

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FNB BANK N.A
vs.
SCOTT SHEPARD HILLIARD

Case Number
2018CV194

PROPERTY ADDRESS

96 HEMLOCK SPRINGS DRIVE, SHICKSHINNY, PA 18655

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/11/2018	Advance Fee	Advance Fee	83944	\$0.00	\$1,350.00
05/11/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/11/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/11/2018	Crying Sale			\$10.00	\$0.00
05/11/2018	Docketing			\$15.00	\$0.00
05/11/2018	Levy			\$15.00	\$0.00
05/11/2018	Mailing Costs			\$60.00	\$0.00
05/11/2018	Posting Handbill			\$15.00	\$0.00
05/11/2018	Poundage			\$449.34	\$0.00
05/11/2018	Press Enterprise Inc.			\$1,260.00	\$0.00
05/11/2018	Sheriff Automation Fund			\$50.00	\$0.00
05/11/2018	Web Posting			\$100.00	\$0.00
07/16/2018	Service			\$330.00	\$0.00
07/16/2018	Service Mileage			\$24.00	\$0.00
07/16/2018	Copies			\$11.00	\$0.00
07/16/2018	Notary Fee			\$10.00	\$0.00
07/16/2018	Tax Claim Search			\$5.00	\$0.00
07/16/2018	Surcharge			\$230.00	\$0.00
				\$2,616.84	\$1,350.00
				TOTAL BALANCE: \$(1,266.84)	



Henry & Beaver^{LLP}
ATTORNEYS AT LAW

Charles V. Henry, III
Frederick S. Wolf
Thomas P. Harlan
Wiley P. Parker*
John H. Whitmoyer
Christopher J. Coyle
Kevin M. Richards
Marc A. Hess
Amy B. Leonard
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Fax (717) 274-6782
hess@henrybeaver.com

* Certified in Civil Trial Advocacy by the
National Board of Trial Advocacy

July 12, 2018

VIA FACSIMILE 570-389-5625
AND U.S. MAIL

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

Re: FNB Bank, N.A. v. Scott S. Hilliard
No. 2018-CV-194 / 2018-ED-51
Sheriff's Sale of 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

Dear Sheriff Chamberlain:

Please cancel the Sheriff's Sale in the above matter scheduled for Wednesday, July 25, 2018, and return the Writ to the Prothonotary. Plaintiff, FNB Bank, N.A., has collected the sum of \$22,466.76 from the Defendant in order to remove this matter from the Sheriff's Sale list.

Please provide us with your final cost sheet in this matter.

Thank you for your attention to this matter. If you have any questions or comments, or need anything further from me, please feel free to contact me.

Very truly yours,


MARC A. HESS

/lhf

cc: Ms. Heather Ace, FNB Bank, N.A.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
STEPHANIE A. WALCZAK, PA I.D. NO. 320431
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-057402

Nationstar Mortgage LLC d/b/a Mr. Cooper
Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest from or under Marion
J. Neyhard a/k/a Marion Jane Neyhard,
deceased and Lynn Major, Known Heir of
Marion J. Neyhard a/k/a Marion Jane
Neyhard, deceased and Lisa White, Known
Heir of Marion J. Neyhard a/k/a Marion Jane
Neyhard, deceased and Laurel Neyhard a/k/a
Laurel Gerber, Known Heir of Marion J.
Neyhard a/k/a Marion Jane Neyhard,
deceased and Donald E. Neyhard, II, Known
Heir of Marion J. Neyhard a/k/a Marion Jane
Neyhard, deceased
DEFENDANT(S)

COPY

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2017-CV-0001194-MF

Notice of the Date of Continued Sheriff's sale

The Sheriff's Sale scheduled for July 25, 2018 at 9:00 AM in the above-captioned matter has been continued until August 8, 2018.

SHAPIRO & DeNARDO, LLC

Date: 07/02/18

BY: 

Attorneys for Plaintiff

DANIEL T. LUTZ, ESQUIRE

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
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Nationstar Mortgage LLC d/b/a Mr. Cooper
Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest from or under Marion
J. Neyhard a/k/a Marion Jane Neyhard,
deceased and
Lynn Major, Known Heir of Marion J.
Neyhard a/k/a Marion Jane Neyhard,
deceased and
Lisa White, Known Heir of Marion J.
Neyhard a/k/a Marion Jane Neyhard,
deceased and
Laurel Neyhard a/k/a Laurel Gerber, Known
Heir of Marion J. Neyhard a/k/a Marion Jane
Neyhard, deceased and
Donald E. Neyhard, II, Known Heir of
Marion J. Neyhard a/k/a Marion Jane
Neyhard, deceased
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

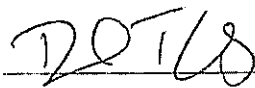
2017-CV-0001194-MF

Certificate of Filing

On this date, I sent for filing with the Prothonotary of Columbia County, in reference to the above captioned matter, a copy of the Notice of the Date of Continued Sheriff's sale from July 25, 2018 to August 8, 2018.

SHAPIRO & DeNARDO, LLC

Date: 07/02/18

BY: 
Attorneys for Plaintiff

DANIEL T. LUTZ, ESQUIRE



Henry & Beaver^{LLP}
ATTORNEYS AT LAW

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National Board of Trial Advocacy

July 12, 2018

VIA FACSIMILE 570-389-5625
AND U.S. MAIL

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

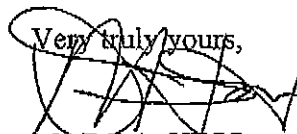
Re: FNB Bank, N.A. v. Scott S. Hilliard
No. 2018-CV-194 / 2018-ED-51
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Very truly yours,

MARC A. HESS

/lif

cc: Ms. Heather Ace, FNB Bank, N.A.

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 06-JUL-18

FEE: \$5.00

CERT. NO32788

HILLIARD SCOTT S
96 HEMLOCK SPRINGS DR BOX D-14
SHICKSHINNY PA 18655

DISTRICT: BRIARCREEK TWP
DEED
LOCATION: LOTS 337-339
PARCEL: 07 -05C-021-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2016	PRIM	0.00	0.00	0.00	0.00
2016	INTR	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July , 2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2017

REQUESTED BY: Columbia County Sheriff

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 01:30:33 PM

Owner: HILLIARD SCOTT S

96 HEMLOCK SPRINGS DR BOX D-14

SHICKSHINNY PA 18655

Municipality: BRIARCREEK TOWNSHIP

Parcel #: 07 -05C-021-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
010994	F	\$16.29	04/30/2018	\$16.62	06/30/2018	\$18.28	08/31/2018
		Discount Payment		04/13/2018		\$16.29	
010994	G	\$185.43	04/30/2018	\$189.21	06/30/2018	\$208.13	08/31/2018
		Discount Payment		04/13/2018		\$185.43	
010994	S	\$16.29	04/30/2018	\$16.62	06/30/2018	\$18.28	08/31/2018
		Discount Payment		04/13/2018		\$16.29	
010994	R	\$97.72	04/30/2018	\$99.71	06/30/2018	\$109.68	08/31/2018
		Discount Payment		04/13/2018		\$97.72	
Totals:		\$315.73		\$322.16		\$354.37	

Total Paid To Date:

\$315.73

LW

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.



