

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
HSBC BANK NEVADA, N.A.

vs.

Defendant
PETRINA M BARTEL

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, April 4, 2018

Writ of Execution No. : 2017CV1303

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 117 DEUSSEN DRIVE, 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	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,740.00
Sheriff Automation Fund	\$50.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$10.00
Copies	\$8.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Other	\$59.07
Surcharge	\$170.00
Total Sheriff Costs	\$2,545.57

Grand Total: \$2,545.57

Deposit \$1,350.00

Due \$1,195.57

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

TX Result Report

P 1
02/22/2018 15:57
Serial No. A6VF011029028
TC:00012381

Addressee	Start Time	Time	Prints	Result	Note
912155670072	02-22 15:56	00:00:45	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffcolumbiacounty.com

fax

TO: Patrick Ralston FROM: Sheriff Timothy Chamberlain
FAX: PAGES: 2
PHONE: DATE: February 22, 2018
RE: Petrina Bartel CC:
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Please disregard previous fax.

Attached is a revised cost sheet showing a total cost of \$2,545.57
minus the deposit of \$1,350.00. Balance due is \$1,195.57.

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

February 22, 2018

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR
NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2005-AP1 v.
PETRINA BARTEL
117 DEUSSEN DRIVE BLOOMSBURG, PA 17815-8538
No.: 2017-CV-1303

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for April 4, 2018 due to the following: Bankruptcy.

PETRINA BARTEL filed a Chapter 7, Bankruptcy Number 18-00655 on February 20, 2018

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK RALSTON for
Phelan Hallinan Diamond & Jones, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Patrick Ralston

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: February 22, 2018

RE: Petrina Bartel

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Please disregard previous fax.

Attached is a revised cost sheet showing a total cost of \$2,545.57
minus the deposit of \$1,350.00. Balance due is \$1,195.57.

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

REAL ESTATE TAX CERTIFICATION

Date: 02/20/2018

Fee: \$5.00

Cert. NO: 31162

BARTEL BRITT A & PETRINA
117 DEUSSEN DRIVE
BLOOMSBURG PA 17815

District: MONTOUR TWP
Deed: 20041 -1736
Location: 117 DEUSSEN DR
Parcel Id:25 -05 -020-02,000

Assessment: 81,832
Balances as of 02/20/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

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

REAL ESTATE TAX CERTIFICATION

Date: 01/18/2018

Fee: \$5.00

Cert. NO: 30661

BARTEL BRITT A
117 DEUSSEN DR
BLOOMSBURG PA 17815

District: BENTON TWP
Deed: 20040 -0534
Location: 2961 ROHRSBURG RD
Parcel Id:03 -04A-008-00,000

Assessment: 37,893
Balances as of 01/18/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

HSBC BANK NEVADA, N.A.
vs.
PETRINA BARTEL

Case Number
2017 CV 01303

SHERIFF'S RETURN OF SERVICE

01/31/2018 11:49 AM - PERSONALLY SERVED PETRINA BARTEL AT 103 EAST AVENUE, MOUNT CARMEL, PA 17851.

SHERIFF COST: \$59.07

February 12, 2018

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

Refund of \$90⁹³
will follow.

Thanks
Nana

HSBC BANK NEVADA, N.A.
vs.
PETRINA BARTEL

Case Number
2017 CV 01303

PERSONAL PROPERTY REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
01/29/2018	Advance Fee	Advance Fee	8070	\$0.00	\$150.00
01/31/2018	Service Mileage			\$31.07	\$0.00
02/12/2018	Docketing			\$9.00	\$0.00
02/12/2018	Executing			\$9.00	\$0.00
02/12/2018	Service Costs			\$10.00	\$0.00
02/12/2018	Refund			\$90.93	\$0.00
				\$150.00	\$150.00

TOTAL BALANCE:	\$0.00
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SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

EX

HSBC BANK NEVADA, N.A.
vs.
BARTEL, PETRINA

Case Number
2017 CV 01303

SERVICE COVER SHEET

Service Details:

