA 17815 (hereinafter called the Grantors), of the one part,

and

ROY J.E. SEABRIDGE and PHYLLIS C. SEABRIDGE, HUSBAND AND WIFE, of 624 State Road, Bloomsburg, PA 17815 (hereinafter called the Grantees), of the other part,

Witnesseth That the said Grantors for and in consideration of the sum of ONE DOLLAR AND 00/100 (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as Tenants by the Entireties.

ALL THAT lot of land situated in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in or near the centerline of State Route No. 0339; thence through lands of David R. Bailey, Jr. south 11 degrees 18 minutes 59 seconds east 113.98 feet to a set iron pin; thence through the same south 02 degrees 09 minutes 52 seconds east 105.99 feet to a set iron pin; thence by lands of Roy J.E. and Phyllis C. Seabridge north 34 degrees 26 minutes 11 seconds west 121.96 feet to an existing iron pin on the southern edge of the right-of-way of State Route No. 0339; thence by the southern edge of the right-of-way of State Route No. 0339 south 78 degrees 13 minutes 52 seconds east 100.00 feet to a set iron pin; thence by lands of David R. Bailey, Jr. north 13 degrees 20 minutes 40 seconds west 77.97 feet to a point in or near the centerline of State Route No. 0339; thence along and near the centerline of State Route No. 0339 by a curve having a radius of 763.94 feet, an arc distance of 170.40 feet, and a chord bearing and distance of north 68 degrees 45 minutes 19 seconds east 170.05 feet to the place of beginning. Containing 19,542.96 square feet (0.449 acres) of land.

BEING subject to the right-of-way of State Route No. 0339 leaving a lot area exclusive of the Penn Dot right-of-way of 4,251.51 sq. ft. (0.098 acres) of land.

UNDER AND SUBJECT TO THE FOLLOWING:

The property hereby conveyed to the within-named grantees and those certain other, adjacent premises owned by said grantees described in a deed recorded at Columbia County Instrument No. 200207834 shall be treated and considered as a single parcel of land. The property hereby conveyed shall not be sold or otherwise conveyed by the within-named grantees or their successors in interest separately from the said adjacent lands of the within-named grantees except after further approval of the Columbia County Planning Commission or such other body having jurisdiction over land subdivision in the subject municipality.

BEING a portion of the same premises which David R. Bailey, Jr. and Tracy A. Bailey, husband and wife, by their deed dated April 15th, 2005 and recorded in the Columbia County Court House to Instrument No. 2005 03683, granted and conveyed unto David R. Bailey, Jr. and Tracy A. Bailey, husband and wife.

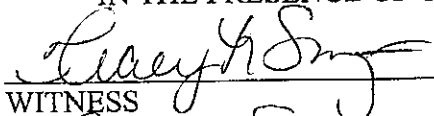

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.


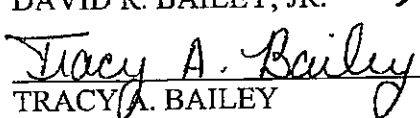
To have and to hold the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, their heirs, executors and administrators do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantors and their heirs, and against all and every person and persons whosever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will SPECIALLY WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hand and seal. Dated the day and year first above written.

Scaled and Delivered
IN THE PRESENCE OF US:

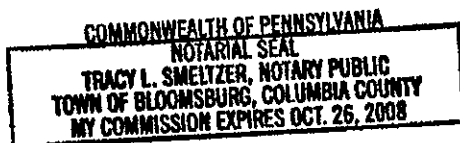

WITNESS

WITNESS

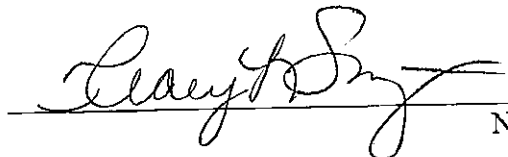
 {SEAL}
DAVID R. BAILEY, JR.
 {SEAL}
TRACY A. BAILEY

Commonwealth of Pennsylvania
County of Columbia ss:

On this the 15th day of April, 2005, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the said County and State the undersigned Officer, personally appeared DAVID R. BAILEY, JR. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

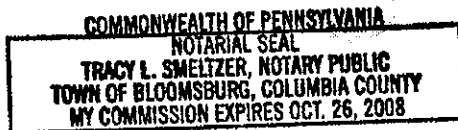


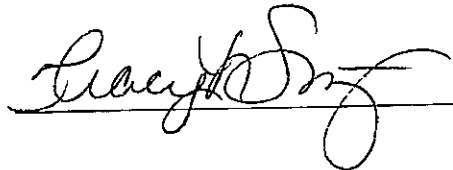

Notary Public

Commonwealth of Pennsylvania
County of Columbia ss:

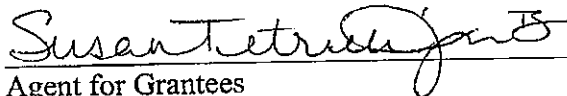
On this the 15th day of April, 2005, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the said County and State the undersigned Officer, personally appeared TRACY A. BAILEY known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

I hereunto set my hand and official seal.




Notary Public

The address of the above-named Grantees
is: 624 State Road, Bloomsburg, PA 17815.