Henry & Beaver^{LLP}

ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

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* Certified in Civil Trial Advocacy by the
National Board of Trial Advocacy

June 26, 2018

Office of the Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: FNB Bank, N.A. v. Scott S. Hilliard
No. 2018-CV-194

Dear Clerk:

Enclosed please find the following:

1. An original and one copy of an Amended Affidavit Pursuant to Pa.R.C.P. 3129.1.
2. An original and one copy of an Affidavit of Service.

Please file the originals upon receipt and time-stamp and return one copy of each to me in the enclosed self-addressed, stamped envelope.

Thank you for your attention to this matter. If you have any questions or comments, please feel free to contact me.

Very truly yours,



MARC A. HESS

/lif
encl.

cc: Ms. Heather Ace, FNB Bank, N.A. - w/encl.
Columbia County Sheriff's Office - w/encl.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2018-CV-194
SCOTT S. HILLIARD,	:	
Defendant	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

FNB Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed and as of the present time the following information concerning the real property located at 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township, Columbia County, Pennsylvania 18655, and having a legal description as set forth on Exhibit "A" attached hereto and incorporated by reference:

1. Name and address of Owners or Reputed Owners:

<u>Name</u>	<u>Address</u>
Scott S. Hilliard	96 Hemlock Springs Drive Shickshinny, PA 18655

2. Name and address of Defendants in the judgment.

<u>Name</u>	<u>Address</u>
Scott S. Hilliard	96 Hemlock Springs Drive Shickshinny, PA 18655

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

<u>Name</u>	<u>Address</u>
FNB Bank, N.A.	c/o Fulton Financial Corporation One Penn Square Lancaster, PA 17602
Discover Bank	12 Reads Way New Castle, DE 19720
DB Servicing Corporation f/k/a Greenwood Trust Company Servicing Affiliate for Discover Bank	2500 Lake Cook Road Riverwoods, IL 60015-3851
James P. Valecko, Esquire Attorney for Discover Bank	WELTMAN, WEINBERG & REIS CO, LPA 436 7 th Avenue, Suite 2500 Pittsburgh, PA 15219-1842
Commonwealth of Pennsylvania	c/o Thomas E. Leipold, Esquire Columbia County District Attorney's Office P.O. Box 380 Bloomsburg, PA 17815
Thomas E. Leipold, Esquire Atty for Commonwealth of PA	Columbia County District Attorney's Office P.O. Box 380 Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
FNB Bank, N.A.	200 South Poplar Street Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
n/a	

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:

<u>Name</u>	<u>Address</u>
n/a	

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:

<u>Name</u>	<u>Address</u>
Tenant / Occupant	96 Hemlock Springs Drive Shickshinny, PA 18655
Hemlock Springs Homeowners Association	Raymond Sharpless, Secretary/Treasurer 6 Emerald Way Shickshinny, PA 18655
Hemlock Springs Homeowners Association	Raymond Sharpless, Secretary/Treasurer 13 Beryl Road Paoli, PA 19301
Hemlock Springs Homeowners Association	Mary Cooke, Treasurer 121 Hemlock Springs Drive Shickshinny, PA 18655
Patrick T. O'Connell, Esquire Atty for Scott S. Hilliard	24 West Main Street Bloomsburg, PA 17815

Central Columbia School District	4777 Old Berwick Road Bloomsburg, PA 17815
Berwick Area School District	500 Line Street Berwick, PA 18603
Briar Creek Township	150 Municipal Road Berwick, PA 18603
Tax Collector, Briar Creek Township	Columbia County Tax Office P.O. Box 380 Bloomsburg, PA 17815
Columbia County Tax Claim Bureau	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815
Columbia County Treasurer's Office	11 West Main Street Bloomsburg, PA 17815
Columbia County Domestic Relations Support Division	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes	P.O. Box 280603 Harrisburg, PA 17128-0603
Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	6 th Floor, Strawberry Square Department 280601 Harrisburg, PA 17128
Department of Public Welfare T.P.L. Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105
Internal Revenue Service Advisory Unit	1000 Liberty Avenue, Room 704 Pittsburgh, PA 15222

Internal Revenue Service
Technical Support Group

William Green Federal Building
600 Arch Street, Room 3259
Philadelphia, PA 19106

Internal Revenue Service
Advisory Unit

600 Arch Street, Room 3259
Philadelphia, PA 19106

The information provided in this Affidavit is based on a lien search which covers through June 11, 2018. Subsequent to the date of filing the Praecipe for Writ of Execution the lien search will be updated to and through the date of filing the Praecipe for Writ of Execution, and if there are any additional mortgages, judgments or liens, or any party entitled to notice of sheriff's sale as of the date of filing the Praecipe for Writ of Execution, said Notice will be provided at least thirty (30) days prior to the sale date and an Amended Affidavit Pursuant to Rule 3129.1 will be filed.

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. §4904 relating to unsworn falsification to authorities.

Date: June 25, 2018

HENRY & BEAVER, LLP

By:

MARCO A. HESS

I.D. #55774

Attorney for Plaintiff

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,
Plaintiff

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2018-CV-194
:
:

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.

HENRY & BEAVER LLP

By: 

MARC A. HESS
I.D. #55774
Attorney for Plaintiff

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetterolf, R.E, for Keystone Columbia Corp.

BEING the same premises conveyed to Scott S. Hilliard by Deed from Jeffrey L. Sullivan, Executor of the Estate of Ann E. Sullivan, Deceased, dated August 30, 2006, recorded September 5, 2006 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200609190.

TOGETHER with, unto the grantee, his heirs and assigns in common, however, with the grantors, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways as shown on map of the lands of the grantor.

(b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantee, his heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways.

1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.

2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.

3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.

4. No sewage or waste water shall be disposed of, except by an approved septic system.

5. Only ordinary household pets shall be kept upon the premises.

6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.



7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.

8. the use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantors in writing prior to construction.

9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE: In the aforesaid description one of the boundary lines is referred to as "Cabin Still Lane". On the draft it is referred to as "Hemlock Drive". For clarification, the draft is recorded with Deed Book 288, Page 757, at page 749.

KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
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Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2018-CV-194
SCOTT S. HILLIARD,	:	
Defendant	:	

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA	:
	: ss.
COUNTY OF LEBANON	:

I, Lisa I. Fox, of the law firm of Henry & Beaver LLP, depose and state that:

1. I forwarded a true and correct copy of the attached Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by First Class United States Mail, Certified, Return Receipt Requested, on May 22, 2018 to the Defendant, as follows:

<u>Name</u>	<u>Address</u>	<u>Service</u>
Scott S. Hilliard	96 Hemlock Springs Drive Shickshinny, PA 18655	Returned 6/9/2018 Marked "Return to Sender – Unclaimed – Unable for Forward"

Attached hereto as Exhibit "B" and made a part hereof is the United States Postal Service Domestic Return Receipt, Receipt for Certified Mail and returned envelope.

2. I also forwarded a certified true and correct copy of the attached Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by first class United States mail, proper postage prepaid, on May 22, 2018, to:

<u>Name</u>	<u>Address</u>
Scott S. Hilliard	96 Hemlock Springs Drive Shickshinny, PA 18655
FNB Bank, N.A.	c/o Fulton Financial Corporation One Penn Square Lancaster, PA 17602
Discover Bank	12 Reads Way New Castle, DE 19720
DB Servicing Corporation f/k/a Greenwood Trust Company Servicing Affiliate for Discover Bank	2500 Lake Cook Road Riverwoods, IL 60015-3851
James P. Valecko, Esquire Attorney for Discover Bank	WELTMAN, WEINBERG & REIS CO, LPA 436 7 th Avenue, Suite 2500 Pittsburgh, PA 15219-1842
Commonwealth of Pennsylvania	c/o Thomas E. Leipold, Esquire Columbia County District Attorney's Office P.O. Box 380 Bloomsburg, PA 17815
Thomas E. Leipold, Esquire Atty for Commonwealth of PA	Columbia County District Attorney's Office P.O. Box 380 Bloomsburg, PA 17815
FNB Bank, N.A.	200 South Poplar Street Berwick, PA 18603

Tenant / Occupant	96 Hemlock Springs Drive Shickshinny, PA 18655
Hemlock Springs Homeowners Association	Raymond Sharpless, Secretary/Treasurer 6 Emerald Way Shickshinny, PA 18655
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Columbia County Treasurer's Office	11 West Main Street Bloomsburg, PA 17815
Columbia County Domestic Relations Support Division	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes	P.O. Box 280603 Harrisburg, PA 17128-0603
Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	6 th Floor, Strawberry Square Department 280601 Harrisburg, PA 17128

Department of Public Welfare
T.P.L. Casualty Unit
Estate Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105

Internal Revenue Service
Advisory Unit

1000 Liberty Avenue, Room 704
Pittsburgh, PA 15222

Internal Revenue Service
Technical Support Group

William Green Federal Building
600 Arch Street, Room 3259
Philadelphia, PA 19106

Internal Revenue Service
Advisory Unit

600 Arch Street, Room 3259
Philadelphia, PA 19106

Attached hereto as Exhibit "C" and made a part hereof are the United States Postal Service Form 3817 Certificates of Mailing.

3. I also forwarded a certified true and correct copy of the attached Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by first class United States mail, proper postage prepaid, on June 11, 2018, to:

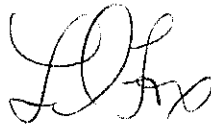
<u>Name</u>	<u>Address</u>
Hemlock Springs Homeowners Association	Raymond Sharpless, Secretary/Treasurer 13 Beryl Road Paoli, PA 19301
Hemlock Springs Homeowners Association	Mary Cooke, Treasurer 121 Hemlock Springs Drive Shickshinny, PA 18655

Attached hereto as Exhibit "D" and made a part hereof is the United States Postal Service Form 3817 Certificate of Mailing.

4. The following mailing was returned undelivered by the U.S. Postal Service.

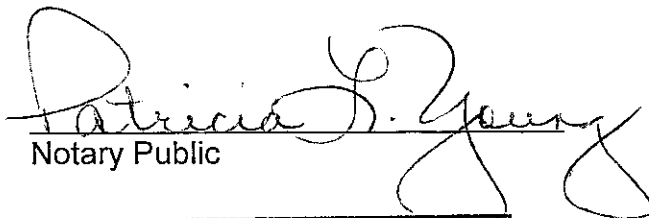
<u>Name</u>	<u>Address</u>
Hemlock Springs Homeowners Association	Raymond Sharpless, Secretary/Treasurer 6 Emerald Way Shickshinny, PA 18655

The returned envelope is attached hereto as Exhibit "E" and made a part hereof.

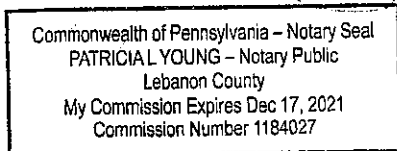


LISA I. FOX

Sworn to and subscribed to before me
this 27th day of June,
2018.



Notary Public



HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,
Plaintiff

vs.

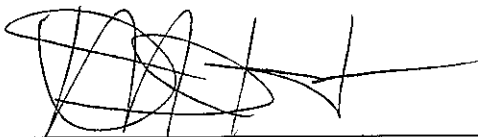
SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2018-CV-194
:
:

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.

HENRY & BEAVER LLP

By: 

MARC A. HESS
I.D. #55774
Attorney for Plaintiff

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,
Plaintiff

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2018-CV-194
: 2018-ED-51
:

NOTICE OF SHERIFF'S SALE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TAKE NOTICE that a Sheriff's sale of valuable real estate will be held at the
Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street,
Bloomsburg, Pennsylvania (or such other location as designated by the Sheriff on the
date of sale) on

WEDNESDAY
JULY 25, 2018
9:00 A.M.
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Scott
S. Hilliard which are more fully described below:



OWNER OF PROPERTY: Scott S. Hilliard

LOCATION OF PROPERTY
TO BE SOLD: 96 Hemlock Springs Drive
Shickshinny, Briar Creek Township,
Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY
TO BE SOLD: A legal description is attached hereto,
incorporated herein and identified as Exhibit
"A".

This Sheriff's sale takes place pursuant to a Judgment against Scott S. Hilliard in favor of FNB Bank, N.A. which Judgment was entered at No. 2018-CV-194 in the amount of:

Principal -	\$ 14,893.53
Interest to 12/7/2017 -	577.70
Escrow Deficiency -	1,053.12
Late Fees to 12/7/2017-	164.95
Actual Legal Fees and Costs Incurred to Date of Filing -	<u>744.00</u>
Total -	\$ 17,433.30

Plus interest after December 7, 2017, and continuing after entry of judgment at the contract rate (\$3.06 per diem), actual and additional attorney's fees and costs incurred, additional late fees after December 7, 2017, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

If you have a question about the full amount due and owing through the date of Sheriff's Sale, you can get that information by contacting the attorney whose name, address and telephone number appears below.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date not later than thirty (30) days after the Sheriff's sale and distribution will be made in accordance with that Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution. No further notice of the filing of Schedule of Distribution will be given.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY.

Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's Deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

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 FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

NORTH PENN LEGAL SERVICES
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

Timothy T. Chamberlain
Sheriff of Columbia County

Marc A. Hess
I.D. #55774
HENRY & BEAVER LLP
Attorney for Plaintiff

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,
Plaintiff

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2018-CV-194
:
:

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.

HENRY & BEAVER LLP

By: 

MARC A. HESS
I.D. #55774

Attorney for Plaintiff

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetterolf, R.E, for Keystone Columbia Corp.

BEING the same premises conveyed to Scott S. Hilliard by Deed from Jeffrey L. Sullivan, Executor of the Estate of Ann E. Sullivan, Deceased, dated August 30, 2006, recorded September 5, 2006 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200609190.

TOGETHER with, unto the grantee, his heirs and assigns in common, however, with the grantors, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways as shown on map of the lands of the grantor.

(b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantee, his heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways.

1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.

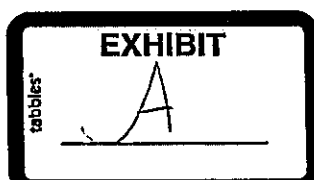
2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.

3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.

4. No sewage or waste water shall be disposed of, except by an approved septic system.

5. Only ordinary household pets shall be kept upon the premises.

6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.



7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.

8. the use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantors in writing prior to construction.

9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE: In the aforesaid description one of the boundary lines is referred to as "Cabin Still Lane". On the draft it is referred to as "Hemlock Drive". For clarification, the draft is recorded with Deed Book 288, Page 757, at page 749.

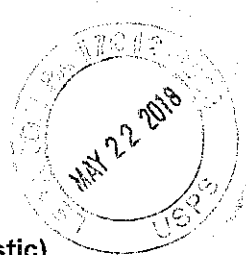
KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000

5-24
5-29
6-8



Certificate of Mailing — Firm (Domestic)



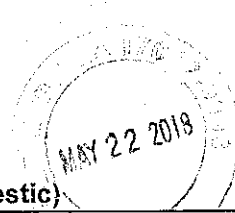
Name and Address of Sender Marc A. Hess, Esquire Henry & Beaver LLP 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office 6	Affix Stamp Here Postmark with Date of Receipt.
	Postmaster, per (name of receiving employee) 		<div> UNITED STATES POSTAGE 02 1P \$ 002.230 0000297042 MAY 22 2018 MAILED FROM ZIP CODE 17046 </div>

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
	Scott S. Hilliard 96 Hemlock Springs Drive Shickshinny, PA 18655				
	FNB Bank, N.A. c/o Fulton Financial Corporation One Penn Square Lancaster, PA 17602				
	Discover Bank 12 Reads Way New Castle, DE 19720				
	DB Servicing Corporation t/k/a Greenwood Trust Company Servicing Affiliate for Discover Bank 2500 Lake Cook Road Riverwoods, IL 60015-3851				
	James P. Valecko, Esquire Attorney for Discover Bank WELTMAN, WEINBERG & REIS CO, LPA 436 7th Avenue, Suite 2500 Pittsburgh, PA 15219-1842				
	Commonwealth of Pennsylvania c/o Thomas E. Leopold, Esquire Columbia County District Attorney's Office P.O. Box 380 Bloomsburg, PA 17815				





Certificate of Mailing — Firm (Domestic)



Name and Address of Sender Marc A. Hess, Esquire Henry & Beaver LLP 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office 6	Affix Stamp Here Postmark with Date of Receipt. 			
	Postmaster, per (name of receiving employee) 					
USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
	Thomas E. Leopold, Esquire Atty for Commonwealth of PA Columbia County District Attorney's Office P.O. Box 380 Bloomsburg, PA 17815					
	FNB Bank, N.A. 200 South Poplar Street Berwick, PA 18603					
	Tenant / Occupant 96 Hemlock Springs Drive Shickshinny, PA 18655					
	Hemlock Springs Homeowners Association Raymond Sharpless, Secretary/Treasurer 6 Emerald Way Shickshinny, PA 18655					
	Patrick T. O'Connell, Esquire Atty for Scott S. Hilliard 24 West Main Street Bloomsburg, PA 17815					
	Central Columbia School District 4777 Old Berwick Road Bloomsburg, PA 17815					



Certificate of Mailing — Firm (Domestic)



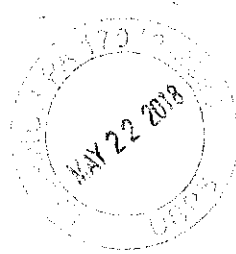
Name and Address of Sender Marc A. Hess, Esquire Henry & Beaver LLP 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140		TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office 6	Affix Stamp Here Postmark with Date of Receipt. UNITED STATES POSTAGE PITNEY BOWES 02 1P \$ 002.280 0000297042 MAY 22 2018 MAILED FROM ZIP CODE 17046		
		Postmaster, per (name of receiving employee) 				
USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
	Berwick Area School District 500 Line Street Berwick, PA 18603					
	Briar Creek Township 150 Municipal Road Berwick, PA 18603					
	Tax Collector, Briar Creek Township Columbia County Tax Office P.O. Box 380 Bloomsburg, PA 17815					
	Columbia County Tax Claim Bureau Main Street County Annex 11 West Main Street Bloomsburg, PA 17815					
	Columbia County Treasurer's Office 11 West Main Street Bloomsburg, PA 17815					
	Columbia County Domestic Relations Support Division Main Street County Annex 11 West Main Street Bloomsburg, PA 17815					



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender Marc A. Hess, Esquire Henry & Beaver LLP 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140	TOTAL NO. of Pieces Listed by Sender 4	TOTAL NO. of Pieces Received at Post Office 4	Affix Stamp Here Postmark with Date of Receipt. 1.52 02 1P \$ 001.52 0000297042 MAY 22 2018 MAILED FROM ZIP CODE 17046
	Postmaster, per (name of receiving employee) 		

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
	Commonwealth of Pennsylvania				
	Department of Revenue				
	Bureau of Individual Taxes				
	P.O. Box 280603				
	Harrisburg, PA 17128-0603				
	Commonwealth of Pennsylvania				
	Department of Welfare				
	P.O. Box 2675				
	Harrisburg, PA 17105				
	Commonwealth of Pennsylvania				
	Bureau of Individual Taxes				
	Inheritance Tax Division				
	6th Floor, Strawberry Square				
	Department 280601				
	Harrisburg, PA 17128				
	Department of Public Welfare				
	T.P.L. Casualty Unit				
	Estate Recovery Program				
	Willow Oak Building				
	P.O. Box 8486				
	Harrisburg, PA 17105				



