Press - Enterprise

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Ad ID: Description: 1137688

PETRINA BARTEL SHER-

IFF SALE 2017CV1303

07/04/18 to 07/18/18

Run Dates: Class:

Agate Lines: Blind Box:

273

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

\$1,650.00

Amount Paid \$0.00

Publication Press Enterprise

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

Cost \$1,650.00

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

issued out of the Court of Convinon Pleas of Columbia County, Pennsylvaria, and to me directed. I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Boomsburg, County of Columbia, Commonwealth of Pennsylvaria on:

WEDNESDAY, JULY 25, 2018 AT 9:00 O'CLOCK A.M.

WENNESDAY, JULY 26, 2018 AT 900 OCLOCK A.M. All parties in interest and claimants are further notified that a proposed schedule of denotions will be on the in-the Sheriffs Office no ties than thany (30) diagrathor the idea of the laid of any property sold heaunder, and distribution of the proceeds will be made in accordance with the schedule for (10) days after soft then, unable proceeds will be made in accordance with the schedule for (10) days after soft they unable proceeds will be used in Monte of the schedule of the

dated November 26, 1976.

EXCEPTING AND RESERVING, unto Eleanor E. Keller, single, Esther E. McFaddert, widow, Mary John Cobb, widow. Franços Parior and Robert E. Parker, her husband, their hers and assigns the use in common with Ruthard Christian, his hers and assigns as 50 foot ingheto-way cross the Northern also of the above described premises for the purpose of ingress, signals and regimes to and from other lands now or formerly of Eleanor E. Keller, single, Esther E. McFaddert, widow, Mary John Cobb, widow. Frances parker and Robert E. Parker, her husband, to Township Route #308. Eleanor E. Keller, single, Esther E. McFaddert, widow, Mary John Cobb, widow. Frances Parker and Robert E. Parker, her husband, do harther grant, bergala, and selv unto Richard Christian, this host Robert E. Parker, her husband, do harther grant, bergala, and selv unto Richard Christian, this host Robert E. Arbert, her husband, do harther grant, bergala, and selv unto Richard Christian, this host and close the participant of the premises conveyed by Blanner E. Keller, single, Esther E. McFaddert, work, Mary John Cobb, widow, Frances parker and Robert E. Parker, her husband, to James C. Roed and Catherina A. Reed, lies was, for the purposa of ingress, expess and regimes to an advised and some of seminary of state of those the Parker hard host of seminary of state of those the purposa of the purposa of ingress to a result of the purposa of the

SCEEPTING AND RESERVING HEREFROM, an argraximante 30 foot wide atrop of land along the Northern boundary live of said above heveir discretiod promises as awarded by Action in Epistement, recorder in the Office of the Productory in and for Columbia County Periodynaic, as No. 1235-1979. THE TO SAID PREMISES IS VESTED IN BRITT A BANTELL AND PETRINA BARTEL, HIS VMFE, by Deed from MICHAEL HITZ-PARTICK, AND STAECTY A. HTZSAITICK, HIS VMFE, Doald 101/44/2004, instrument NO. 200411736. BRITT A. BARTEL was a common owner of the mordigaged permises as a termort by die metrely, by virtual of BRITT A. BARTELS when on or about 12/13/2014, his ownership intensit was automatically visited in this surviving lemant by the entirety. In Exp. 1256 02002000 Promises Beng: 117 DEUSSEN DRIVE BLOOMSBURG PA 17815-8538