Origin: Columbia County

Category: Personal Property - Property Claim

Zone:

Manner: Adult in Charge

Expires: 02/09/2018

Warrant:

Notes: PLEASE SERVE NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve only

Serve To:

Name: PETRINA BARTEL

Primary Address: 103 EAST AVENUE
MOUNT CARMEL, PA 17851

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 01/31/2018

Time: 11:49

Deputy: Downs

Mileage: Mount Carmel

Attorney / Originator:

Name: PHELAN & HALLINAN

Phone: 215 563 7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



RECEIVED

JAN 29 PM 12:04

ROBERT J. WOLFE-SHERIFF
NORTHUMBERLAND COUNTY

HSBC BANK NEVADA, N.A.
vs.
BARTEL, PETRINA M

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: Deputize

Expires:

Warrant:

Notes:

SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: PETRINA M BARTEL

Primary Address: 103 EAST AVENUE
MOUNT CARMEL, PA 17851

Phone: DOB:

Alternate Address: 117 DEUSSEN DRIVE
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, January 23, 2018 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Northumberland County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

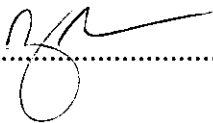
BARTEL, PETRINA M

2017CV1303

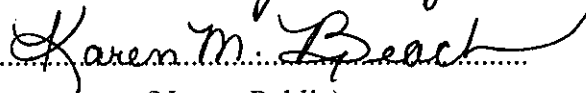
103 EAST AVENUE, MOUNT CARMEL, PA 17851

NO EXPIRATION

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice January 10, 17, 24, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 24th day of January 2018

.....
(Notary Public)

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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK NEVADA, N.A.
vs.
BARTEL, PETRINA M

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

@ MOUNT CARMEL ADDRESS

150-60

Serve To:

Name: PETRINA M BARTEL

Primary Address: 117 DEUSSEN DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 103 EAST AVENUE
MOUNT CARMEL, PA 17851

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

SEND BACK

Relation:

Date:

1/19/18

Time:

2130

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

1/18/18

Time:

2110

Mileage:

Deputy:

4's 19

Service Attempt Notes:

1. APPEARED TO BE VACANT, HOWEVER FRESH STEPS & DOOR W/ JAIL
- 2.
- 3.
- 4.
- 5.
- 6.

BARTEL, PETRINA M

2017CV1303

117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK NEVADA, N.A.
vs.
BARTEL, PETRINA M

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Michelle Santor
Relation:	Clerk
Date:	1/19/18
Time:	1400
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 2017CV1303 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



HSBC BANK NEVADA, N.A.
vs.
BARTEL, PETRINA M

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Bert Leiby

Primary Address: 121 Legion Road
Bloomsburg, PA 17815

Phone: 570-356-7765

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Bert Leiby

Relation:

WIFE

Date:

1/22/18

Time:

1411

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.

LEIBY, BERT

2017CV1303

121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK NEVADA, N.A.
vs.
BARTEL, PETRINA M

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other
Adult In Charge:	Liz Whitenight
Relation:	Clerk
Date:	1/19/18
Time:	1345
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. _____

COLUMBIA COUNTY TAX C

2017CV1303

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 01/18/18

Account:

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

Ad ID:	1127489
Description:	SHERIFF'S SALE By Virtue of a Writ o
Run Dates:	03/14/18 to 03/28/18
Class:	2
Agate Lines:	288
Blind Box:	

Total Ad Cost	\$1,740.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	03/14/18	03/28/18	3	\$1,740.00

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1303
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, APRIL 04, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on the Northern side of a 50 foot access right-of-way and in line of lands now or formerly of Ralph Kuster; THENCE by the same North 78 degrees 47 minutes 18 seconds East, a distance of 520.09 feet to an iron pin in line of other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband; THENCE by the same South 8 degrees 15 minutes 22 seconds East, a distance of 430.21 feet to an iron pin in line of lands now or formerly of Erni Deussen; THENCE by the same South 78 degrees 58 minutes West, a distance of 518.78 feet to an iron pin in line of lands now or formerly of James Reed; THENCE by the same North 8 degrees 15 minutes 22 seconds West, a distance of 410.42 feet to the place of BEGINNING.