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender Marc A. Hess, Esquire Henry & Beaver LLP 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140	TOTAL NO. of Pieces Listed by Sender 3	TOTAL NO. of Pieces Received at Post Office 3	Affix Stamp Here Postmark with Date of Receipt. 1.14 UNITED STATES POSTAGE PITNEY BOWES 02 1P \$ 001.140 0000297042 MAY 22 2018 MAILED FROM ZIP CODE 17046
	Postmaster, per (name of receiving employee) 		

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
	Internal Revenue Service				
	Advisory Unit				
	1000 Liberty Avenue, Room 704				
	Pittsburgh, PA 15222				
	Internal Revenue Service				
	Technical Support Group				
	William Green Federal Building				
	600 Arch Street, Room 3259				
	Philadelphia, PA 19106				
	Internal Revenue Service				
	Advisory Unit				
	600 Arch Street, Room 3259				
	Philadelphia, PA 19106				



UNITED STATES POSTAGE
Certificate of Mailing

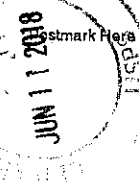
To pay fee, affix stamps or
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Marc G. [illegible]
937 Willow Street
Lebanon PA 17046
02 IP \$ 001.40⁰
0000297042 JUN 11 2018
MAILED FROM ZIP CODE 17046

PITNEY BOWES

To: Hemlock Springs Homeowners Assoc.
Raymond Sharples, Sec/Treas.
13 Beryl Road
Paoli PA 19381-1701



PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES POSTAGE
Certificate of Mailing

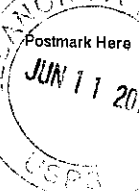
To pay fee, affix stamps or
meter postage here

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This form may be used for domestic and international mail.

From: Marc G. [illegible]
937 Willow Street
Lebanon PA 17046
02 IP \$ 001.40⁰
0000297042 JUN 11 2018
MAILED FROM ZIP CODE 17046

PITNEY BOWES

To: Mary Cooke, Treasurer
Hemlock Springs Homeowners Assoc.
121 Hemlock Spring Drive
Shickshinny PA 18655

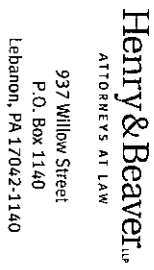


PS Form 3817, April 2007 PSN 7530-02-000-9065

EXHIBIT

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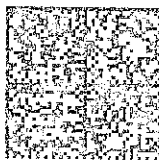
ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

HARRISELURG
PA 171
22 MAY '18
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UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 17046

Hemlock Springs Homeowners Association
Raymond Sharpless, Secretary/Treasurer
6 Emerald W
Shickshinny, P.O. Box 1473
Tahlequah, Okla. 74364

FORRESTER TRAYMONT
13 BERRY L RD
PAOLI PA 19301-1701

FD-36

RETURN TO SENDER

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EXHIBIT

F

tables:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FNB BANK N.A.
vs.
SCOTT SHEPARD HILLIARD

Case Number
2018CV194

SHERIFF'S RETURN OF SERVICE

05/15/2018 02:24 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SCOTT SHEPARD HILLIARD AT 96 HEMLOCK SPRINGS DR, SHICKSHINNY, PA 18655.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 16, 2018

NOTARY

Affirmed and subscribed to before me this

16TH day of MAY, 2018

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

Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FNB BANK N.A.
vs.
SCOTT SHEPARD HILLIARD

Case Number
2018CV194

SHERIFF'S RETURN OF SERVICE

06/05/2018 01:30 PM - DEPUTY MARTIN BOUDMAN, 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 96 HEMLOCK SPRINGS DRIVE, SHICKSHINNY, PA 18655.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

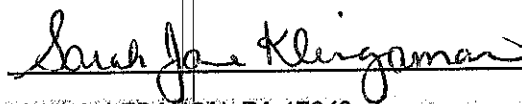
June 05, 2018

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

5TH day of JUNE, 2018



Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK N.A
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

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

Zone:

Warrant:

Expires:

Serve To:

Name: (POSTING)

Primary Address: 96 HEMLOCK SPRINGS DRIVE
SHICKSHINNY, PA 18655

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6/5/18

Time:

1330

Deputy:

12019

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2018CV194

96 HEMLOCK SPRINGS DRIVE, SHICKSHINNY, PA 18655 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

51

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: HEMLOCK SPRINGS HOMEOWNERS ASSO

Primary Address: RAYMOND SHARPLESS
6 EMERALD WAY
SHICKSHINNY, PA 18655

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Dave Louden Slager

Relation: V.P.

Date: 5-29-18

Time: 19:25

Deputy: 3

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:	5-15-18	5-21-18	5-25-18			
Time:		10:10				
Mileage:						
Deputy:	3	3	3			

Service Attempt Notes:

1. Call on Vice Pre Dave Louden Slager's house. Address
2. Listed is Summer Home. No one home there
3. called left message for V.P.
4. called & left another message.
- 5.
- 6.

HEMLOCK SPRINGS HOME

2018CV194

RAYMOND SHARPLESS, 6 EMERALD WAY, SHICKSHINNY 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 05/15/18

Account:

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

Ad ID: 1137066
Description: Hillard Scott Sheriff Sale
Run Dates: 07/04/18 to 07/18/18
Class: 2
Agate Lines: 312
Blind Box:

Total Ad Cost \$1,884.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/04/18	07/18/18	3	\$1,884.00

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV194

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 AM.

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 time, unless exceptions are filed with the Sheriff's Office prior thereto. ALL THAT CERTAIN piece or parcel of land situate in Bear Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a point on the westerly line of Lot No. 325, thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point thence along land now or formerly of Bertha Nequest in a southeasterly direction 240 feet, more or less, to a point thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 325, thence by line of Lot No. 315 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING. It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetzell, RE, for Keystone Columbia Corp. BEING the same premises conveyed to Scott S. Hillard by Deed from Jeffrey L. Sullivan, Executor of the Estate of Ann E. Sullivan, Deceased, dated August 30, 2006, recorded September 5, 2006 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200605190. TOGETHER with, unto the grantee, his heirs and assigns in common, hereafter with the grantor, their heirs and assigns, the following:

- (a) The right of ingress and egress over all roadways as shown on map of the lands of the grantor.
- (b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantor, his heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways.
1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.
2. Construction on the said premises shall be limited to single family house or cottage with or without outbuildings.
3. Minimum front setback from property line for any dwelling or outbuildings thereto shall be 60 feet or less otherwise approved by grantor.
4. No sewage or waste water shall be disposed of, except by an approved septic system.
5. Only ordinary household pets shall be kept upon the premises.
6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would mar the general neat, well-kept appearance of the area.
7. Unless otherwise provided, no utility company shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development, telephone and/or electric power wiring shall be permitted to cross over property when necessary, as determined by utility company and grantor.
8. The use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbecue or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantor in writing prior to construction.
9. The said grantee, for himself, his heirs and assigns, accept this conveyance subject to the covenants and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantor, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions, and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantor, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings in law or in equity for the violation, done or attempted. THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, covenants, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises. NOTE in the above and dimension one of the boundary lines is referred to as "Cabin Still Lane" On the draft it is referred to as "Hemlock Drive" For clarification the draft is recorded with Deed Book 288, Page 767, at page 749. KNOWN AS 86 Hemlock Springs Drive, Shickspiny, Pennsylvania. TAX PARCEL NO. 07-05002-100-000