Agent for Grantees
FOR RECORDING PURPOSES ONLY

This document was prepared by:
Susan Tetrick James, Esquire
29 East Main Street
Bloomsburg, PA 17815

BLOOMSBURG SCHOOL DISTRICT 2018 SCHOOL REAL ESTATE DATE 07/01/2018 BILL# 000899 TAXCOLLECTOR COPY

BEAVER TOWNSHIP	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: MARY F WARD 301 E 2nd ST BLOOMSBURG, PA 17815	Real Estate	12529	44.3800	544.92	556.04	611.64

INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE	12529	544.92	556.04	611.64
FIRST INSTALLMENT	185.35	185.35			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
SECOND	185.35	203.89			AUG 31	OCT 31	OCT 31
THIRD INSTALLMENT	185.34	203.87	TAXABLE ASSESSMENT	12529			

M

A SEABRIDGE ROY JE & PHYLLIS
I 131 MAIN ST #403
L CATAWISSA PA 17820

PROPERTY DESCRIPTION	ACCT.	9285
PARCEL 01 04 03400000		
624 STATE RD	2233.00	
20020-7834	10296.00	
0.41 ACRES		

T
O

SCHOOL PENALTY @ 10%

NAME & ADDRESS CORRECTIONS REQUESTED.

BLOOMSBURG SCHOOL DISTRICT 2018 SCHOOL REAL ESTATE DATE 07/01/2018 BILL# 000898 TAXCOLLECTOR COPY

BEAVER TOWNSHIP	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: MARY F WARD 301 E 2nd ST BLOOMSBURG, PA 17815	Real Estate	1225	44.3800	53.28	54.37	59.81

INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE	1225	53.28	54.37	59.81
FIRST INSTALLMENT	18.12	18.12			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
SECOND	18.12	19.93			AUG 31	OCT 31	OCT 31
THIRD INSTALLMENT	18.13	19.94	TAXABLE ASSESSMENT	1225			

M SEABRIDGE ROY J E & PHYLLIS C
A C/O PHYLLIS SEABRIDGE
I 131 MAIN STREET APT 403
L CATAWISSA PA 17820

PROPERTY DESCRIPTION	ACCT.	10222
PARCEL 01 04 03304000		
STATE RD	1225.00	
20050-3684		
0.45 ACRES		

T
O

SCHOOL PENALTY @ 10%

NAME & ADDRESS CORRECTIONS REQUESTED.

PNC Bank, National Association, Successor in Interest to	:	COURT OF COMMON PLEAS
National City Real Estate Services, LLC, Successor by Merger to	:	
National City Mortgage, Inc., Formerly Known as National City	:	CIVIL DIVISION
Mortgage CO., Doing Business as Eastern Mortgage Services	:	
	:	NO.: 2018-CV-251
Plaintiff	:	
	:	
vs.	:	COLUMBIA County
	:	
Roy J.E. Seabridge		
Phyllis C. Seabridge		
		Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Roy J.E. Seabridge
624 STATE ROAD
BLOOMSBURG, PA 17815-7536

256 MAIN STREET
CATAWISSA, PA 17820

131 MAIN STREET, APARTMENT 403,
CATAWISSA, PA 17820

Phyllis C. Seabridge
624 STATE ROAD
BLOOMSBURG, PA 17815-7536

131 MAIN STREET, APARTMENT 403
CATAWISSA, PA 17820-1353

****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.****

Your house (real estate) at 624 State Road, Bloomsburg, PA 17815-7536 is scheduled to be sold at the Sheriff's Sale on July 25 2018 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$38,975.11 obtained by PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business as Eastern Mortgage Services (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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 215-563-7000.

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

LEGAL DESCRIPTION

ALL THAT lot of land situated in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner and the Southerly line of the right-of-way of State Highway Route #44 running from Mainville to Shumans and said stake corner being in the Westerly line of a private driveway and running THENCE along the Westerly line of said private driveway in a Southeasterly direction a distance of 150 feet to a stake corner in line of lands of the Grantor herein; THENCE in a Westerly direction along line of lands of the said Grantor on a line parallel with the Southerly line of the right-of-way of the aforesaid State Highway a distance of 154 feet to a stake corner in line of lands of the Grantor; THENCE along line of lands of the said Grantor in a Northerly direction and on a line perpendicular to the Southerly line of the right-of-way of the State Highway aforesaid, a distance of 142 feet to a stake corner in the Southerly line of the said right-of-way of the said State Highway; THENCE in an Easterly direction along the Southerly line of the right-of-way of said State Highway a distance of 100 feet to a stake corner in the Westerly line of a private driveway, the place of BEGINNING. A 2 ½ story frame dwelling house, 2 outbuildings, and additional improvements are erected upon said lot of land.

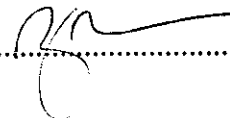
TITLE TO SAID PREMISES IS VESTED IN ROY J.E. SEABRIDGE AND PHYLLIS C. SEABRIDGE, HUSBAND AND WIFE, by Deed from DAVID BAILEY, JR. AND TRACY A. BAILEY, HUSBAND AND WIFE, Dated 06/28/2002, Recorded 07/02/2002, Instrument No. 200207834.

Tax Parcel: 01-04-033-04,000

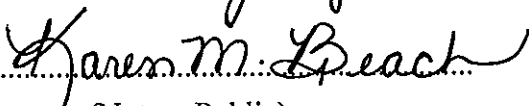
Premises Being: 624 STATE ROAD, BLOOMSBURG, PA 17815-7536

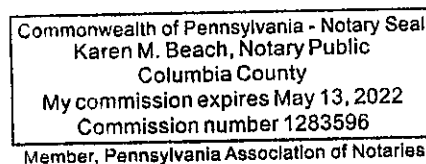
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 4, 11, 18, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 18th day of July 2018.....