CONTAINING 5.00 acres. This description was prepared from draft of survey of Orangevale Surveying Consultants, dated November 26, 1975.

EXCEPTING AND RESERVING unto Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, their heirs and assigns the use in common with Richard Christian, his heirs and assigns a 50 foot right-of-way across the Northern side of the above described premises for the purpose of ingress, egress and regress to and from other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to Township Route #358.

Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, do further grant, bargain, and sell unto Richard Christian, his heirs and assigns the use in common of a certain 50 foot right-of-way across the Northwest corner of the premises conveyed by Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to James C. Reed and Catherine A. Reed, his wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to Township Route #358.

FURTHER SUBJECT to a right-of-way Agreement concerning the said 50 foot right-of-way dated December 30, 1976 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Miscellaneous Book 55 at Page 332.

AND FURTHER SUBJECT to a Bat Telephone Company of Pennsylvania right-of-way recorded July 29, 1976 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Miscellaneous Book 54 at Page 650.

EXCEPTING AND RESERVING HEREFROM an approximate 30 foot wide strip of land along the Northern boundary line of said above herein described premises as expanded by Action in Ejectment, recorded in the Office of the Prothonotary in and for Columbia County, Pennsylvania, as No. 1235-1978.

TITLE TO SAID PREMISES IS VESTED IN BRITT A. BARTELL AND PETRIHA BARTELL, HIS WIFE, by Deed from MICHAEL H. FITZPATRICK AND STACEY A. FITZPATRICK, HIS WIFE, Dated 10/14/2004, Recorded 10/14/2004, Instrument No. 200411736.

BRITT A. BARTELL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of BRITT A. BARTELL's death on or about 12/13/2014, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel 25 05 0007000
Premises Being: 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-8538

PROPERTY ADDRESS: 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-05-02-002

Seized and taken into execution to be sold as the property of PETRIHA M BARTELL in suit of HSBC BANK NEVADA, N.A.

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 215-663-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK NEVADA, N.A.
vs.
BARTEL, PETRINA M

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
		Warrant:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	117 DEUSSEN DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		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. _____

2017CV1303

117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1303

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, APRIL 04, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northern side of a 50 foot access right-of-way and in line of lands now or formerly of Ralph Kuster; THENCE by the same North 76 degrees 47 minutes 18 seconds East, a distance of 520.09 feet to an iron pin in line of other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband; THENCE by the same South 8 degrees 18 minutes 22 seconds East, a distance of 430.21 feet to an iron pin in line of lands now or formerly of Emil Deussen; THENCE by the same South 78 degrees 58 minutes West, a distance of 518.76 feet to an iron pin in line of lands now or formerly of James Reed; THENCE by the same North 8 degrees 18 minutes 22 seconds West, a distance of 410.42 feet to the place of BEGINNING. CONTAINING 5.00 acres. This description was prepared from draft of survey of Orangeville Surveying Consultants, dated November 26, 1975.

EXCEPTING AND RESERVING, unto Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, their heirs and assigns the use in common with Richard Christian, his heirs and assigns a 50 foot right-of-way across the Northern side of the above described premises for the purpose of ingress, egress and regress to and from other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to Township Route #358.

Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, do further grant, bargain, and sell unto Richard Christian, his heirs and assigns the use in common of a certain 50 foot right-of-way across the Northeast corner of the premises conveyed by Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to James C. Reed and Catherine A. Reed, his wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to Township Route #358.

FURTHER SUBJECT to a right-of-way Agreement concerning the said 50 foot right-of-way dated December 30, 1976 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Miscellaneous Book 55 at Page 332.

AND FURTHER SUBJECT to a Bell Telephone Company of Pennsylvania right-of-way recorded July 26, 1976 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Miscellaneous Book 54 at Page 650.

EXCEPTING AND RESERVING HEREFROM, an approximate 30 foot wide strip of land along the Northern boundary line of said above herein described premises as awarded by Action in Ejectment, recorded in the Office of the Prothonotary in and for Columbia County, Pennsylvania, as No. 1235-1979.

TITLE TO SAID PREMISES IS VESTED IN BRITT A. BARTELL AND PETRINA BARTEL, HIS WIFE, by Deed from MICHAEL H. FITZPATRICK AND STACEY A. FITZPATRICK, HIS WIFE, Dated 10/14/2004, Recorded 10/14/2004, Instrument No. 200411736. BRITT A. BARTEL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of BRITT A. BARTEL's death on or about 12/13/2014, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 25 05 02002000

Premises Being: 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-8538

PROPERTY ADDRESS: 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-05-02-002

Seized and taken into execution to be sold as the property of PETRINA M BARTEL in suit of HSBC BANK NEVADA, N.A..

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Hsbc Bank USA, National Association, as Trustee for Nomura Asset
Acceptance Corporation Mortgage Pass Through Certificates, Series
2005-AP1

v.

Petrina Bartel
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: 117 Deussen Drive, Bloomsburg, PA 17815-8538
(See Legal Description attached)

Amount Due
Interest from 01/16/2018 at \$27.81 per diem
Costs to be added

\$169,156.81

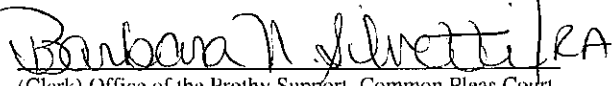
\$ _____
\$ _____

Dated

1/18/2018

(SEAL)

PH # 1011755


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

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

No.: 2017-CV-1303

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through
Certificates, Series 2005-AP1

v.

Petrina Bartel

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.

Address where papers may be served:
Petrina Bartel
117 DEUSSEN DRIVE
BLOOMSBURG, PA 17815-8538

103 EAST AVENUE
MOUNT CARMEL, PA 17851-1411

Phelan Hallinan Diamond & Jones, LLP
Peter Warner, Esq., Id. No.318263
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK NEVADA, N.A.
vs.
BARTEL, PETRINA M

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERATIVE

Primary Address: 82 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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. _____

HEMLOCK MUNICIPAL SEW

2017CV1303

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Hsbc Bank USA, National Association, as Trustee for Nomura	:	COURT OF COMMON PLEAS
Asset Acceptance Corporation Mortgage Pass Through	:	
Certificates, Series 2005-AP1	:	CIVIL DIVISION
	:	
Plaintiff	:	NO.: 2017-CV-1303
	:	
vs.	:	
	:	COLUMBIA County
	:	
Petrina Bartel	:	
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Petrina Bartel
 117 DEUSSEN DRIVE
 BLOOMSBURG, PA 17815-8538

103 EAST AVENUE
 MOUNT CARMEL, PA 17851-1411

****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 117 Deussen Drive, Bloomsburg, PA 17815-8538 is scheduled to be sold at the Sheriff's Sale on April 4, 2018 at 9 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$169,156.81 obtained by Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2005-AP1 (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

REAL ESTATE OUTLINE

ED # 5-18

DATE RECEIVED 1-18-18
DOCKET AND INDEX 1-18-18

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>1703627</u>

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

SALE DATE Apr 4 TIME 1100
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Hsbc Bank USA, National Association, as Trustee for
Nomura Asset Acceptance Corporation Mortgage Pass
Through Certificates, Series 2005-AP1
PLAINTIFF

V.

PETRINA BARTEL
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2017-CV-1303
:
: 2018 - E D - 5
:
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-AP1, 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 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-8538.

