

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 05/21/18

Account:

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

Ad ID:	1137688
Description:	PETRINA BARTEL SHER-
IFF SALE 2017CV1303	
Run Dates:	07/04/18 to 07/18/18
Class:	2
Agate Lines:	273
Blind Box:	

Total Ad Cost	\$1,650.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/04/18	07/18/18	3	\$1,650.00

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1303

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JULY 26, 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 CERTAINLY was, 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 Dausson; 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 Orangevale Surveying Consultants, dated November 26, 1976.

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 #35B; Everett E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to 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, her 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 #35B; 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 54 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 610.

EXCEPTING AND RESERVING HEREFROM, an approximate 20 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-mortgagor 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 06 02002000 Premises Being 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-6158.

PROPERTY ADDRESS: 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 25050200200

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

Attorney for the Plaintiff:
PHILAN HALLINAN DIAMOND & JONES LLP TIMOTHY T. CHAMBERLAIN, Sheriff
PHILADELPHIA, PA 215-563-7000 COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, 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, 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.

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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.

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

Tax Parcel: 25 05 02002000

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

PROPERTY ADDRESS: 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25050200200

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

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

Attorney for the Plaintiff:
PHELAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

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

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	\$ _____

Dated

5/15/18
(SEAL)

PH # 1011755

Barbara N. Proth
(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

5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

117 DEUSSEN DRIVE
BLOOMSBURG PA, 17815

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

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

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

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION

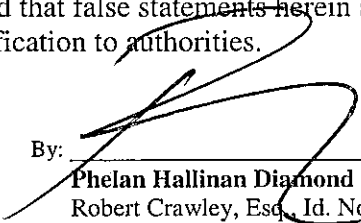
6TH FLOOR, STRAWBERRY SQUARE
DEPT. #280601
HARRISBURG, PA 17128

DEPARTMENT OF HUMAN SERVICES
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM

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

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: 5/19/2018

By: 
Phelan Hallinan Diamond & Jones, LLP
Robert Crawley, Esq., Id. No. 319742
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

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

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

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

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

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

Telephone (800) 692-7375

REAL ESTATE OUTLINE

ED # 2018 ED52

DATE RECEIVED May 15 2018
DOCKET AND INDEX 2017 CV 1303

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001720701</u>

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

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

THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA (Williamsport)

IN RE: :
PETRINA M BARTEL : BK. No. 4:18-bk-00655-JJT
A/K/A PETRINA BARTEL :
Debtor : Chapter No. 7
 :
HSBC BANK USA, NATIONAL :
ASSOCIATION, AS TRUSTEE FOR NOMURA :
ASSET ACCEPTANCE CORPORATION :
MORTGAGE PASS THROUGH : 11 U.S.C. §362
CERTIFICATES, SERIES 2005-API :
Movant :
v. :
PETRINA M BARTEL :
A/K/A PETRINA BARTEL :
BRITT A. BARTEL :
and :
LAWRENCE G. FRANK Trustee, ESQUIRE :
(TRUSTEE) :
Respondents

**ORDER GRANTING RELIEF FROM §362 AUTOMATIC STAY
WITH RESPECT TO 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815 N/K/A
117 DEUSSEN DR, BLOOMSBURG, PA 17815-8538**

Upon consideration of Motion of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-API (Movant), it is:

ORDERED AND DECREED: that Movant shall be permitted to reasonably communicate with Debtor(s) and Debtor's counsel to the extent necessary to comply with applicable nonbankruptcy law; and it is further;

ORDERED that Relief from the Automatic stay of all proceedings, as provided under 11 U.S.C. §362 is granted with respect to, 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815 N/K/A 117 DEUSSEN DR, BLOOMSBURG, PA 17815-8538 (hereinafter the Premises) (as more fully set forth in the legal description attached to the Mortgage of record granted against the Premises), as to allow Movant, its successors or assignees, to proceed with its rights under the terms of said Mortgage.

Dated: April 18, 2018

By the Court,



John J. Thomas, Bankruptcy Judge (PR)

Notice Recipients

District/Off: 0314-4

User: JGoodling

Date Created: 4/18/2018

Case: 4:18-bk-00655-JJT

Form ID: pdf010

Total: 2

Recipients of Notice of Electronic Filing:

aty	Daniel J. Rheam	court@rheamlaw.com
aty	Jerome B Blank	pamb@fedphe.com

TOTAL: 2

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

Attorneys for Plaintiff

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

Plaintiff

v.

Petrina Bartel

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2017-CV-1303
: 2018-ED-52
:
: COLUMBIA County
:

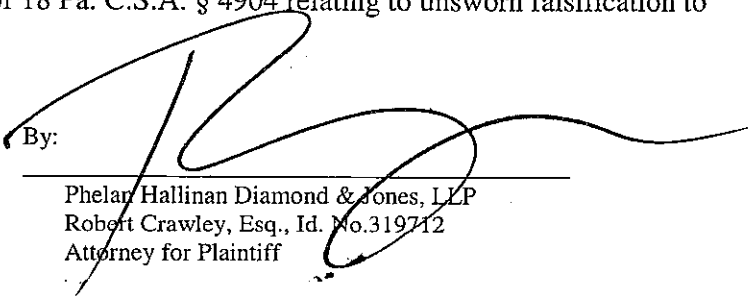
CERTIFICATION

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

- the mortgage is an FHA Mortgage
- the premises is non-owner occupied
- the premises is vacant
- Act 91 procedures have been fulfilled
- Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:



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

SHORT DESCRIPTION

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

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

v.