.....

(Notary Public)



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

.....

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Reggie</u>	FROM: <u>Sarah</u>
COMPANY:	DATE: <u>7.13.18</u>
FAX NUMBER: <u>1 215 563 3824</u>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Seabridge Sale</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Sheriff Sale Deed

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 04/24/18

Account:

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

Ad ID:	1135110
Description:	ROY & PHYLLIS
SEABRIDGE SALE 2018CV251	
Run Dates:	07/04/18 to 07/18/18
Class:	2
Agate Lines:	192
Blind Box:	

Total Ad Cost	\$1,164.00
Amount Paid	\$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/04/18	07/18/18	3	\$1,164.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV251

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, JULY 25, 2018 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. ALL THAT lot of land situated in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at a stake corner and the Southerly line of the right-of-way of State Highway Route #44 running from Mainville to Shumans and said stake corner being in the Westerly line of a private driveway and running THENCE along the Westerly line of said private driveway in a Southeasterly direction a distance of 150 feet to a stake corner in line of lands of the Grantor herein; THENCE in a Westerly direction along line of lands of the said Grantor on a line parallel with the Southerly line of the right-of-way of the aforesaid State Highway a distance of 154 feet to a stake corner in line of lands of the Grantor; THENCE along line of lands of the said Grantor in a Northerly direction and on a line perpendicular to the Southerly line of the right-of-way of the State Highway aforesaid, a distance of 142 feet to a stake corner in the Southerly line of the said right-of-way of the said State Highway; THENCE in an Easterly direction along the Southerly line of the right-of-way of said State Highway a distance of 100 feet to a stake corner in the Westerly line of a private driveway, the place of BEGINNING. A 2 1/2 story frame dwelling house, 2 out-buildings, and additional improvements are erected upon said lot of land. TITLE TO SAID PREMISES IS VESTED IN ROY J. SEABRIDGE AND PHYLLIS C. SEABRIDGE, HUSBAND AND WIFE, by Deed from DAVID BAILEY, JR. AND TRACY A. BAILEY, HUSBAND AND WIFE, Dated 06/28/2002, Recorded 07/02/2002, Instrument No. 200207834. Tax Parcel: 01-04-033-04,000 Premises Being: 624 STATE ROAD, BLOOMSBURG, PA 17815-7536

PROPERTY ADDRESS: 624 STATE ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 01-04-033-04,000

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

Attorney for the Plaintiff:

PHILAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2018-CV-251**

PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business as Eastern Mortgage Services

v.

**Roy J.E. Seabridge
Phyllis C. Seabridge**

owner(s) of property situate in the **BEAVER TOWNSHIP, COLUMBIA County,**
Pennsylvania, being

624 State Road, Bloomsburg, PA 17815-7536

Parcel No. 01-04-033-04,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$38,975.11**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

REAL ESTATE TAX CERTIFICATION

Date: 07/06/2018

Fee: \$5.00

Cert. NO: 32791

SEABRIDGE ROY JE & PHYLLIS
131 MAIN ST #403
CATAWISSA PA 17820

District: BEAVER TWP
Deed: 20020 -7834
Location: 624 STATE RD
Parcel Id:01 -04 -034-00,000

Assessment: 12,529
Balances as of 07/06/2018

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

By: Columbia County Sheriff

Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649 FAX: (570) 389-5646

TAX CERTIFICATION

2018 - REAL ESTATE

As of Date: 07/06/2018 01:51:11 PM

Owner: SEABRIDGE ROY JE & PHYLLIS

624 STATE RT

BLOOMSBURG PA 17815

Municipality: BEAVER TWP

Parcel #: 01 -04 -034-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
000899	G	\$139.79	04/30/2018	\$142.64	06/30/2018	\$156.90	08/31/2018
			Discount Payment		04/18/2018		\$139.79
000899	S	\$12.28	04/30/2018	\$12.53	06/30/2018	\$13.78	08/31/2018
			Discount Payment		04/18/2018		\$12.28
000899	R	\$18.41	04/30/2018	\$18.79	06/30/2018	\$20.67	08/31/2018
			Discount Payment		04/18/2018		\$18.41
Totals:		\$170.48		\$173.96		\$191.35	

Total Paid To Date:	\$170.48
---------------------	----------

L.W.

Signature

7-6-18

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

LEGAL DESCRIPTION

ALL THAT lot of land situated in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner and the Southerly line of the right-of-way of State Highway Route #44 running from Mainville to Shumans and said stake corner being in the Westerly line of a private driveway and running THENCE along the Westerly line of said private driveway in a Southeasterly direction a distance of 150 feet to a stake corner in line of lands of the Grantor herein; THENCE in a Westerly direction along line of lands of the said Grantor on a line parallel with the Southerly line of the right-of-way of the aforesaid State Highway a distance of 154 feet to a stake corner in line of lands of the Grantor; THENCE along line of lands of the said Grantor in a Northerly direction and on a line perpendicular to the Southerly line of the right-of-way of the State Highway aforesaid, a distance of 142 feet to a stake corner in the Southerly line of the said right-of-way of the said State Highway; THENCE in an Easterly direction along the Southerly line of the right-of-way of said State Highway a distance of 100 feet to a stake corner in the Westerly line of a private driveway, the place of BEGINNING. A 2 ½ story frame dwelling house, 2 outbuildings, and additional improvements are erected upon said lot of land. > L.