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

SUPPLY TAX PARCEL NUMBER 25050200200

Supply and taken into execution to be sold as the property of PETRINA M BARTEL in suit of HSBC BAMS. NEWADA, NA. TERMS OF SALE MININUM PAYMENT AT TIME OF SALE The greater of ten 10% is person to the bid ince or conscipping bid in sale). Minimum payment is to be paid in each, certified check or caskers, tenck at time of sale. REMAINING BALANCE OF BID PRICE. Any romaining amount of the bid price is to be paid in each carried check or caskers, tenck at time of sale. REMAINING BALANCE OF BID PRICE. Any romaining amount of the bid price is to be odiviniting big (8) days site in the sale in each carried check or caskers the MINOR TANT NOTICE FOR FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TRANS MAY RESULT IN SERIOUS FRANCIAL CONSECUTION OF THE BIDDER DO NOT FOR UNITED STANDARD SHARANCIAL CONSECUTION OF THE BIDDER DO NOT FOR UNITED STANDARD SHARANCIAL CONSECUTION OF THE BIDDER DO NOT FOR UNITED STANDARD SHARANCIAL CONSECUTION OF THE BIDDER DO NOT FOR UNITED STANDARD SHARANCIAL CONSECUTION OF THE BIDDER DO NOT FOR UNITED STANDARD SHARANCIAL CONSECUTION OF THE BIDDER DO NOT FOR UNITED STANDARD SHARANCIAL CONSECUTION OF THE BIDDER DO NOT FOR UNITED STANDARD SHARANCIAL CONSECUTION OF THE BIDDER DO NOT FOR UNITED STANDARD SHARANCIAL CONSECUTION OF THE BIDDER DO NOT FOR UNITED STANDARD SHARANCIAL CONSECUTION OF THE BIDDER ON THE BIDDER STANDARD STAND

Attorney for the Plaintiff:
PHELAN HALLINAN DIAMOND 6 JONES LLP TIMOTHY T. CHAMBERLAIN, Sheriff
PHILADELPHIA, PA 215-563-7000 COLUMBIA COUNTY, Parnisylvania

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

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

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

FURTHER SUBJECT to a right-of-way Agreement concerning the said 50 foot right-of-way dated December 30, 1976 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Miscellaneous Book 55 at Page 332. AND FURTHER SUBJECT to a Bell Telephone Company of Pennsylvania right-of-way recorded July 26, 1976 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Miscellaneous Book 54 at Page 650.

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

TITLE TO SAID PREMISES IS VESTED IN BRITT A. BARTELL AND PETRINA BARTEL, HIS WIFE, by Deed from MICHAEL H. FITZPATRICK AND STACEY A. FITZPATRICK, HIS WIFE, Dated 10/14/2004, Recorded 10/14/2004, Instrument NO. 200411736. BRITT A. BARTEL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of BRITT A. BARTEL's death on or about 12/13/2014, his ownership interest was automatically vested in the surviving tenant by the entirety. Tax Parcel: 25 05 02002000

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

UPI / TAX PARCEL NUMBER: 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 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: 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

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 Interest From 01/17/2018 to 05/10/2018 (at \$27.81 per diem) Interest from 05/11/2018 at \$27.81 per diem

Costs to be added Writ Total

\$169,156.81

\$3,170.34 \$172,327.15

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

COURT OF COMMON PLEAS

2018-ED-52

CIVIL DIVISION

NO.: 2017-CV-1303

COLUMBIA COUNTY

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

PH # 1011755

Hsbc Bank USA, National Association, as Trustee for

Nomura Asset Acceptance Corporation Mortgage Pass

Through Certificates, Series 2005-AP1

PLAINTIFF

V.

CIVIL DIVISION

:

CASE NO. 2017-CV-1303

COURT OF COMMON PLEAS

2018-ED-52

PETRINA BARTEL DEFENDANT(S) **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-AP1, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-8538.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

PETRINA BARTEL

117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-

8538

103 EAST AVENUE, MOUNT CARMEL, PA 17851

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

PETRINA BARTEL

117 DEUSSEN DRIVE, BLOOMSBURG, PA

17815-8538

103 EAST AVENUE, MOUNT CARMEL, PA 17851

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

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

RBS CITIZENS, N.A.

10561 TELEGRAPH ROAD GLEN ALLEN, VA 23059

RBS CITIZENS, N.A. C/O DEBORA C. COX

450 E. BOUNDARY ST **CHAPIN, SC 29036**

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

SOLUTIONS

450 EAST BOUNDARY STREET

CHAPIN, SC 29036-9911

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

6TH FLOOR, STRAWBERRY SQUARE

PO BOX 11754

HARRISBURG, PA 17108-1754

COMMONWEALTH OF PENNSYLVANIA

BUREAU OF INDIVIDUAL TAX

INHERITANCE TAX DIVISION

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: 5/14/2014

Phelan Hallinan Diamond & Jones, LLP

Robert Crawley, Esq., Id. No.319712

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 <u>215-563-7000</u>.
- 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 <u>215-563-7000</u>.
- 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#<u>2018 ED</u>52