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

Name

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

PETRINA BARTEL

117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-8538

103 EAST AVENUE, MOUNT CARMEL, PA
17851-1411

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

Name

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

PETRINA BARTEL

117 DEUSSEN DRIVE,, BLOOMSBURG, PA
17815-8538

103 EAST AVENUE, MOUNT CARMEL, PA
17851-1411

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)

RBS CITIZENS, N.A. C/O DEBORAH C. COX 10561 TELEGRAPH ROAD
GLEN ALLEN, VA 23059

RBS CITIZENS, N.A. C/O FA DOCUMENT
SOLUTIONS

450 EAST BOUNDARY STREET
CHAPIN, SC 29036-9911

FILED
NOTARIAL
2018 JAN 17 P 2:30
CLERK OF COURTS
COUNTY OF COLUMBIA


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 117 DEUSSEN DRIVE
BLOOMSBURG PA, 17815**
- 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 228 WALNUT STREET, SUITE 220
U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA PO BOX 11754
FEDERAL BUILDING HARRISBURG, PA 17108-1754**
- COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQUARE
DEPT. #280601
HARRISBURG, PA 17128**
- DEPARTMENT OF HUMAN SERVICES TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486**

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: JAN 13 2013

By: 
Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

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

ATTORNEY FOR PLAINTIFF

HSBC BANK USA, NATIONAL ASSOCIATION, AS
TRUSTEE FOR NOMURA ASSET ACCEPTANCE
CORPORATION MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2005-AP1

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

v.

NO. 2017-CV-1303

PETRINA BARTEL

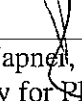
COLUMBIA COUNTY

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 JAN 16 2018

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

FILED
PROTHONOTARY
2018 JAN 17 P 2:28
CLERK OF COURTS
COLUMBIA COUNTY

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northern side of a 50 foot access right-of-way and in line of lands now or formerly of Ralph Kuster;

THENCE by the same North 76 degrees 47 minutes 18 seconds East, a distance of 520.09 feet to an iron pin in line of other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband;

THENCE by the same South 8 degrees 18 minutes 22 seconds East, a distance of 430.21 feet to an iron pin in line of lands now or formerly of Emil Deussen;

THENCE by the same South 78 degrees 58 minutes West, a distance of 518.76 feet to an iron pin in line of lands now or formerly of James Reed;

THENCE by the same North 8 degrees 18 minutes 22 seconds West, a distance of 410.42 feet to the place of BEGINNING.

CONTAINING 5.00 acres. This description was prepared from draft of survey of Orangeville Surveying Consultants, dated November 26, 1975.

EXCEPTING AND RESERVING, unto Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, their heirs and assigns the use in common with Richard Christian, his heirs and assigns a 50 foot right-of-way across the Northern side of the above described premises for the purpose of ingress, egress and regress to and from other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to Township Route #358.

Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, do further grant, bargain, and sell unto Richard Christian, his heirs and assigns the use in common of a certain 50 foot right-of-way across the Northeast corner of the premises conveyed by Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to James C. Reed and Catherine A. Reed, his wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to Township Route #358.

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AND FURTHER SUBJECT to a Bell Telephone Company of Pennsylvania right-of-way recorded July 26, 1976 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Miscellaneous Book 54 at Page 650.

EXCEPTING AND RESERVING HEREFROM, an approximate 30 foot wide strip of land along the Northern boundary line of said above herein described premises as awarded by Action in Ejectment, recorded in the Office of the Prothonotary in and for Columbia County, Pennsylvania, as No. 1235-1979.

TITLE TO SAID PREMISES IS VESTED IN BRITT A. BARTELL AND PETRINA BARTEL, HIS WIFE, by Deed from MICHAEL H. FITZPATRICK AND STACEY A. FITZPATRICK, HIS WIFE, Dated 10/14/2004, Recorded 10/14/2004, Instrument No. 200411736.

BRITT A. BARTEL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of BRITT A. BARTEL's death on or about 12/13/2014, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 25 05 02002000

Premises Being: 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-8538

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

Attorneys for Plaintiff

Hsbc Bank USA, National Association, as Trustee for Nomura Asset
Acceptance Corporation Mortgage Pass Through Certificates, Series
2005-API

Plaintiff

v.

Petrina Bartel

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2017-CV-1303
:
: 2018-ED-5
:
: COLUMBIA County
:

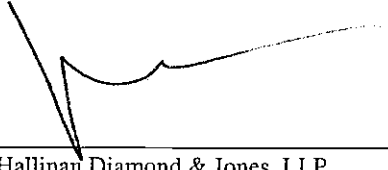
CERTIFICATION

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

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- (X) 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
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

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

Attorney for Plaintiff

Hsbc Bank USA, National Association, as Trustee for Nomura Asset	:	COLUMBIA County
Acceptance Corporation Mortgage Pass Through Certificates,	:	
Series 2005-AP1	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
vs.	:	
	:	NO.: 2017-CV-1303
Petrina Bartel	:	

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 Petrina Bartel is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Petrina Bartel is over 18 years of age and resides at 103 East Avenue, Mount Carmel, PA 17851-1411 and 117 Deussen Drive, Bloomsburg, PA 17815-8538.

(c) that Mortgagor BRITT A. BARTEL 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.

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2017-CV-1303**

Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2005-AP1

v.

Petrina Bartel

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

117 Deussen Drive, Bloomsburg, PA 17815-8538

Parcel No. 25 05 02002000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$169,156.81**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Hsbc Bank USA, National Association, as Trustee for Nomura Asset
Acceptance Corporation Mortgage Pass Through Certificates, Series
2005-AP1

Plaintiff

vs.

Petrina Bartel

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2017-CV-1303

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 _____
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Plaintiff Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2005-AP1	No.: 2017-CV-1303
--	-------------------

Defendant Petrina Bartel	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)

117 Deussen Drive

Bloomsburg, PA 17815-8538

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 <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
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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 SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

No.: 2017-CV-1303

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

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

PETRINA BARTEL

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

117 Deussen Drive

Bloomsburg, PA 17815-8538

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

Date _____

(215)563-7000

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
Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2005-AP1

No.: 2017-CV-1303

Defendant
Petrina Bartel

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.

PETRINA BARTEL

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

117 Deussen Drive

Bloomsburg, PA 17815-8538

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

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1811

(215)563-7000

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

Document Receipt

Trans #	12293	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000121146

Doc Ref #: 5ED2018

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	12292	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000121139

Doc Ref #: 5ED2018

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12291	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000121122

Doc Ref #: 5ED2018

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	12290	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000121115

Doc Ref #: 5ED2018

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	12289	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

DEPT OF HUMAN SERVICES

PO BOX 8486

Tracking #:	71901140006000121108
Doc Ref #:	5ED2018
Postage	5.2600

HARRISBURG PA 17105

Document Receipt

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Ship to:

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 71901140006000121092

Doc Ref #: 5ED2018

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	12287	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

US DEPT OF JUSTICE

US ATTY FOR MIDDLE
DISTRICT

PO BOX 11754

Tracking #: 71901140006000121085

Doc Ref #: 5ED2018

Postage 5.2600

HARRISBURG PA 17108

Document Receipt

Trans #	12286	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE RM 704

Tracking #: 71901140006000121078

Doc Ref #: 5ED2018

Postage 5.2600

PITTSBURGH PA 15222

Document Receipt

Trans #	12285	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000121061

Doc Ref #: 5ED2018

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	12284	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

RBS CITIZENS, N.A.

C/O DOCUMENT SOLUTIONS
450 EAST BOUNDARY STREET

Tracking #: 71901140006000121054

Doc Ref #: 5ED2018

Postage 5.2600

CHAPIN SC 29036

Document Receipt

Trans #	12283	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

RBS CITIZENS, N.A.

C/O DEBORAH COX
10561 TELEGRAPH ROAD

GLEN ALLEN VA 23059

Tracking #:	71901140006000121047
Doc Ref #:	5ED2018
Postage	5.2600

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

5

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



71901140006000121054

RBS CITIZENS, N.A.
C/O DOCUMENT SOLUTIONS
450 EAST BOUNDARY STREET
CHAPIN SC 29036

5

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

TD Bank, NA
3-180/360

001703627

DATE
1/16/2018

AMOUNT
*****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

AMK [1011755] 117 DEUSSEN DRIVE (2017-CV-1303)


AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED INK WILL DISAPPEAR IF VERIFIED.
⑈001703627⑈ ⑆036001808⑆ 361508666⑈