

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 223783
Customer:
SHERIFF'S OFFICE

Invoice Date: 08/22/2018 11:52:04 AM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201806502 08/22/18 11:52:05 AM	MONTOUR TOWNSHIP
	Grantor - BARTEL, PETRINA			
	Grantee - HSBC BANK USA			
	Consideration -	\$2,650.22		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	<u>\$71.75</u>		
	PAYMENTS			
	CHECK: 8276 - SHERIFF'S OFFICE	<u>\$71.75</u>		
	TOTAL PAYMENTS	<u>\$71.75</u>		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

HSBC BANK NEVADA NA

VS PETRINA BARTEL

NO. 52-2018 ED

NO. 1303-2017 JD

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

BID PRICE (INCLUDES COST) \$ 2598.25

POUNDAGE - 2% OF BID \$ 51.97

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2650.22

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): *Petrina Bartel*

TOTAL DUE: \$ 2650.22

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1300.22

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
HSBC BANK NEVADA, N.A.		PETRINA M BARTEL

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

Sheriff's Sale Date: Wednesday, July 25, 2018
Writ of Execution No. : 2017CV1303
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,650.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Total Sheriff Costs	\$2,526.50

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,598.25**

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



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

July 26, 2018

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

Re: PETRINA BARTEL
 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-8538
 2017-CV-1303

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," and prepare the Sheriff's Deed to **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AP1**, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715.

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "Sierra Singh", written in black ink.

For Phelan Hallinan Diamond & Jones, LLP

PH # 1011755

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Phelan Hallinan Diamond & Jones, LLP		Telephone Number: 215-563-7000	
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza		City Philadelphia	State ZIP Code PA 19103

B. TRANSFER DATA

Date of Acceptance of Document <u>7/26/18</u>			
Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AP1	Telephone Number: (704) 329-3200
Mailing Address PO Box 380, W. Main Street		Mailing Address 3476 STATEVIEW BOULEVARD	
City Bloomsburg	State PA	ZIP Code 17815	City State ZIP Code FORT MILL SC 29715

C. REAL ESTATE LOCATION

Street Address 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-8538		City, Township, Borough MONTOUR TOWNSHIP	
County COLUMBIA	School District BLOOMSBURG AREA S.D	Tax Parcel Number 25 05 02002000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration \$ 2,598.25 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,598.25
4. County Assessed Value \$ 81832.0	5. Common Level Ratio Factor X 3.88	6. Computed Value = \$317,508.16

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

1a. Amount of Exemption Claimed = \$317,508.16	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession _____ (Name of Decedent) Estate File Number _____
- Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default.
(Attach copy of mortgage and note/assignment)
- Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merge, or division (Attach copy of articles)
- *Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party Sierra Grago 	Date 7/26/18
--	------------------------

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

17-815

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>489.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1074.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1324.00</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1513.91</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>1513.91</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 3584.16

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

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

Case Number
2017 CV 01303

SHERIFF'S RETURN OF SERVICE

06/08/2018 09:07 AM - SERVED THE REQUESTED WRIT OF EXECUTION, PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: PETRINA BARTEL AT THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE, 201 MARKET STREET, SUNBURY, PA 17801. BY MARIA BIRSTER

SHERIFF COST: \$59.06

June 27, 2018

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

SERVICE EVENT REPORT
(Served - Sheriff's Office)

Service Details: **Origin: Columbia County**

Category: Personal Property - Other	Expires: 06/11/2018
Manner: Adult in Charge	Warrant:
Notes: WRIT OF EXECUTION, PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR' RIGHTS	

Serve To:

Name: PETRINA BARTEL	Mobile:
Primary Address: 103 EAST AVENUE MOUNT CARMEL, PA 17851	Notes:
Phone: 570-205-2968	

Service Event Details:

Date: 06/08/2018	Category: Served - Sheriff's Office
Notes: SERVED THE REQUESTED WRIT OF EXECUTION, PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBT RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: PETRINA BARTEL AT THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE, 201 MARKET STREET, SUNBURY, PA 17801. BY MARIA BIRSTER	

Delivery Details:

Time In:	Time Out: 9:07 AM	Deputy 1: Edward M. Griffiths
Mileage: 0		Deputy 2:
Accepted:		
Notes:		

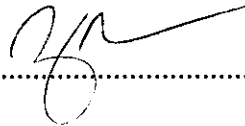
PERSONAL PROPERTY REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
05/25/2018	Advance Fee	Advance Fee	8190	\$0.00	\$100.00
06/08/2018	Docketing			\$9.00	\$0.00
06/08/2018	Executing			\$9.00	\$0.00
06/08/2018	Other			\$10.00	\$0.00
06/08/2018	Service Mileage			\$31.06	\$0.00
06/08/2018	Refund	(PAID 06/08/2018)	421431	\$40.94	\$0.00
				\$100.00	\$100.00

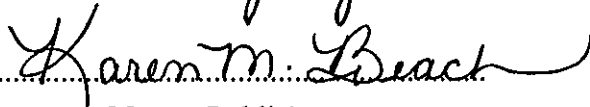
TOTAL BALANCE: \$0.00

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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

.....


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

.....

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Karen M. Beach, Notary Public
Columbia County
My commission expires May 13, 2022
Commission number 1283596
Member, Pennsylvania Association of Notaries

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

.....