DATE RECEIVED 🐞 🌱	May 15 2018		
DOCKET AND INDEX 2017	CV 1303		
CHECK FOR PROPER WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT	X INFO. X X X		
NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN	X		
AFFIDAVIT OF LIENS LIST	<u> </u>		
CHECK FOR \$1,350.00 OR	<u> </u>	CK# <u>00</u>	1720701
IF ANY OF ABOVE IS MISSIN	NG DO NOT PRO	CEED	
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	July 25, 18 1 ST WEEK 2 ND WEEK 3 RD WEEK	TIME9:	

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

CERTIFICATES, SERIES 2005-AP1

11 U.S.C. §362

Movent

Movant

ovani,

4 30 000

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-AP1 (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

COURT OF COMMON PLEAS

2005-AP1

CIVIL DIVISION

Plaintiff

: NO.: 2017-CV-1303

2018-ED-52

Petrina Bartel

v.

Defendant(s)

COLUMBIA County

CERTIFICATION

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

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- (X) the premises is vacant
- (X) 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

Petrina Bartel

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

<u>117 Deussen Drive, Bloomsburg, PA 17815-8538</u> <u>Parcel No. 25 05 02002000</u>

(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;

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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.

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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

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 :

Acceptance Corporation Mortgage Pass Through Certificates,

Series 2005-AP1

Petrina Bartel

VS.

COLUMBIA County

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-1303 2018-EP-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		CTIONS: Please type or print legibly, ins	
PROCESS RECEIPT and AFFIDAVIT OF RET		y of all copies. Do not detach any copies.	
	Expiration		
Plaintiff		No.: 2017-CV-1303	
Hsbc Bank USA, National Association, as Trustee for Nomura Ass Corporation Mortgage Pass Through Certificates, Series 2005-AP1		0, 5 ~	
		2018-ED-52	
Defendant		Type or Writ of Complaint	
Petrina Bartel		EXECUTION/NOTICE OF SALE	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESCRIPTION OF	F PROPERTY TO BE LEVIED, ATTACHED OR SALE.	
AT PETRINA BARTEL ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and			
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 117 Deussen Drive	Zip Code)		
(
Bloomsburg, PA 17815-8538			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERVICE	3.	
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW,	DA da hanaha damatina tha	Charite of	
County, to execute the within and make return thereof according to law.	, Pre do ne reby deputize the	Sherii oi	
,,			
	Sheriff of COLUMBIA	A County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN — Any de	eputy sheriff levying upon or attaching any	
property under within writ may leave same without a watchman, in custody of	f whomever is found in posse	ssion, after notifying person of levy or	
attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	iff herein for any loss, destruc	ction or removal of any such property before	
Signature of Attorney or other Originator requesting service on behalf of XX Plain		e Number Date	
_ Def	fendant		_
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouley	ard, Suite 1400 (215)56	$3-7000$ $\frac{1}{2}$	7
ADDRESS: One ∳enn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	ard, Suite 1400 (215)56	53-7000 7/14/20, 8	<u></u>
Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFI	. (210)23	F WRITE BELOW THIS LINE	<u></u>
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Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFI PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this day	FONLY — DO NO	F WRITE BELOW THIS LINE Court Number	
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Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFI PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this day	F ONLY — DO NO	F WRITE BELOW THIS LINE Court Number	
Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFI PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this day	FONLY — DO NOT SO ANSWERS Signature of Dep. Sheriff Signature of Sheriff	F WRITE BELOW THIS LINE Court Number Date	
Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFI PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this day	FONLY — DO NOT	F WRITE BELOW THIS LINE Court Number Date	

SHERIFF'S	S DEPAR	TME	NT	
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TROCLOS RECENT and ATTEMATION RET		xpiration		· · · · · · · · · · · · · · · · · · ·
Plaintiff Hsbc Bank USA, National Association, as Trustee for Nomura Association Mortgage Pass Through Certificates, Series 2005-AP1	et Acceptance		No.: 2017-CV-1303	- 52
Defendant			Type or Writ of Comp	plaint
Petrina Bartel			EXECUTION/NO	OTICE OF SALE
AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE PETRINA BARTEL ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Z 117 Deussen Drive		PTION OF P	ROPERTY TO BE LEV	IED, ATTACHED OR SALE.
Bloomsburg, PA 17815-8538				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING S	SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW, , 20 , I, Sheriff of COLUMBIA County,	DA do harabu dan	uitize the Ci	heriff of	·
County, to execute the within and make return thereof according to law.	, FA do neteby dep	outize the Si	lierini oi	
	Shariff of CC	TIMBIA	County, Penna.	
	Sheriii oi CC	JUUNDIA	County, Fema.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plainting sheriff's sale thereof.	whomever is found	d in possess	sion, after notifying pe	rson of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plain		Telephone	Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814	endant ard, Suite 1400	(215)563	-7000	5114/2018
SPACE BELOW FOR USE OF SHERIFF	FONLY — D	O NOT	WRITE BELC	W THIS LINE
PLAINTIFF			Court Number	
	÷			
				4
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep.	Sheriff		Date
	5 			
of20	Signature of Sheri	iff		Date
	6			··
	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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