TITLE TO SAID PREMISES IS VESTED IN ROY J.E. SEABRIDGE AND PHYLLIS C. SEABRIDGE, HUSBAND AND WIFE, by Deed from DAVID BAILEY, JR. AND TRACY A. BAILEY, HUSBAND AND WIFE, Dated 06/28/2002, Recorded 07/02/2002, Instrument No. 200207834.

Tax Parcel: 01-04-033-04,000 - Land Only - Per Mary Ward not the house

Premises Being: 624 STATE ROAD, BLOOMSBURG, PA 17815-7536

Sending both Tax

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR BY
MERGER TO NATIONAL CITY MORTGAGE, INC.,
FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS EASTERN
MORTGAGE SERVICES

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

No.: 2018-CV-251

No.: 2018-ED-41

v.

COLUMBIA COUNTY

ROY J.E. SEABRIDGE
PHYLLIS C. SEABRIDGE

Defendant

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.

JUN 15 2018

Date

By: 

Robert J. Crawley, Esquire
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: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO
NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO
NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES VS.
ROY J.E. SEABRIDGE, AND PHYLLIS C. SEABRIDGE, COLUMBIA COUNTY,
NO.: 2018-CV-251, NO.: 2018-ED-41

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 07/25/2018 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
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

PNC BANK, NATIONAL ASSOCIATION, :
SUCCESSOR IN INTEREST TO NATIONAL :
CITY REAL ESTATE SERVICES, LLC, : **CIVIL DIVISION**
SUCCESSOR BY MERGER TO NATIONAL :
CITY MORTGAGE, INC., FORMERLY :
KNOWN AS NATIONAL CITY MORTGAGE : **No.: 2018-CV-251**
CO., DOING BUSINESS AS EASTERN : **No.: 2018-ED-41**
MORTGAGE SERVICES :
Plaintiff, :

v.

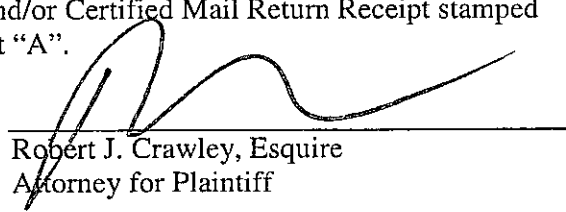
ROY J.E. SEABRIDGE
PHYLLIS C. SEABRIDGE
Defendant(s)

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

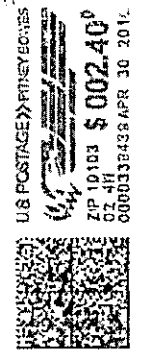
As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: JUN 15 2018


Robert J. Crawley, Esquire
Attorney for Plaintiff

Certificate of Mailing – Firm

Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PLS 1015730 / RE: ROY J.E. SHABRIDGE (COLUMBIA) / JKR-077252018 SALE / 1021 / Writ Team	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.		
Postmaster, put (name of receiving employee)					
USPS® Tracking Number First-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	\$
1.	TENANT/OCCUPANT 634 STATE ROAD		\$0.47		
2.	HARRISBURG PA 17115-7536 COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6th Floor, Strawberry Sq. Dept 280601		\$0.47		
3.	HARRISBURG PA 17128 DEPARTMENT OF PUBLIC WELFARE, TPJ, CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. Box 8486 Willow Oak Building		\$0.47		
4.	HARRISBURG PA 17105 DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380		\$0.47		
5.	HARRISBURG PA 17815 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 P.O. BOX 380		\$0.47		
6.	HARRISBURG PA 17105 INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 P.O. BOX 380 Pittsburgh		\$0.47		



U.S. POSTAGE & FITNEY BOWES
ZIP 19103 \$ 001.40⁰
G2 4H
0C00338-39 APR 30 2018

[illegible]

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

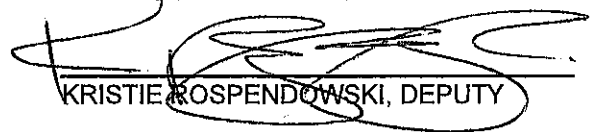


PNC BANK
vs.
ROY J. E SEABRIDGE (et al.)

Case Number
2018CV251

SHERIFF'S RETURN OF SERVICE

04/27/2018 10:53 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROY J. E SEABRIDGE AT 256 MAIN STREET, CATAWISSA, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


April 30, 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

30TH day of APRIL, 2018



HALLINAN DIAMOND & JONES LLP ONE PENN CENTER AT SUBURBAN STATION SUITE 1400 1617 JFK BLVD PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
ROY J. E SEABRIDGE (et al.)

Case Number
2018CV251

SHERIFF'S RETURN OF SERVICE

04/27/2018 10:30 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 SKIP HYDE HER SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR PHYLLIS SEABRIDGE AT 131 MAIN STREET, APT 403, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

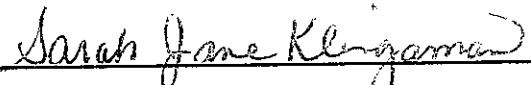
April 27, 2018

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

27TH day of APRIL, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
ROY J. E SEABRIDGE (et al.)

Case Number
2018CV251

SHERIFF'S RETURN OF SERVICE

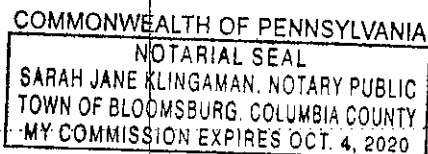
06/05/2018 01:52 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 624 STATE ROAD, BLOOMSBURG, PA 17815.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2018



NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE, 2018

HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
SEABRIDGE, ROY J. E (et al.)

Case Number
2018CV251

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 624 STATE ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6/5/19

Time: 1352

Deputy: 9

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2018CV251

624 STATE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

AFFIDAVIT OF SERVICE

PLAINTIFF

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN
INTEREST TO NATIONAL CITY REAL ESTATE SERVICES,
LLC, SUCCESSOR BY MERGER TO NATIONAL CITY
MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE
SERVICES

COLUMBIA COUNTY

PH # 1015730

DEFENDANT

ROY J.E. SEABRIDGE
PHYLLIS C. SEABRIDGE

SERVICE TEAM/spl

COURT NO.: 2018-CV-251

SERVE PHYLLIS C. SEABRIDGE AT:
131 MAIN STREET
APARTMENT 403
CATAWISSA, PA 17820-1353

TYPE OF ACTION

XX Notice of Sheriff's Sale
SALE DATE: July 25, 2018

Previous Successful Service

SERVED

Served and made known to PHYLLIS C. SEABRIDGE Defendant on the 5 day of MAY, 2018, at
4:06 o'clock P. M., at 131 MAIN ST, 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.

☐ Other: _____

Description: Age 75 Height 5'7" Weight 200 Race W Sex F Other _____

I, TED HARRIS, a competent adult, hereby verify that I personally handed 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: 5-5-18

NAME: [Signature]

PRINTED NAME: TED HARRIS

TITLE: PROCESS SERVER

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., I, _____, a competent adult hereby
state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____; _____ at _____; _____ at _____

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

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: _____

PRINTED NAME: _____

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PLAINTIFF

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN
INTEREST TO NATIONAL CITY REAL ESTATE SERVICES,
LLC, SUCCESSOR BY MERGER TO NATIONAL CITY
MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE
SERVICES

PH # 1015730

DEFENDANT

ROY J.E. SEABRIDGE
PHYLLIS C. SEABRIDGE

SERVICE TEAM/spl

COURT NO.: 2018-CV-251

SERVE ROY J.E. SEABRIDGE AT:
256 MAIN STREET
CATAWISSA, PA 17820

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: July 25, 2018

Previous Successful Service

SERVED

Served and made known to ROY J.E. SEABRIDGE Defendant on the 5 day of MAY, 2018, at 3:30
o'clock P. M., at 256 MAIN ST, 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.

☐ Other: _____

Description: Age 75 Height 5'10 Weight 200 Race W Sex M Other _____

I, RED HARRIS, a competent adult, hereby verify that I personally handed 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: 5-5-18

NAME: _____

PRINTED NAME: RED HARRISTITLE: PROCESS SERVERNOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____; _____ at _____; _____ at _____

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

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: _____

PRINTED NAME: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
SEABRIDGE, ROY J. E (et al.)

Case Number
2018CV251

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 41

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 624 STATE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DOOR

Relation:

Date: 5/3/18

Time: 1941

Deputy: 455

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2018CV251

624 STATE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

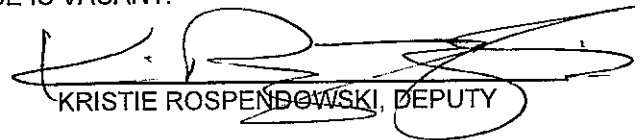


PNC BANK
vs.
ROY J. E SEABRIDGE (et al.)

Case Number
2018CV251

SHERIFF'S RETURN OF SERVICE

05/03/2018 07:41 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: OCCUPANT, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 624 STATE ROAD, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW. HOUSE IS VACANT.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 04, 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

4TH day of MAY, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

CountyShare Sheriff TeleSoft Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
SEABRIDGE, ROY J. E (et al.)

Case Number
2018CV251

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 41

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

ON SERVED @ 256 MAIN ST APT 1 CATAWISSA PA

Serve To:

Name: ROY J. E SEABRIDGE

Primary Address: 624 STATE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 131 MAIN STREET
APT 403
CATAWISSA, PA 17820

Phone: *NEP*

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: *Roy Seabridge*

Relation: *Def*

Date: *7/27/18* Time: *1053*

Deputy: *4* Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

SEABRIDGE, ROY J. E

2018CV251

624 STATE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
SEABRIDGE, ROY J. E (et al.)

Case Number
2018CV251

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 41

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: PHYLLIS SEABRIDGE

Primary Address: 131 MAIN STREET
APT 403
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 624 STATE ROAD
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: SKIP HYDE

Relation: SON

Date: 4.27.18 Time: 1030

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:	4.27.18					
Time:	1025					
Mileage:						
Deputy:	4					

Service Attempt Notes:

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

SEABRIDGE, PHYLLIS

2018CV251

131 MAIN STREET, APT 403, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
SEABRIDGE, ROY J. E (et al.)

Case Number
2018CV251

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 41

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Tax

Date: 4.26.18

Time: 0800

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

WARD, MARY F.

2018CV251

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION
vs.
HODGSON, CLIFFORD

Case Number
2018CV171

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

44

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Michelle Santor

Relation: Clerk

Date: 4/26/18

Time: 0910

Deputy: 19

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV171 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION
vs.
HODGSON, CLIFFORD

Case Number
2018CV171

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 44

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 4/26/18

Time: 0900

Deputy: 19

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV171

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK
vs.
SEABRIDGE, ROY J. E (et al.)