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

REAL ESTATE TAX CERTIFICATION

Date: 07/06/2018

Fee: \$5.00

Cert. NO: 32790

BARTEL BRITT A & PETRINA
117 DEUSSEN DRIVE
BLOOMSBURG PA 17815

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

Assessment: 81,832
Balances as of 07/06/2018

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

By: Columbia County Sheriff

Per: _____

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

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

Case Number
2017 CV 01303

SHERIFF'S RETURN OF SERVICE

01/31/2018 11:49 AM - I HEREBY CERTIFY AND RETURN THAT DEPUTY TODD OWENS PERSONALLY SERVED PETRINA BARTEL AT 103 EAST AVENUE, MOUNT CARMEL, PA 17851.

SHERIFF COST: \$59.07

March 15, 2018

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

2017ED125

PERSONAL PROPERTY REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
01/29/2018	Advance Fee	Advance Fee	8070	\$0.00	\$150.00
01/31/2018	Service Mileage	(PAID 03/01/2018)	2-18	\$31.07	\$0.00
02/12/2018	Docketing	(PAID 03/01/2018)	2-18	\$9.00	\$0.00
02/12/2018	Executing	(PAID 03/01/2018)	2-18	\$9.00	\$0.00
02/12/2018	Service Costs	(PAID 03/01/2018)	2-18	\$10.00	\$0.00
02/12/2018	Refund	(PAID 02/12/2018)	416320	\$90.93	\$0.00
				\$150.00	\$150.00

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

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

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

Case Number
2017 CV 01303

SHERIFF'S RETURN OF SERVICE

06/08/2018 09:07 AM - SERVED THE REQUESTED WRIT OF EXECUTION, PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: PETRINA BARTEL AT THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE, 201 MARKET STREET, SUNBURY, PA 17801. BY MARIA BIRSTER

SHERIFF COST: \$59.06

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

June 08, 2018

PERSONAL PROPERTY REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
05/25/2018	Advance Fee	Advance Fee	8190	\$0.00	\$100.00
06/08/2018	Docketing			\$9.00	\$0.00
06/08/2018	Executing			\$9.00	\$0.00
06/08/2018	Other			\$10.00	\$0.00
06/08/2018	Service Mileage			\$31.06	\$0.00
06/08/2018	Refund	(PAID 06/08/2018)	REQ	\$40.94	\$0.00
				\$100.00	\$100.00

TOTAL BALANCE: \$0.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV1303

SHERIFF'S RETURN OF SERVICE

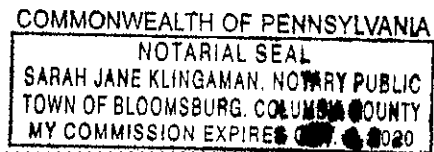
06/05/2018 12:50 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815.

Chris Prescott
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2018



NOTARY

Affirmed and subscribed to before me this
5TH day of JUNE, 2018

Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: (POSTING)

Primary Address: 117 DEUSSEN DRIVE
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-5-18 **Time:** 1250

Deputy: 9 **Mileage:**

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP **Phone:** 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

POSTING

2017CV1303

117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 52

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 117 DEUSSEN DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge (Posted) · Other

Adult In Charge: Door

Relation:

Date: 5/30/18

Time: 0907

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLI

Phone: 215-563-7000

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2017CV1303

117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 52
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

* 103 EAST AVE. MOUNT CARMEL PA 17851

Serve To:

Name: PETRINA M BARTEL
Primary Address: 117 DEUSSEN DRIVE
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address: 103 EAST AVENUE
MOUNT CARMEL, PA 17851
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: SOLD BACK
Relation: MOVED
Date: 5/30/18 **Time:** 1447
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP **Phone:** 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BARTEL, PETRINA M
2017CV1303
117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815
NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-1303

2018-ED-52

COLUMBIA COUNTY

vs.

Petrina Bartel
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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

Judgment Amount	\$169,156.81
Interest From 01/17/2018 to 05/10/2018 (at \$27.81 per diem)	\$3,170.34
Total	\$172,327.15
Interest from 05/11/2018 at \$27.81 per diem	

Costs to be added	\$ _____
Writ Total	\$ _____

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

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

Dated 5/15/18
(SEAL)

PH # 1011755

Hsbc Bank USA, National Association, as Trustee for Nomura	:	COURT OF COMMON PLEAS
Asset Acceptance Corporation Mortgage Pass Through	:	
Certificates, Series 2005-API	:	CIVIL DIVISION
	:	
	Plaintiff :	NO.: 2017-CV-1303
	:	2018-ED-52
	:	COLUMBIA County
	:	
Petrina Bartel		
	Defendant(s)	

vs.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

103 EAST AVENUE
MOUNT CARMEL, PA 17851

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

Your house (real estate) at 117 Deussen Drive, Bloomsburg, PA 17815-8538 is scheduled to be sold at the Sheriff's Sale on July 25 2018 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$169,156.81 obtained by Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2005-API (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

Telephone (800) 692-7375

SHORT DESCRIPTION

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

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

v.

Petrina Bartel

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

117 Deussen Drive, Bloomsburg, PA 17815-8538

Parcel No. 25 05 02002000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

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

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Tax Parcel: 25 05 02002000

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	52
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Michelle Santor		
Relation:	Clerk		
Date:	5/22/18	Time:	1335
Deputy:	19	Mileage:	

Attorney / Originator:

Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2017CV1303 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV1303

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 52
Manner: < Not Specified >	Expires: <input type="text"/>
Warrant: <input type="text"/>	
Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	

Serve To:

Name: Columbia County Tax Office
Primary Address: PO Box 380 Bloomsburg, PA 17815
Phone: 570-389-5649 DOB: <input type="text"/>
Alternate Address: <input type="text"/>
Phone: <input type="text"/>

Final Service:

Served: Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge: Deb Miller
Relation: Clerk
Date: 5/22/18 Time: 1330
Deputy: 19 Mileage: <input type="text"/>

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
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Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1303

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION