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

DATE	CATEGORY	<i>MEMO</i>	CHK #	DEBIT	CREDIT
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		<u> </u>	\$230.00	\$0.00
-			\$	2,616.84	\$1,350.00

TOTAL BALANCE: \$(1,266.84)

 Printed:
 7/16/2018
 9:37:58AM
 (c) CountyState Short, Teleosoft, Inc.
 Page 1 of 1



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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937 Willow Street

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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

<u>VIA FACSIMILE 570-389-5625</u> 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.

X III GG

/lif

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

COPY

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

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
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
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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)

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



Charles V. Henry, III

Frederick S. Wolf

Thomas P. Harlan

Wiley P. Parker*

John H. Whitmoyer

Christophet J. Coyle

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* 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.

MARCA 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

LOCATION: LOTS 337-339 PARCEL: 07 -05C-021-00,000

		PENDI INTEREST	NG TOTA COSTS	L AMOUNT DUE
YEAR BILL ROLL 2016 PRIM 2016 INTR	AMOUNT 0.00 0.00	0.00 0.00	0.00	0.00 0.00 \$0.00
TOTAL DUE :		_	2018	

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

		Discount:	Face:	Penalty:
Bill #		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
Tota	ls:	\$315.73	\$322.16	\$354.37
		Tot	al Paid To Date:	\$315.73

LW

7-6-18

Signature

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.



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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937 Willow Street R. Hart Beaver
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hess@henrybeaver.com

* 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.

Name <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:

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

P.O. Box 380

Bloomsburg, PA 17815

Columbia County District Attorney's Office

Name <u>Address</u>

Thomas E. Leipold, Esquire

Atty for Commonwealth of PA

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 P.O. Box 280603
Department of Revenue Harrisburg, PA 17128-0603
Bureau of Individual Taxes

Commonwealth of Pennsylvania P.O. Box 2675
Department of Welfare Harrisburg, PA 17105

Commonwealth of Pennsylvania 6th Floor, Strawberry Square
Bureau of Individual Taxes Department 280601
Inheritance Tax Division Harrisburg, PA 17128

Department of Public Welfare Willow Oak Building
T.P.L. Casualty Unit P.O. Box 8486
Estate Recovery Program Harrisburg, PA 17105

Internal Revenue Service 1000 Liberty Avenue, Room 704
Advisory Unit 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

By:

HEMRY

1.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., : IN THE COURT OF COMMON PLEAS

Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2018-CV-194

SCOTT S. HILLIARD,

Defendant

CERTIFICATE OF COMPLIANCE

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

HENRY & BEAKER 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:

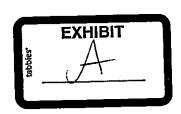
BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75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

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>	Address
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
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	Willow Oak Building
T.P.L. Casualty Unit	P.O. Box 8486
Estate Recovery Program	Harrisburg, PA 17105
Internal Revenue Service	1000 Liberty Avenue, Room 704
Advisory Unit	Pittsburgh, PA 15222
Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Room 3259 Philadelphia, PA 19106
Internal Revenue Service	600 Arch Street, Room 3259
Advisory Unit	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.

Name Address
Hemlock Springs Homeowners Raymone

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.

Association

Notary Public

Commonwealth of Pennsylvania – Notary Seal PATRICIA L YOUNG – Notary Public Lebanon County My Commission Expires Dec 17, 2021

My Commission Expires Dec 17, 202 Commission Number 1184027 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

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

Ву:__

MÁRC 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.,

: IN THE COURT OF COMMON PLEAS

Plaintiff

: COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2018-CV-194

SCOTT S. HILLIARD.

2018-ED-51

Defendant

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 -	744.00
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.

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.,

: IN THE COURT OF COMMON PLEAS

Plaintiff

: COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2018-CV-194

SCOTT S. HILLIARD,

Defendant

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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:

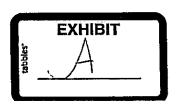
BEGINNING at a point on the easterly line of Lot No. 335; thence along the south line of Cabin Still Lane North 71 degrees 10 minutes East, 225 feet to a point; thence along land now or formerly of Bertha Norquest in a southerly direction 240 feet, more or less, to a point; thence by the same South 75 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... ATTORNEYS AT LAW 937 Willow Street

Lebanon, PA 17042-1140

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Certified Mail Restricted Del

Scott S. Hilliard

Sent To 96 Hemlock Springs Drive Street a Shickshinny, PA 18655

ST. AWN 22

0000297042 MAY 22 2018 MAILED FROM ZIP CODE 17048 STHOR ATMAND

RETURN RECEIPT REQUESTED

96 Hemlock Scott S. Hilliard Shickshinny,

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May 22 2018

UNITED STATES POSTAL SERVICE * Certificate of Mailing — Firm (Domestic) TOTAL NO. of Pieces Received at Post Office TOTAL NO. of Pieces Listed by Sender Affix Stamp Here Name and Address of Sender 2.28 Postmark with Date of Receipt. Marc A. Hess, Esquire STATES POSTAGE 6 Henry & Beaver LLP 937 Willow Street P.O. Box 1140 PITHEY BOWES Lebanon, PA 17042-1140 Postmaster, per (name of receiving employee) 0000297042 MAY 22 2018 MAILED FROM ZIP CODE 17946 USPS Tracking Number Address (Name, Street, City, State, and ZIP Code™) Special Handling Parcel Airlift Postage Fee Firm-specific Identifier Seett 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

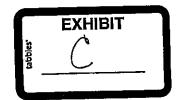
> James P. Valecko, Esquire Attorney for Discover Bank

436 7th 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

WELTMAN, WEINBERG & REIS CO, LPA



UNITED STATES
POSTAL SERVICE ®

Lebanon, PA 17042-1140

Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

Marc A. Hess, Esquire

Henry & Beaver LLP

937 Willow Street

P.O. Box 1140

TOTAL NO. of Pieces Listed by Sender TOTAL NO, of Pieces Received at Post Office

Affix Stamp Here Postmark with Date of Receipt.

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Parcel Airlift

Postmaster, per (name of receiving employee)

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	Columbia County District Attorney's Office P.O. Box 380			
	Bloomsburg, PA 17815			

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	P.O. Box 380	i			
	Bloomsburg, PA 17815				
	ENB-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				ļ ———
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	Patrick T. O'Connell, Esquire				
	Atty for Scott S. Hilliard				
	24 West Main Street				
	Bloomsburg, PA 17815				
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Bloomsburg, PA 17815



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UNITED STATES POSTAL SERVICE ® Certificate of Mailing — Firm (Domestic) TOTAL NO. of Pieces Listed by Sender TOTAL NO. of Pieces Received at Post Office Name and Address of Sender Affix Stamp Here 1.14 Postmark with Date of Receipt. Marc A. Hess, Esquire 3 Henry & Beaver LLP 937 Willow Street P.O. Box 1140 Lebanon, PA 17042-1140 PITNEY BOWES Postmaster, per (name of receiving employee) 0000297042 MAY 22 2018 MAILED FROM ZIP CODE 17046 USPS Tracking Number Firm-specific Identifier 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

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EXHIBIT



Henry&Beaver... ATTORNEYS AT LAW

P.O. Box 1140 Lebanon, PA 17042-1140 937 Willow Street

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RETURN TO SENDER TO SENDER

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,

May 16, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SARAH JANE KLINGAMAN, NOTARY PUBLIC

TOWN OF BLOOMSBURG. COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2020

Affirmed and subscribed to before me this

day of

MAY

2018

Plaintiff Automey: HENRY & BEAVER LLP, PiO, BOX 1140, LEBANON, PA 17042 (c) CountySuite Sheriff, Teleosoft, Inc.