Case Number
2018CV251

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 41

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Elizabeth White Night

Relation:

Tax Clerk

Date:

4-24-18

Time:

0815

Deputy:

8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2018CV251

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK
vs.
SEABRIDGE, ROY J. E (et al.)

Case Number
2018CV251

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 41

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Michelle Santoro

Relation: Clerk

Date: 4/23/18

Time:

Deputy: 19

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2018CV251

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

PNC Bank, National Association, Successor in Interest to
National City Real Estate Services, LLC, Successor by
Merger to National City Mortgage, Inc., Formerly Known
as National City Mortgage CO., Doing Business as Eastern
Mortgage Services
PLAINTIFF

V.

ROY J.E. SEABRIDGE
PHYLLIS C. SEABRIDGE
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2018-CV-251
:
: 2018 - EP - 41
:
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES, 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 624 STATE ROAD, BLOOMSBURG, PA 17815-7536.

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

Address (if address cannot be reasonably ascertained,
please so indicate)

ROY J.E. SEABRIDGE

624 STATE ROAD,
BLOOMSBURG, PA 17815-7536

256 MAIN STREET,
CATAWISSA, PA 17820

131 MAIN STREET, APARTMENT 403,
CATAWISSA, PA 17820

PHYLLIS C. SEABRIDGE

624 STATE ROAD,
BLOOMSBURG, PA 17815-7536

131 MAIN STREET, APARTMENT 403,
CATAWISSA, PA 17820-1353

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

Address (if address cannot be reasonably
ascertained, please so indicate)

ROY J.E. SEABRIDGE

624 STATE ROAD,
BLOOMSBURG, PA 17815-7536

131 MAIN STREET, APARTMENT 403,
CATAWISSA, PA 17820

256 MAIN STREET,
CATAWISSA, PA 17820

PHYLLIS C. SEABRIDGE

624 STATE ROAD,
BLOOMSBURG, PA 17815-7536

131 MAIN STREET, APARTMENT 403,
CATAWISSA, PA 17820-1353

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

**624 STATE ROAD
BLOOMSBURG PA, 17815**

**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES**

**P.O. BOX 2675
HARRISBURG, PA 17105**

**INTERNAL REVENUE SERVICE
ADVISORY**

**1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

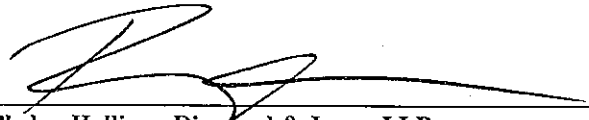
228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

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.

Date:

9/18/2018

By:



Phelan Hallinan Diamond & Jones, LLP
Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

01-04-033-04,000

REAL ESTATE OUTLINE

ED # 2018ED41

DATE RECEIVED 2018 CV 251
DOCKET AND INDEX 4-20-18

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR X

CK# 001716834

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

SALE DATE July 25th TIME 9:00 AM
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

PNC Bank, National Association, Successor in Interest to National
City Real Estate Services, LLC, Successor by Merger to National
City Mortgage, Inc., Formerly Known as National City Mortgage
CO., Doing Business as Eastern Mortgage Services

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-251

2018-ED-41
COLUMBIA COUNTY

v.

Roy J.E. Seabridge
Phyllis C. Seabridge
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

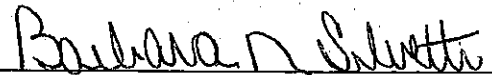
PREMISES: 624 State Road, Bloomsburg, PA 17815-7536
(See Legal Description attached)

Amount Due
Interest from 04/20/2018 at \$6.41 per diem
Costs to be added

\$38,975.11

\$ _____

\$ _____



(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated

04-20-18

(SEAL)

PH # 1015730

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

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

FILED
NOTHONCTARY

2018 APR 19 P 12:22

CLERK OF COURTS OF JUDICIAL
COUNTY OF COLUMBIA, PA

PNC Bank, National Association, Successor in Interest to National
City Real Estate Services, LLC, Successor by Merger to National City
Mortgage, Inc., Formerly Known as National City Mortgage CO.,
Doing Business as Eastern Mortgage Services
Plaintiff

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2018-CV-251
:
: 2018-ED-41
:
: COLUMBIA County
:

v.

Roy J.E. Seabridge
Phyllis C. Seabridge
Defendant(s)

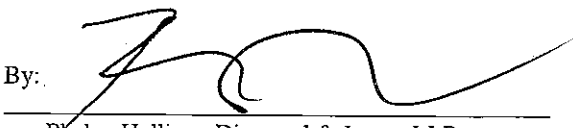
CERTIFICATION

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:

- (X) the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- () 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
Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

FILED
NOTARARY
2018 APR 19 P 12:22
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

PNC Bank, National Association, Successor in Interest to National
City Real Estate Services, LLC, Successor by Merger to National City
Mortgage, Inc., Formerly Known as National City Mortgage CO.,
Doing Business as Eastern Mortgage Services

Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2018-CV-251

: 2018-ED-41

: COLUMBIA County

v.