PROPERTY ADDRESS: 96 HEMLOCK SPRINGS DRIVE, SHICKSPINY, PA 18855

UP/TAX PARCEL NUMBER: 07-05002-100-000. Said and taken into execution to be sold as the property of SCOTT SHERIFF HILLARD in suit of FNB BANK N.A. (a County of Columbia County Sheriff's Office, Inc. COLUMBIA COUNTY SHERIFFS SALE - Case No. 2018CV194 Page 2 of 2.

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 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 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 representative of the plaintiff.

Attorney for the Plaintiff:
HENRY & BEAVER LLP
LEBANON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: SI

Warrant:

Serve To:

Name: SCOTT SHEPARD HILLIARD

Primary Address: 96 HEMLOCK SPRINGS DR
SHICKSHINNY, PA 18655

Phone: DOB: 10/03/1969

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-15-18

Time: 14:34

Deputy: 3

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

HILLIARD, SCOTT SHEPARD

2018CV194

96 HEMLOCK SPRINGS DR, SHICKSHINNY, PA 18655 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 51

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: BERWICK AREA SCHOOL DISTRICT

Primary Address: 500 LINE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1100 FOWLER AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Linda Henrie

Relation:

Date: 5-15-18

Time: 14:05

Deputy: 3

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA SCHOOL I

2018CV194

500 LINE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 51

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 96 HEMLOCK SPRINGS DR
SHICKSHINNY, PA 18655

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Scott Hilliard

Relation: Home Owner

Date: 5-15-18 Time: 14:24

Deputy: 3 Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2018CV194

96 HEMLOCK SPRINGS DR, SHICKSHINNY, PA 18655

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 51

Warrant:

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MYSON LIVZIRY

Relation: RECEPTIONIST

Date: 5/14/18

Time: 0904

Deputy: H

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CENTRAL COLUMBIA SD

2018CV194

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 51

Warrant:

Serve To:

Name: PATRICK O'CONNELL

Primary Address: 24 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 14 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: 570-380-1280

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: April Seauett

Relation: LEGAL ASST

Date: 5/14/18

Time: 0957

Deputy: 4

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

O'CONNELL, PATRICK

2018CV194

24 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	51
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:	BRIAR CREEK TOWNSHIP	
Primary Address:	150 MUNICIPAL ROAD BERWICK, PA 18603	
Phone:	DOB:	
Alternate Address:		
Phone:		

Final Service:

Served:	Personally • Adult In Charge • Posted • Other	
Adult In Charge:	Amy EVANS	
Relation:	SEC	
Date:	5-14-18	Time: 0900
Deputy:	8	Mileage:

Attorney / Originator:

Name:	HENRY & BEAVER LLP	Phone:	
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BRIAR CREEK TOWNSHIP

2018CV194

150 MUNICIPAL ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	61
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	FNB BANK
Primary Address:	200 S POPLAR STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge · Posted · Other
Adult In Charge:	DIANE WALKINS
Relation:	SENIOR TELLER
Date:	5-14-18
Time:	0934
Deputy:	8
Mileage:	

Attorney / Originator:

Name: HENRY & BEAVER LLP	Phone:
---------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

FNB BANK

2018CV194

200 S POPLAR STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	51
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Joan M. Rothery <i>Columbia</i>
Primary Address:	122 Twin Church Road Berwick, PA 18603
Phone:	570-759-2118 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - Adult In Charge - Posted - Other
Adult In Charge:	STEPHANIE YUTKO
Relation:	CLERK 1340
Date:	5/14/18 Time: 0851
Deputy:	8/12 Mileage:

Attorney / Originator:

Name:	HENRY & BEAVER LLP
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Phone:	
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

ROTHERY, JOAN M.

2018CV194

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	51
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:	ELIZABETH WHITENIGHT	
Relation:	CLERK	
Date:	5/11/18	Time:
Deputy:	4	Mileage:

Attorney / Originator:

Name:	HENRY & BEAVER LLP	Phone:
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV194

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 51

Warrant:

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: EILEEN JESS

Relation: CLERK

Date: 5/11/18

Time: 1524

Deputy: 4

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV194 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV194

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 CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetterolf, RE, for Keystone Columbia Corp.

BEING the same premises conveyed to Scott S. Hilliard by Deed from Jeffrey L. Sullivan, Executor of the Estate of Ann E. Sullivan, Deceased, dated August 30, 2006, recorded September 5, 2006 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200609190.

TOGETHER with, unto the grantee, his heirs and assigns in common, however, with the grantors, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways as shown on map of the lands of the grantor.

(b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantee, his heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways.

1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.

2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.

3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.

4. No sewage or waste water shall be disposed of, except by an approved septic system.

5. Only ordinary household pets shall be kept upon the premises.

6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.

7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.

8. the use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantors in writing prior to construction.

9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE: In the aforesaid description one of the boundary lines is referred to as "Cabin Still Lane". On the draft it is referred to as "Hemlock Drive". For clarification, the draft is recorded with Deed Book 288, Page 757, at page 749.

KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000

PROPERTY ADDRESS: 96 HEMLOCK SPRINGS DRIVE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 07-05C-021-00,000

Seized and taken into execution to be sold as the property of SCOTT SHEPARD HILLIARD in suit of FNB BANK 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:
HENRY & BEAVER LLP
LEBANON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2018-CV-194
SCOTT S. HILLIARD,	:	
Defendant	:	2018-ED-51

WRIT OF EXECUTION

NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of Three Hundred Dollars (\$300.00). There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

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

NORTH PENN LEGAL SERVICES
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

HENRY & BEAVER LLP

By: 

MARC A. HESS
I.D. #55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042
(717) 274-3644
Attorney for Plaintiff

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Columbia County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Court Administrator's Office at (570) 389-5667. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2018-CV-194
SCOTT S. HILLIARD,	:	
Defendant	:	2018-ED-51

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against Scott S. Hilliard, Defendant.

1. You are directed to levy upon the property of the Defendant **commonly known as 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township, Columbia County, Pennsylvania 18655, and as more fully described on Exhibit "A" attached hereto.**

2. You are directed to attach the property of the Defendant not levied upon in the possession of: n/a

3. If property of the Defendant not levied upon and subject to attachment is found in the possession of anyone other than a named Garnishee, you are directed to notify him/her that he/she has been added as a Garnishee and is enjoined as above stated.