Petrina Bartel

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

117 Deussen Drive, Bloomsburg, PA 17815-8538

Parcel No. 25 05 02002000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

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

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

Tax Parcel: 25 05 02002000

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

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

Attorney for Plaintiff

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

VERIFICATION OF NON-MILITARY SERVICE

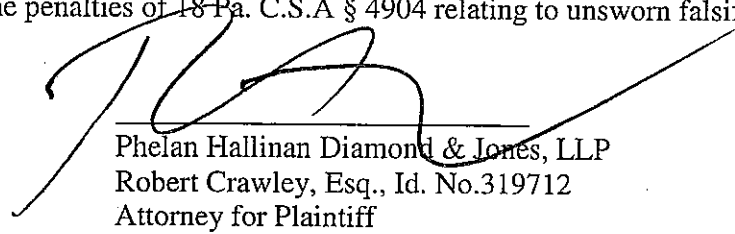
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

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

(c) that Mortgagor BRITT A. BARTEL is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

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



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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2005-AP1	No.: 2017-CV-1303 <div style="font-size: 1.5em; text-align: center;">2018-ED-52</div>
Defendant Petrina Bartel	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE **AT** {

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
117 Deussen Drive
Bloomsburg, PA 17815-8538

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 5/14/2008
---	-----------------------------------	-------------------

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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

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

Plaintiff Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2005-AP1	No.: 2017-CV-1303 <div style="font-size: 1.2em; font-family: cursive;">2018-ED-52</div>
Defendant Petrina Bartel	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE **AT** {

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
117 Deussen Drive
Bloomsburg, PA 17815-8538

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="font-size: 1.2em; font-family: cursive;">5/14/2015</div>
---	-----------------------------------	--

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

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

RETURNED:

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

SHERIFF'S RETURN

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

Plaintiff

vs.

Petrina Bartel

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2017-CV-1303

No.: 2018-ED-5 2018-ED-52

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me
this _____
day of _____ 20__

So Answers,

BY: _____

Notary Public

Sheriff

return

20____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

**SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN**

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

Expiration date

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

No.: 2017-CV-1303
No.: 2018-ED-5

2018-ED-52

Defendant
Petrina Bartel

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

Bloomsburg, PA 17815-8538

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

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

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

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
_____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
5/14/2018

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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



71901140006000130230

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



71901140006000130261

RBS CITIZENS N.A.
450 E BOUNDARY STREET

CHAPIN SC 29036

Document Receipt

Trans #	13230	Carrier / service:	USPS Server	First-Class Mail®	5/21/2018 12:00:00 AM
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Ship to:

RBS CITIZENS N.A.
450 E BOUNDARY STREET

Tracking #:	71901140006000130261
Doc Ref #:	2018ED52
Postage	5.4200

CHAPIN SC 29036

Document Receipt

Trans # 13230 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

RBS CITIZENS N.A.
450 E BOUNDARY STREET

Tracking #: 71901140006000130261
Doc Ref #: 2018ED52
Postage 5.4200

CHAPIN SC 29036

Document Receipt

Trans # 13229 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

RBS CITIZENS NA
10561 TELEGRAPH ROAD

Tracking #: 71901140006000130254
Doc Ref #: 2018ED52
Postage 5.4200

GLEN ALLEN VA 23036

Document Receipt

Trans # 13229 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

RBS CITIZENS NA
10561 TELEGRAPH ROAD

Tracking #: 71901140006000130254
Doc Ref #: 2018ED52
Postage 5.4200

GLEN ALLEN VA 23036

Document Receipt

Trans # 13228 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000130247

Doc Ref #: 2018ED52

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans # 13227 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000130230

Doc Ref #: 2018ED52

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 13226 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000130223

Doc Ref #: 2018ED52

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 13225 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000130216

Doc Ref #: 2018ED52

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans # 13226 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000130223

Doc Ref #: 2018ED52

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 13228 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000130247

Doc Ref #: 2018ED52

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans # 13225 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000130216

Doc Ref #: 2018ED52

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans # 13224 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000130209

Doc Ref #: 2018ED52

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans # 13224 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000130209

Doc Ref #: 2018ED52

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans # 13224 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000130209

Doc Ref #: 2018ED52

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans # 13224 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000130209

Doc Ref #: 2018ED52

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans # 13223 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE

1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000130193

Doc Ref #: 2018ED52

Postage 5.4200

PITTSBURGH PA 15222

Document Receipt

Trans # 13223 Carrier / service: USPS Server First-Class Mail® 5/21/2018 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE

1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000130193

Doc Ref #: 2018ED52

Postage 5.4200

PITTSBURGH PA 15222

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

TD Bank, NA
3-180/360

001720701

DATE
5/14/2018

AMOUNT
*****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

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

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001720701⑈ ⑈036001808⑈ 361508666⑈

Security Features Included. Details on back.

SECURITY FEATURES INCLUDED