Roy J.E. Seabridge
Phyllis C. Seabridge
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:

- (X) the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- () 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
Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

FILED
NOTARIAL

2018 APR 19 P 12:22

CLERK OF COURTS OF JUDICIAL
COUNTY OF COLUMBIA, PA

PNC Bank, National Association, Successor in Interest to National
City Real Estate Services, LLC, Successor by Merger to National City
Mortgage, Inc., Formerly Known as National City Mortgage CO.,
Doing Business as Eastern Mortgage Services
Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2018-CV-251

: 2018-ED-41

: COLUMBIA County

v.

Roy J.E. Seabridge
Phyllis C. Seabridge
Defendant(s)

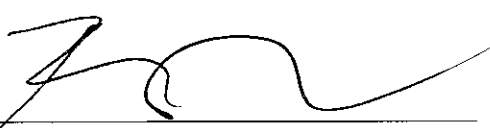
CERTIFICATION

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:

- (X) the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- () 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
Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR BY
MERGER TO NATIONAL CITY MORTGAGE, INC.,
FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS EASTERN
MORTGAGE SERVICES

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

No.: 2018-CV-251

Plaintiff

COLUMBIA COUNTY

v.

ROY J.E. SEABRIDGE
PHYLLIS C. SEABRIDGE

Defendant

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.

Date

4/18/2018

By:

Robert J. Crawley, Esquire
Attorney for Plaintiff

FILED
NOTARIAL
2018 APR 19 P 12:22
CLERK OF COURTS OF
COUNTY OF COLUMBIA

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR BY
MERGER TO NATIONAL CITY MORTGAGE, INC.,
FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS EASTERN
MORTGAGE SERVICES

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

No.: 2018-CV-251

Plaintiff

COLUMBIA COUNTY

v.

ROY J.E. SEABRIDGE
PHYLLIS C. SEABRIDGE

Defendant

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.

Date

4/18/2018

By:

Robert J. Crawley, Esquire
Attorney for Plaintiff

2018 - ED - 41

CLERK OF COURTS OF
COUNTY OF COLUMBIA

2018 APR 19 P 12:22

FILED
HONORARY

PNC Bank, National Association, Successor in Interest to	:	COURT OF COMMON PLEAS
National City Real Estate Services, LLC, Successor by	:	
Merger to National City Mortgage, Inc., Formerly Known	:	CIVIL DIVISION
as National City Mortgage CO., Doing Business as Eastern	:	
Mortgage Services	:	CASE NO. 2018-CV-251
PLAINTIFF	:	2018 - ED - 41
	:	
V.	:	COLUMBIA COUNTY

ROY J.E. SEABRIDGE
 PHYLLIS C. SEABRIDGE
 DEFENDANT(S)

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES, 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 624 STATE ROAD, BLOOMSBURG, PA 17815-7536.

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

Name

Address (if address cannot be reasonably ascertained,
 please so indicate)

ROY J.E. SEABRIDGE

624 STATE ROAD,
 BLOOMSBURG, PA 17815-7536

256 MAIN STREET,
 CATAWISSA, PA 17820

131 MAIN STREET, APARTMENT 403,
 CATAWISSA, PA 17820

PHYLLIS C. SEABRIDGE

624 STATE ROAD,
 BLOOMSBURG, PA 17815-7536

131 MAIN STREET, APARTMENT 403,
 CATAWISSA, PA 17820-1353

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

Name

Address (if address cannot be reasonably
 ascertained, please so indicate)

ROY J.E. SEABRIDGE

624 STATE ROAD,
 BLOOMSBURG, PA 17815-7536

131 MAIN STREET, APARTMENT 403,
 CATAWISSA, PA 17820

256 MAIN STREET,
 CATAWISSA, PA 17820

PHYLLIS C. SEABRIDGE

624 STATE ROAD,
 BLOOMSBURG, PA 17815-7536

131 MAIN STREET, APARTMENT 403,
 CATAWISSA, PA 17820-1353

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

**624 STATE ROAD
BLOOMSBURG PA, 17815**

**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES**

**P.O. BOX 2675
HARRISBURG, PA 17105**

**INTERNAL REVENUE SERVICE
ADVISORY**

**1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

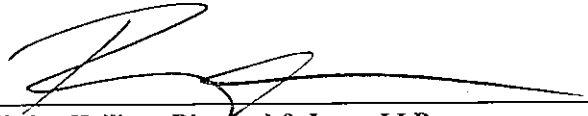
228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

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.

Date:

9/18/2018

By:



Phelan Hallinan Diamond & Jones, LLP
Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

LEGAL DESCRIPTION

ALL THAT lot of land situated in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner and the Southerly line of the right-of-way of State Highway Route #44 running from Mainville to Shumans and said stake corner being in the Westerly line of a private driveway and running THENCE along the Westerly line of said private driveway in a Southeasterly direction a distance of 150 feet to a stake corner in line of lands of the Grantor herein; THENCE in a Westerly direction along line of lands of the said Grantor on a line parallel with the Southerly line of the right-of-way of the aforesaid State Highway a distance of 154 feet to a stake corner in line of lands of the Grantor; THENCE along line of lands of the said Grantor in a Northerly direction and on a line perpendicular to the Southerly line of the right-of-way of the State Highway aforesaid, a distance of 142 feet to a stake corner in the Southerly line of the said right-of-way of the said State Highway; THENCE in an Easterly direction along the Southerly line of the right-of-way of said State Highway a distance of 100 feet to a stake corner in the Westerly line of a private driveway, the place of BEGINNING. A 2 ½ story frame dwelling house, 2 outbuildings, and additional improvements are erected upon said lot of land.

TITLE TO SAID PREMISES IS VESTED IN ROY J.E. SEABRIDGE AND PHYLLIS C. SEABRIDGE, HUSBAND AND WIFE, by Deed from DAVID BAILEY, JR. AND TRACY A. BAILEY, HUSBAND AND WIFE, Dated 06/28/2002, Recorded 07/02/2002, Instrument No. 200207834.

Tax Parcel: 01-04-033-04,000

Premises Being: 624 STATE ROAD, BLOOMSBURG, PA 17815-7536

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2018-CV-251

PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business as Eastern Mortgage Services

v.

Roy J.E. Seabridge

Phyllis C. Seabridge

owner(s) of property situate in the **BEAVER TOWNSHIP, COLUMBIA County,**
Pennsylvania, being

624 State Road, Bloomsburg, PA 17815-7536

Parcel No. 01-04-033-04,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$38,975.11**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

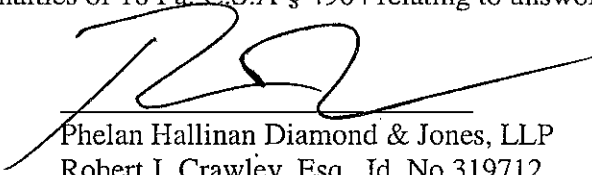
PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business as Eastern Mortgage Services : COLUMBIA County
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO.: 2018-CV-251
vs. :
Roy J.E. Seabridge
Phyllis C. Seabridge

VERIFICATION OF NON-MILITARY SERVICE

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 Roy J.E. Seabridge 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 the defendant Phyllis C. Seabridge 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.
- (c) that defendant Roy J.E. Seabridge is over 18 years of age and resides at 256 Main Street, Catawissa, PA 17820, 624 State Road, Bloomsburg, PA 17815-7536, and 131 Main Street, Apartment 403, Catawissa, PA 17820.
- (d) that defendant Phyllis C. Seabridge is over 18 years of age and resides at 624 State Road, Bloomsburg, PA 17815-7536.

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


Phelan Hallinan Diamond & Jones, LLP
Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Roy J.E. Seabridge and Phyllis C. Seabridge at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Jill Nicholas
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 31569
Front Desk: (215) 563-7000 Ext. 31569
Fax: (215) 563-3826

SHERIFF'S RETURN

PNC Bank, National Association, Successor in Interest to National City
Real Estate Services, LLC, Successor by Merger to National City
Mortgage, Inc., Formerly Known as National City Mortgage CO.,
Doing Business as Eastern Mortgage Services

Plaintiff

vs.

Roy J.E. Seabridge
Phyllis C. Seabridge

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2018-CV-251

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within
upon _____ at _____
_____ by handing to
_____ a true and correct copy of the original Notice of
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this
return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business as Eastern Mortgage Services

No.: 2018-CV-251

Defendant

Roy J.E. Seabridge
Phyllis C. Seabridge

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

624 State Road Bloomsburg, PA 17815-7536

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

4/18/2018

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20__

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business as Eastern Mortgage Services		Expiration date No.: 2018-CV-251
Defendant Roy J.E. Seabridge Phyllis C. Seabridge		Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ROY J.E. SEABRIDGE ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 256 MAIN STREET, CATAWISSA, PA 17820
-------------------------------	---

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff <u> </u> Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 4/18/2018
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business as Eastern Mortgage Services

No.: 2018-CV-251

Defendant

Roy J.E. Seabridge
Phyllis C. Seabridge

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE

ROY J.E. SEABRIDGE

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

131 MAIN STREET, APARTMENT 403, CATAWISSA, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of ~~XX~~ Plaintiff

Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

4/18/2018

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff Signature of Sheriff Sheriff of _____	Date Date
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SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
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Plaintiff PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business as Eastern Mortgage Services	No.: 2018-CV-251
Defendant Roy J.E. Seabridge Phyllis C. Seabridge	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ROY J.E. SEABRIDGE

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
624 State Road Bloomsburg, PA 17815-7536

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 4/18/2018
---	-----------------------------------	--------------------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	--

Plaintiff PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business as Eastern Mortgage Services	No.: 2018-CV-251
Defendant Roy J.E. Seabridge Phyllis C. Seabridge	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED. ATTACHED OR SALE. PHYLLIS C. SEABRIDGE ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 624 State Road Bloomsburg, PA 17815-7536
-------------------------------	---

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.
 NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff _____ — Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 4/18/2018
--	-----------------------------------	--------------------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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Document Receipt

Trans #	12989	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:		71901140006000128039	
		Doc Ref #:		2018ED41	
		Postage		5 4200	
PHILADELPHIA PA 19106					

Document Receipt

Trans #	12989	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:		71901140006000128039	
		Doc Ref #:		2018ED41	
		Postage		5.4200	
PHILADELPHIA PA 19106					

Document Receipt

Trans #	12988	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000128022

Doc Ref #: 2018ED41

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	12987	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000128015

Doc Ref #: 2018ED41

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	12987	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE	COMMONWEALTH OF PA
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DEPARTMENT 281230

Tracking #: 71901140006000128015

Doc Ref #: 2018ED41

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	12986	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #:	71901140006000128008
Doc Ref #:	2018ED41
Postage	5.4200

PITTSBURGH PA 15222

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001716834

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
4/18/2018

AMOUNT
****\$1,350.00

TO THE
ORDER
OF
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

EEG (1015730) 624 STATE ROAD (2018-CV-251)

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑈001716834⑈ ⑆036001808⑆ 361508666⑈