4. Amount Due:

Principal -	\$ 14,893.53
Interest to 12/7/2017 -	577.70
Escrow Deficiency -	1,053.12
Late Fees to 12/7/2017-	164.95
Actual Legal Fees and Costs Incurred	
to Date of Filing -	<u>744.00</u>
Total -	\$ 17,433.30

Plus interest after December 7, 2017, and continuing after entry of judgment at the contract rate (\$3.06 per diem), actual and additional attorney's fees and costs incurred, additional late fees after December 7, 2017, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

5/10/2018
Seal of the Court

Barbara D. J. [Signature] 185
Prothonotary
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020
By: [Signature]
Deputy

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA
AND FEDERAL LAW**

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
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FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2018-CV-194
SCOTT S. HILLIARD,	:	
Defendant	:	2018-ED-51

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon,

a. I desire that my \$300.00 statutory exemption be

_____ (i) set aside in kind (specify property to be set aside in kind): _____
_____;

_____ (ii) paid in cash following the sale of the property levied upon; or

b. I claim the following exemption (specify the property and basis of exemption): _____.

2. From my property which is in the possession of a third party, I claim the following exemptions:

a. My \$300.00 statutory exemption: _____ in cash; _____ in kind (specify property): _____.

b. Social Security benefits on deposit in the amount of \$_____.

c. Other (specify amount and basis of exemption): _____
_____.

I request a prompt court hearing to determine the exemption.

Notice of the hearing should be given to me at

_____,
Address Telephone Number

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: _____
Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA COUNTY, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. Telephone Number (570) 389-5622.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,
Plaintiff

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2018-CV-194
:
: 2018-ED-51
:

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.

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetterolf, R.E., for Keystone Columbia Corp.

BEING the same premises conveyed to Scott S. Hilliard by Deed from Jeffrey L. Sullivan, Executor of the Estate of Ann E. Sullivan, Deceased, dated August 30, 2006, recorded September 5, 2006 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200609190.

TOGETHER with, unto the grantee, his heirs and assigns in common, however, with the grantors, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways as shown on map of the lands of the grantor.

(b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantee, his heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways.

1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.
2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.
3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.
4. No sewage or waste water shall be disposed of, except by an approved septic system.
5. Only ordinary household pets shall be kept upon the premises.
6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.



7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.

8. the use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantors in writing prior to construction.

9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE: In the aforesaid description one of the boundary lines is referred to as "Cabin Still Lane". On the draft it is referred to as "Hemlock Drive". For clarification, the draft is recorded with Deed Book 288, Page 757, at page 749.

KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000

REAL ESTATE OUTLINE

ED # 2018 EDSI

DATE RECEIVED 5-10-2018
DOCKET AND INDEX 2018 CV 194

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>83944</u>

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

SALE DATE July 25, 18 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____



Henry & Beaver^{LLP}
ATTORNEYS AT LAW

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

www.henrybeaver.com

R. Hart Beaver

Retired

Phone (717) 274-3644, Ext. 115

Fax (717) 274-6782

hess@henrybeaver.com

Charles V. Henry, III

Frederick S. Wolf

Thomas P. Harlan

Wiley P. Parker*

John H. Whitmoyer

Christopher J. Coyle

Kevin M. Richards

Marc A. Hess

Amy B. Leonard

Roberta J. Santiago

Heather A. Eggert

* Certified in Civil Trial Advocacy by the

National Board of Trial Advocacy

May 9, 2018

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

Re: FNB Bank, N.A. v. Scott S. Hilliard
No. 2018-CV-194

Dear Sirs:

Please post the property located at: 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township, Columbia County, Pennsylvania 18655, with the Writ of Execution and Notice of Sheriff's Sale.

Please serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon Defendant Scott S. Hilliard at 96 Hemlock Springs Drive, Shickshinny, Briar Creek Township, Columbia County, Pennsylvania 18655.

Thank you for your attention to this matter. If you have any questions or comments, please feel free to contact me.

Very truly yours,



MARC A. HESS

/lif
encl.

cc: Ms. Heather Ace, FNB Bank, N.A. - w/encl.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
vs.	:	
	:	No. 2018-CV-194
SCOTT S. HILLIARD,	:	
Defendant	:	2018-ED-51

NOTICE OF SHERIFF'S SALE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TAKE NOTICE that a Sheriff's sale of valuable real estate will be held at the
Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street,
Bloomsburg, Pennsylvania (or such other location as designated by the Sheriff on the
date of sale) on

July

26th, 2018

9:00 A.M.
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Scott
S. Hilliard which are more fully described below:

OWNER OF PROPERTY: Scott S. Hilliard

LOCATION OF PROPERTY
TO BE SOLD: 96 Hemlock Springs Drive
Shickshinny, Briar Creek Township,
Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY
TO BE SOLD: A legal description is attached hereto,
incorporated herein and identified as Exhibit
"A".

This Sheriff's sale takes place pursuant to a Judgment against Scott S. Hilliard in favor of FNB Bank, N.A. which Judgment was entered at No. 2018-CV-194 in the amount of:

Principal -	\$ 14,893.53
Interest to 12/7/2017 -	577.70
Escrow Deficiency -	1,053.12
Late Fees to 12/7/2017-	164.95
Actual Legal Fees and Costs Incurred to Date of Filing -	<u>744.00</u>
Total -	\$ 17,433.30

Plus interest after December 7, 2017, and continuing after entry of judgment at the contract rate (\$3.06 per diem), actual and additional attorney's fees and costs incurred, additional late fees after December 7, 2017, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

If you have a question about the full amount due and owing through the date of Sheriff's Sale, you can get that information by contacting the attorney whose name, address and telephone number appears below.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date not later than thirty (30) days after the Sheriff's sale and distribution will be made in accordance with that Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution. No further notice of the filing of Schedule of Distribution will be given.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY.

Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's Deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

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NORTH PENN LEGAL SERVICES
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

Timothy T. Chamberlain
Sheriff of Columbia County

Marc A. Hess
I.D. #55774
HENRY & BEAVER LLP
Attorney for Plaintiff

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,
Plaintiff

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2018-CV-194
:
: 2018-ED-51

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.

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

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BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

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6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.



7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.

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KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000

OWNER OF PROPERTY: Scott S. Hilliard

LOCATION OF PROPERTY
TO BE SOLD:

96 Hemlock Springs Drive
Shickshinny, Briar Creek Township,
Columbia County, Pennsylvania

DESCRIPTION OF PROPERTY
TO BE SOLD:

A legal description is attached hereto,
incorporated herein and identified as Exhibit
"A".

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Interest to 12/7/2017 -	577.70
Escrow Deficiency -	1,053.12
Late Fees to 12/7/2017-	164.95
Actual Legal Fees and Costs Incurred to Date of Filing -	<u>744.00</u>
Total -	\$ 17,433.30

Plus interest after December 7, 2017, and continuing after entry of judgment at the contract rate (\$3.06 per diem), actual and additional attorney's fees and costs incurred, additional late fees after December 7, 2017, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

If you have a question about the full amount due and owing through the date of Sheriff's Sale, you can get that information by contacting the attorney whose name, address and telephone number appears below.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date not later than thirty (30) days after the Sheriff's sale and distribution will be made in accordance with that Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution. No further notice of the filing of Schedule of Distribution will be given.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FNB BANK N.A.
vs.
HILLIARD, SCOTT SHEPARD

Case Number
2018CV194

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes:

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

Zone:

51

Warrant:

Serve To:

Name: THOMAS LEIPOLD

Primary Address: 35 WEST MAIN STREET
P.O. BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MAXINA JANSICKLE

Relation:

PRATYER

Date:

5/11/18

Time:

1430

Deputy:

4

Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LEIPOLD, THOMAS

2018CV194

35 WEST MAIN STREET, P.O. BOX 380, BLOOMSBURG, PA NO EXPIRATION

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,
Plaintiff

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW


: No. 2018-CV-194

: 2018-ED-51

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession (after notifying such person of such levy or attachment), without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereon.

Dated: May 9, 2018



Marc A. Hess
Attorney for Plaintiff, FNB Bank, N.A.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FNB BANK, N.A.,
Plaintiff

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2018-CV-194
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:

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.

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FILED
PROTHONOTARY
2018 MAY 10 A 11:19
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

FNB BANK, N.A.,
Plaintiff

vs.

SCOTT S. HILLIARD,
Defendant

: IN THE COURT OF COMMON PLEAS
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: No. 2018-CV-194


: 2018-ED-51

**AFFIDAVIT AS TO NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS OF DEFENDANT**

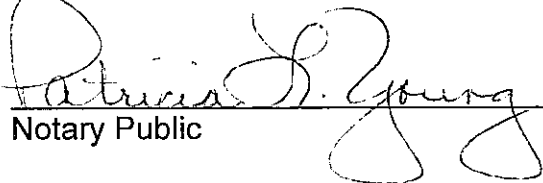
COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF LEBANON :

Before me the undersigned authority, personally appeared Marc A. Hess, attorney for Plaintiff, who being duly sworn according to law, deposes and says that upon reasonable investigation to the best of his knowledge and belief the Defendant is not in the active Military or Naval Service of the United States of America and that the last known address of said Defendant is 96 Hemlock Springs Drive, Shickshinny, Columbia County, Pennsylvania 18655.

HENRY & BEAVER LLP

By: 
MARC A. HESS
I.D. #55774
Attorney for FNB Bank, N.A.

Sworn to and subscribed to before me
this 9th day of May,
2018.


Notary Public

Commonwealth of Pennsylvania - Notary Seal
PATRICIA L. YOUNG - Notary Public
Lebanon County
My Commission Expires Dec 17, 2021
Commission Number 1184027

FILED
PROTHONOTARY

2018 MAY 10 A 11:20

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
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FNB BANK, N.A.,
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HENRY & BEAVER LLP

By: _____

MARC A. HESS
I.D. #55774
Attorney for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-5479
Birth Date:
Last Name: HILLIARD
First Name: SCOTT
Middle Name: S
Status As Of: Apr-02-2018
Certificate ID: JH3DMC0F3PMZK66

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 degrees West, 185 feet, more or less, to line of Lot No. 335; thence by line of Lot No. 335 North 15 degrees West, 200 feet, more or less, to a point, the place of BEGINNING.

It being Lots No. 337 and 339 as shown on a draft prepared by Howard Fetterolf, R.E, for Keystone Columbia Corp.

BEING the same premises conveyed to Scott S. Hilliard by Deed from Jeffrey L. Sullivan, Executor of the Estate of Ann E. Sullivan, Deceased, dated August 30, 2006, recorded September 5, 2006 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200609190.

TOGETHER with, unto the grantee, his heirs and assigns in common, however, with the grantors, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways as shown on map of the lands of the grantor.

(b) The right to use of the aforesaid roadways and facilities as it hereby granted upon the condition and subject to the restrictions that the grantee, his heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways.

1. That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.

2. Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.

3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by grantor.

4. No sewage or waste water shall be disposed of, except by an approved septic system.

5. Only ordinary household pets shall be kept upon the premises.

6. Each property owner may not permit his building or other grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.

7. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish water, electric power or telephone service in the development. Telephone and/or electric service in the development. Telephone and/or electric power writing shall be permitted to cross over property when necessary, as determined by utility company and grantors.

8. the use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Any chimney serving a fireplace, barbeque or wood burning heater shall be equipped with an approved spark arrestor. Building plans must be approved by grantors in writing prior to construction.

9. The said grantees, for himself, his heirs and assigns, accept this conveyance subject to the easement and restrictions set forth herein, for himself, his heirs and assigns, and covenant to and with the grantors, their heirs and assigns, shall forever faithfully observe and perform the said several restrictions and conditions and each of them, and if said grantee or any person claiming them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the restrictions or conditions set forth in this deed, it shall be lawful for any person owning a lot and deriving title through the grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE: In the aforesaid description one of the boundary lines is referred to as "Cabin Still Lane". On the draft it is referred to as "Hemlock Drive". For clarification, the draft is recorded with Deed Book 288, Page 757, at page 749.

KNOWN AS 96 Hemlock Springs Drive, Shickshinny, Pennsylvania

TAX PARCEL NO. 07-05C-021-00,000

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



71901140006000129289

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13128	Carrier / service:	USPS Server	First-Class Mail®	5/11/2018 12:00:00 AM
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COMMONWEALTH OF PA

DEPARTMENT 281230

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COMMONWEALTH OF PA

DEPARTMENT 281230

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000129302

Doc Ref #: 2018ED51

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PITTSBURGH PA 15222

Document Receipt

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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000129302

Doc Ref #: 2018ED51

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PITTSBURGH PA 15222

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000129296

Doc Ref #: 2018ED51

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PHILADELPHIA PA 19106

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000129289

Doc Ref #: 2018ED51

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PHILADELPHIA PA 19107-4214

HENRY & BEAVER LLP

P.O. Box 1140
Lebanon, PA 17042-1140
717-274-3644

Fulton Bank

LISTENING IS JUST THE BEGINNING®
60-142/313

83944

One thousand three hundred fifty and NO/100

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

DATE

05/09/2018

AMOUNT

1350.00

General Account / Void After 180 Days



AUTHORIZED SIGNATURE

⑈083944⑈ ⑆03130142⑆ 0001135236⑈

[Signature]



Security features. Details on back.