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK N.A vs. SCOTT SHEPAI	RD HILLIARD				Case Number 2018CV194
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5TH	day of JUNE	. :	2018	Duch &	Le Klergaman

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK	C N.A		Case Number	
	SCOTT SHEPARD		2018CV194	
	SERVICE (COVER SHEET		(POSTING
Service De	tails:		pr - ee-	N E
Category:	Real Estate Sale - Posting - Sale Bill	-4	Zone:	9
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM SHERIFF'S SALE BILL	1		
Serve To:	· · · · · · · · · · · · · · · · · · ·	Final Service:		201
Name:	(POSTING)	Served: Personally Adult	In Charge Posted Other	2018CV194
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK vs. HILLIARD,	N.A SCOTT SHEPARD						Number BCV194
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HEMLOCK SPRINGS HOME 2018CV194 RAYMOND SHARPLESS, 6 EMERALD WAY, SHICKSHINN NO EXPIRATION

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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

Ad ID:

1137066

Description: Run Dates: Hillard Scott Sheriff Sale 07/04/18 to 07/18/18

Class:

Agate Lines: Blind Box: 312

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

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

\$0.00

Publication Press Enterprise

Start Stop 07/04/1807/18/18 Inserts

Cost \$1,884.00

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

out of the Court of Common Pleas of Columbia County, Petrusylvania and i. I wall expose the following described property at public sale at the Col-Courthouse in the Town of Biodrisburg, County of Columbia, Commonwe trans

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2. Construction on the said primates shall be arrived to imply family house or college with or widout organizations.
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PROPERTY ADDRESS: 96 HEMILOCK SPRINGS DRIVE, SHICKSHINNY, PA 18655

PROPERTY ADDRESS: 96 HEMILDCK SPRINGS DRIVE, SHICKSHINNY, PA 18855 LIPRATA PARCEL MUNISES DO 95:CO21-00,000 Seved and before into execution because the size of a the property of CUTT SHEPHOP HULLARD or and IPRB BANK NA. (c) Countrious Sworth. Teleconist, Inc. COLUMBIA COUNTY SHERRES SALE - Case No CULTIC VISIT Page 20 MILAN, PARIOPHET AT TIME OF SALE. The greates of the IDR page of MILAN, PARIOPHET AT TIME OF SALE. The greates of the IDR page of MILAN, PARIOPHET AT TIME OF SALE. The greates of the IDR page of MILAN, PARIOPHET AT TIME OF SALE. The greates of the IDR page of MILAN, PARIOPHET AT TIME OF SALE. The greates of the IDR page of MILAN, PARIOPHET AT TIME OF SALE. The greates of the IDR page of MILAN, PARIOPHET AT TIME OF SALE. The greates of the IDR page of MILAND COUNTRION OF MILAND COUN

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK vs.	N.A SCOTT SHEPARD				Number 8CV194
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Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
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Name:	SCOTT SHEPARD HILLIARD	Served:	Personally Adu	ult In Charge	· Posted · Other
Primary Address:	96 HEMLOCK SPRINGS DR SHICKSHINNY, PA 18655	Adult In Charge:		ayanad ar in ingang in digang di kering br>Kering di panggang di panggang di kering	The second section of the second section
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HILLIARD, SCOTT SHEPAR

2018CV194

96 HEMLOCK SPRINGS DR, SHICKSHINNY, PA 18655 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK	N.A				Number
vs. HILLIARD,	SCOTT SHEPARD			2018	CV194
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Serve To:	DEDMINI ADEA COLLOGI DISTRICT	Final Services	Personally · Adu	ult In Charge	Posted · Other
Name:	BERWICK AREA SCHOOL DISTRICT	Adult In	/ wda /		
Primary Address:	500 LINE ROAD BERWICK, PA 18603	Charge:	Liw da 1	1eurie	y - y - y - y - y - y - y - y - y - y -
Phone:	DOB:	Relation:	Section of the sectio		
Alternate Address:	1100 FOWLER AVENUE BERWICK, PA 18603	Date:	5-15-18	Time:	14:05
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator:				
Name:	HENRY & BEAVER LLP	Phone:	The state of the s	water care of the months of the world of the contract of	regione was provided to the control of the control
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BERWICK AREA SCHOOL!

2018CV194

500 LINE ROAD, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK vs. HILLIARD,	N.A SCOTT SHEPARD				Number CV194
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Serve To:		Final Servi	ie		
Name:	OCCUPANT	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	96 HEMLOCK SPRINGS DR SHICKSHINNY, PA 18655	Adult In Charge:	Scott 1-	tilliard	an nagara ya kata a
Phone:	DOB:	Relation:	HomeCu	596C	,
Alternate Address:		Date:	5-15-16	Time:	14:24
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96 HEMLOCK SPRINGS DR, SHICKSHINNY, PA 18655 NO EXPIRATION

X

Timothy T. Chamberlain Sheriff



Eari D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Manner:	FNB BANK vs. HILLIARD,	N.A SCOTT SHEPARD					Number CV194
Real Estate Sale - Sale Notice			SERVICE	COVER SHE	ET	·	
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: Final Service: Name: Central Columbia SD Served: Personally: Adult In Charge: Posted: Other Adult in Charge: Phone: 570-784-2850 DOB: Relation: Receptionist Alternate Address: Date: 51:41:8 Time: 6904 Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service De	talls:					
Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Central Columbia SD Served: Personally Adult In Charge Posted Other Adult in Charge: Phone: 570-784-2650 DOB: Relation: Receptionalst Alternate Address: Date: 511418 Time: 6904 Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Category:	Real Estate Sale - S	ale Notice			Zone:	51
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Central Columbia SD Served: Personally Adult In Charge Posted Other Primary 4777 Old Berwick Road Adult In Charge: Posted Other Primary Address: Bloomsburg, PA 17815 Charge: Posted Other Primary Address: Phone: Foo-784-2850 DOB: Relation: Pecceptronial Alternate Address: Date: 5 14 18 Time: 6904 Mileage: Phone: Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Manner:	< Not Specified >	a gala a ala maja a gala a ala a agam maja pigamanganang a gala amananan mangan ang maga daga. Kala ala a ala a ala a ala ang maga ala a agam dagan manga mangan manganan manganan mangan mangan mangan manga	Expires:	NY	Warrant:	
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Address: Bloomsburg, PA 17815 Phone: 570-784-2850 DOB: Relation: Receptionist Alternate Address: Phone: Deputy: H Mileage: Attorney / Originator: Name: HENRY & BEAVER LLP Phone: Mileage: Deputy: Mileage: Mileage: Deputy: Mileage:		A Market Andrews and the second of the secon	ang anggan ang ana anggan ang ang ang an	construction of the second of	Personally · Ad	uit in Charge	Posted · Other
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CENTRAL COLUMBIA SD

2018CV194

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

X

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK vs.					Number 8CV194
HILLIARD,	SCOTT SHEPARD	<u> </u>			
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Serve To:		Final Servi			
Name:	PATRICK O'CONNELL	Served:	Personally Ad	ult in Charge	√Posted · Other
Primary Address:	24 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult in Charge:	Speil	1 Sex	act
Phone:	DOB:	Relation:	LESAL	ACST	
Alternate Address:	14 WEST MAIN STREET BLOOMSBURG, PA 17815	Date:	5(14(18	Time:	0957
Phone:	570-380-1280	Deputy:	4	Mileage:	Sample of the second of the se
Attorney /	Originator:			. The grant	
Name:	HENRY & BEAVER LLP	Phone:		anna a again guita i da ta da a a a a	arian da antigara de la companya de
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O'CONNELL, PATRICK

2018CV194

24 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NO EXPIRATION

FNB BANK vs.	N.A SCOTT SHEPARD				Number 8CV194	
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Serve To:		Final Servi	ce:			20
Name:	BRIAR CREEK TOWNSHIP	Served(Personally P	dult in Charge	· Posted · Other	180
Primary Address:	150 MUNICIPAL ROAD BERWICK, PA 18603	Adult In Charge:	Jamy	EUAN	5	2018CV194
Phone:	DOB:	Relation:	SEC		wan 10, 10, 10, 10, 10, 10, 10, 10, 10, 10,	***
Alternate Address:		Date:	5-14-	Time:	0900	15
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Attorney /	Originator:					NIC
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK vs. HILLIARD,	N.A SCOTT SHEPARD				Number 3CV194
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Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	15 (1904 1996) 1904 MAN 1905 AM	IGHTS	Z	
Serve To: Name:	FNB BANK	Final Servi		dult In Charge ·	Posted Other
Primary Address:	200 S POPLAR STREET BERWICK, PA 18603	Adult In Charge:		WATE	/ws
Phone:	DOB:	Relation:	SELVION	TELLEN	The second secon
Alternate Address:		Date:	5-14-18	Time:	0934
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:				
Name:	HENRY & BEAVER LLP	Phone:	Security and a second s	en warman wan ya ve ve ve ve ve	
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NB BANK

2018CV19

200 S POPLAR STREET, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ROTHERY, JOAN M.

2018CV194

FNB BANK vs. HILLIARD,	N.A SCOTT SHEPARD					Number CV194
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Serve To:			Final Service		<u></u>	
Name:	Joan M. Rethery	CMXX	Served:	Personally : A	Hult In Charge	Posted Other
Primary Address:	122 Twin Church Ro Berwick, PA 18603	oad V	Adult la Charge:	5750	MANE S	LUTKO
Phone:	570-759-2118	DOB:	Relation:	CLEGI	C.	1340
Alternate Address:	A consistent with the interest and the consistent of the consisten	e agumbo (r. 11. representation from the construction of the const	Date:	5-14/18	Time:	0851
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Attorney /	Originator:				Same was a second	
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122 TWIN CHURCH ROAD, BERWICK, PA 18603

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COLUMBIA COUNTY TAX C

2018CV194

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FNB BANK vs. HILLIARD.	N.A SCOTT SHEPARD				Number BCV194
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Name:	Columbia County Tax Office	Served:	Personally · A	ult In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	ELIZASE	77 WH17	ENIGHT
Phone:	570-389-5649 DOB :	Relation:	CLEHL		
Alternate Address:		Date:	5/11/18	Time:	1510
Phone:		Deputy:	The second secon	Mileage:	
Attorney /	Originator:			a mark	
Name:	HENRY & BEAVER LLP	Phone:	2		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FNB BANK vs. HILLIARD,	N.A SCOTT SHEPARD				Number 8CV194	
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Serve To:		Final Servi	236.7447		Section of the sectio	
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Ad	alt In Charge	Posted · Other	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	EILE	en L	&\$ S	
Phone:	Bloomsburg, PA 17815 Phone: DOB: Relation:		CLE	<u>FPK</u>		
Alternate Address:		Date:	5/11/18	Time:	1524	
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Attorney /	Originator:					
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DOMESTIC RELATIONS OF 2018CV194 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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.
- That the said premises and/or improvements thereto shall be used for the dwelling purposes only and no other purposes.
- Construction on the said premises shall be limited to single family house or cottage with or without appurtenances.
- Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved
- No sewage or waste water shall be disposed of, except by an approved septic system.
- Only ordinary household pets shall be kept upon the premises.
- 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.
- 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.
- 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.
- 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: 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

: IN THE COURT OF COMMON PLEAS FNB BANK, N.A.,

Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2018-CV-194

SCOTT S. HILLIARD,

2018-ED-51 Defendant

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 -	744.00
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)2018Seal of the Court Prothonotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

By: <u>ATOMA</u> 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 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

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named Defendant,	claim exemption of property from levy	y 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
evemntir	b. I claim the following exemption (specify the property and basis of

2. From following exem	my property which is in the possession of a third party, I claim the ptions:
	. My \$300.00 statutory exemption: in cash; in kind rty):
b	Social Security benefits on deposit in the amount of \$
c. —	Other (specify amount and basis of exemption):
l reques	t a prompt court hearing to determine the exemption.
Notice of the he	earing should be given to me at
Addre	ss Telephone Number
I understand th	hat the statements made in this Claim for Exemption are true and correct at false statements herein are made subject to the penalties of 18 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., : 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

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

1.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 ED 51

DATE RECEIVED 5-10-	2018		
DOCKET AND INDEX 201	8 CV 194		
	,		
CHECK FOR PROPER	INFO.		
WRIT OF EXECUTION			
COPY OF DESCRIPTION	<u> </u>		
WHEREABOUTS OF LKA			
NON-MILITARY AFFIDAVIT	$\overline{\chi}$		
NOTICES OF SHERIFF SALE	X		
WAIVER OF WATCHMAN	\overline{X}		
AFFIDAVIT OF LIENS LIST			
CHECK FOR \$1,350.00 OR	X CK# 93944		
IF ANY OF ABOVE IS MISSING DO NOT PROCEED			
SALE DATE	July 25, 18 TIME 9:00		
POSTING DATE	<u> </u>	_	
ADV. DATES FOR NEWSPAPER	1 ST WEEK		
	2 ND WEEK		
	3 RD WEEK		



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

Roberta J. Santiago

Heather A. Eggert

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

 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.

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

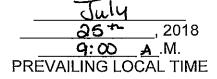
SCOTT S. HILLIARD,

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



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 -	744.00
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.

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., : 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

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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- 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.

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

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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 vs. HILLIARD,	N.A SCOTT SHEPARD				Number 8CV194
Service De		E COVER SHE	ET		
Category:	Real Estate Sale - Sale Notice	w para samapan, as para para papa Managa A. Sp. para Viacania. Sp. para P. para Sinda S. P.		Zone:	51
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SAL		IGHTS		L. Mariero, Control of Control of Control
Serve To: Name:	THOMAS LEIPOLD	Final Servi		Jult In Charge	Bosted · Other
Primary Address:	35 WEST MAIN STREET P.O. BOX 380 PLOOMSPURG BA 17815	Adult In Charge:	MAKINA	Musica	LE.
Phone:	BLOOMSBURG, PA 17815 DOB:	Relation:	tarate	gre	an elan weel and elan assets
Alternate Address:		Date:	5/11/18	Time:	1430
Phone:	To the second control of the second control	Deputy:	<u></u>	Mileage:	
Attorney /	Originator:				
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2018CV194

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

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

: IN THE COURT OF COMMON PLEAS FNB BANK, N.A.,

: COLUMBIA COUNTY, PENNSYLVANIA Plaintiff

: CIVIL ACTION - LAW

VS.

: No. 2018-CV-194

SCOTT S. HILLIARD,

2018-ED-51

Defendant

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.

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., : 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

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.

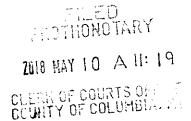
HENRY & BEAVER LLP

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

: IN THE COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

VS.

No. 2018-CV-194

SCOTT S. HILLIARD,

Defendant

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 ゲバ day of

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 FINDHOTARY

2018 MAY 10 A 11: 20

CLEAR OF COURTS OFFICE COUNTY OF COLUMBIA. FA

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

: IN THE COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

VS.

: No. 2018-CV-194

SCOTT S. HILLIARD,

Defendant

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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

1.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	NA NA	No	NA NA
	This response reflects the individuals' active duty s	tatus 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 Componer				
NA NA	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	
AA	NA NA	No	NA	
This	s response reflects whether the individual or his/her unit h	as received early notification to report for act	tive 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.

Sevento

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





US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

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