No.: 2017-CV-1303

No.: 2018-ED-5

2018-ED-52

ISSUED

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	Defendants	
NOW,	20I,	High Sheriff of Columbia County, Pennsylvania, o
hereby deputize the Sheriff of		County, Pennsylvania, to execute this Writ. This deputation bei
made at the request and risk of the Plaintiff.		
Defendants alleged address is		
		Sheriff, Columbia County, Pennsylvania
		By Deputy Sheriff
	AFFIDAVIT	OF SERVICE
Now,	20, at	O'Clock m., served the within
upon		at
		by handing to
		a true and correct copy of the original Notice of
	•	
Sale and made known to		the contents thereof.
Sworn and Subscribed before me		So Answers,
this		
day of	20	
		BY:
Notary Public		Sheriff
		20, See return endorsed hereon by Sheriff
		County Downsylvania and made a most of this
return		
		So Answers,
		Sheriff
		Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE			pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN	ROCESS RECEIPT and AFFIDAVIT OF RETURN readability of all copies. Do not detach any copies Expiration date		
Plaintiff	Expiratio		
Hsbc Bank USA, National Association, as Trustee for Nomura Asset Ac Corporation Mortgage Pass Through Certificates, Series 2005-API	eceptance	No.: 2017-CV-1303 No.: 2018-ED-5	
		2018-E	D-52
Defendant Petrina Bartel		Type or Writ of Comp EXECUTION/NO	
CONTE	E OR DESCRIPTION OF		2-2
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE	E OR DESCRIPTION OF	PROPERTY TO BE LEV	ED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Coo 117 Deussen Drive	de)		
Bloomsburg, PA 17815-8538			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	PEDITING SERVICE	•	
DI EACE DACT THE DEFINICES WITH THE CHEDIEF'S HAND	DITT OF CATE		
PLEASE POST THE PREMISES WITH THE SHERIFF'S HAND. NOW,, 20, I, Sheriff of COLUMBIA County, PA d		heriff 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 W property under within writ may leave same without a watchman, in custody of whom attachment without liability on the part of such deputy or sheriff to any plaintiff here sheriff's sale thereof.	never is found in posses	ssion, after notifying pe	rson of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone	Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814	t nite 1400 (215)56	3-7000	5/14/2018
SPACE BELOW FOR USE OF SHERIFF ON	ILY — DO NOT	WRITE BELO	W THIS LINE
		Court Number	
PLAINTIFF		Court Number	
		Court Number	
PLAINTIFF RETURNED:		Court Number	
RETURNED: AFFIRMED and subscribed to before me this day SO A	NSWERS	Court Number	Date
RETURNED: AFFIRMED and subscribed to before me this day SO A Signal	NSWERS ature of Dep, Sheriff	Court Number	Date
RETURNED: AFFIRMED and subscribed to before me this day SO A Sign: of 20	ature of Dep, Sheriff	Court Number	
RETURNED: AFFIRMED and subscribed to before me this day SO A Sign: of 20		Court Number	Date
RETURNED: AFFIRMED and subscribed to before me this day SO A Signal of 20 Signal	ature of Dep, Sheriff	Court Number	
RETURNED: AFFIRMED and subscribed to before me this day SO A Signal of 20 Signal	ature of Dep, Sheriff	Court Number	

Columbia County Sheriff
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

RBS CITIZENS N.A. 450 E BOUNDRY STREET

CHAPIN

SC 29036

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DEPARTMENT 281230 Tracking #: 71901140006000130216

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET

Tracking #:

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Doc Ref #:

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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

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Security Features Included.

AMOUNT ****\$1,350.00

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

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

TO THE ORDER OF

36 1508666II #001720701# #036001808#