

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 225186	Invoice Date: 10/24/2018 11:27:41 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	201808200	BERWICK BORO
	Grantor - GARRISON, THOMAS M -SR		10/24/18 11:27:43 AM	
	Grantee - HSBC BANK USA			
	Consideration - \$2,833.43			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$72.75		
	PAYMENTS			
	CHECK: 8343 - SHERIFF	\$72.75		
	TOTAL PAYMENTS	\$72.75		
	AMOUNT DUE	\$72.75		
	PAYMENT ON INVOICE	(\$72.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

HSBC BANK USA VS JOLYNN GARRISON

NO. 86-2018 ED

NO. 697-2018 JD

DATE/TIME OF SALE: OCTOBER 3, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2777.87

POUNDAGE – 2% OF BID \$ 55.56

TRANSFER TAX – 2% OF FAIR MKT \$ _____

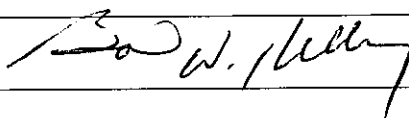
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2833.43

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2833.43

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1483.43

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
HSBC BANK USA

vs.

Defendant
THOMAS M GARRISON, SR
JOLYNN GARRISON
THE UNITED STATES OF AMERICA

Attorney for the Plaintiff:
STERN & EISENBERG, PC
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, October 3, 2018
Writ of Execution No. : 2018CV697
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1185 FERRIS AVENUE, BERWICK, PA 18603

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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,308.00
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	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Total Sheriff Costs	\$2,105.00

Municipal Costs

Sewer	\$600.12
Total Municipal Costs	\$600.12

Distribution Costs

Recording Fees	\$72.75
Total Distribution Costs	\$72.75

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

Location of the real estate: 1185 FERRIS AVENUE, BERWICK, PA 18603

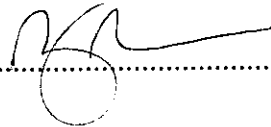
Grand Total:

\$2,777.87


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

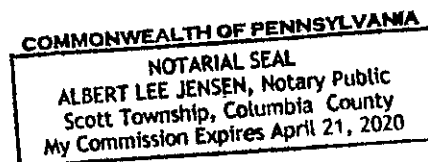
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula 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 September 12, 19, 26, 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 26 day of September 2018

.....

(Notary Public)



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.

.....

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

October 4, 2018

Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: HSBC Bank USA, N.A. as Trustee for the registered holders of the Renaissance
Home Equity Loan Asset-Backed Certificates, Series 2004-4
v. Thomas M. Garrison Sr. and Jolynn M. Garrison and The United States of
America
Docket No. 2018-CV-697
Premises: 1185 Ferris Avenue, Berwick, PA 18603

Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on October 3,
2018 kindly assign my bid as attorney on the Writ to:

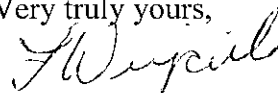
HSBC Bank USA, N.A. as Trustee for the registered holders of the Renaissance Home
Equity Loan Asset-Backed Certificates, Series 2004-4

c/o Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Enclosed please find Realty Transfer Tax Statements of Value in duplicate, as well as
copies of the recorded Mortgage and any applicable Assignments. Also enclosed please find a
check in the amount of \$1,483.43 which is the amount necessary to settle with the Sheriff. Please
have the Sheriff's Deed prepared and recorded as soon as possible and returned to our office in
the enclosed, self-addressed, stamped envelope.

Thank you.

Very truly yours,



Legal Assistant
STERN & EISENBERG PC

Enclosures



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 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 Recorder 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 Stern & Eisenberg, PC		Telephone Number: (215) 572-8111	
Mailing Address 1581 Main Street, Suite 200	City Warrington	State PA	ZIP Code 18976

B. TRANSFER DATA

Date of Acceptance of Document		/ /		HSBC Bank USA, N.A. as Trustee for the registered holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-4	
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622			Telephone Number: (215) 572-8111	
Mailing Address 35 West Main Street		Mailing Address c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Ste 100			
City Bloomsburg	State PA	ZIP Code 17615	City West Palm Beach	State FL	ZIP Code 33409

C. REAL ESTATE LOCATION

Street Address 1185 Ferris Avenue, Berwick, PA 18603		City, Township, Borough Borough of West Berwick	
County Columbia	School District Berwick Area School District	Tax Parcel Number 04C-02-16900000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 1,483.43	2. Other Consideration + 0.00	3. Total Consideration = 1,483.43
4. County Assessed Value 36,535.00	5. Common Level Ratio Factor x 3.88	6. Computed Value = 141,755.80

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

1a. Amount of Exemption Claimed 100.00 %	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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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.)
- ☐ Transfers to the commonwealth, the U.S. 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 or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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 	Date 10/04/18
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

SHERIFF'S SALE COST SHEET

18-697
Garrison

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>412.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1308.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1558.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</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>600.12</u>	
WATER 20	\$	
TOTAL *****		\$ <u>600.12</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2777.87

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 07/26/18

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1143513
Description: GARRISON SHERIFF SALE
Run Dates: 09/12/18 to 09/26/18
Class: 2
Agate Lines: 216
Blind Box:

Total Ad Cost \$1,308.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/12/18	09/26/18	3	\$1,308.00

SHERIFF'S SALE
BY VIRTUE OF A WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
NO. 2018CV697

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, OCTOBER 03, 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 THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND FORMERLY SITUATE IN THE BOROUGH OF WEST BERWICK, NOW THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: PARCEL NO. 1: BEGINNING ON FERRIS AVENUE AT THE CORNER OF LOT NO. 489; THENCE IN A WESTERLY DIRECTION ALONG FERRIS AVENUE A DISTANCE OF 45' TO WARREN ST.; THENCE IN A NORTHERLY DIRECTION ALONG WARREN ST. A DISTANCE OF 160' TO A 15' ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 45' TO A CORNER OF LOT NO. 489; THENCE IN A SOUTHERLY DIRECTION ALONG LOT NO. 489 A DISTANCE OF 160' TO FERRIS AVENUE, THE PLACE OF BEGINNING, BEING LOT NO. 490. PARCEL NO. 2: BEGINNING ON THE NORTH SIDE OF FERRIS AVE. AT CORNER OF LOT NO. 490; THENCE IN AN EASTERLY DIRECTION ALONG FERRIS AVE. A DISTANCE OF 45' TO A CORNER OF LOT NO. 448; THENCE IN A NORTHERLY DIRECTION A DISTANCE OF 45' TO CORNER OF LOT NO. 490; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 160' TO FERRIS AVE, THE PLACE OF BEGINNING, BEING LOT NO. 489 OF BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO BERWICK, FORMERLY WEST BERWICK, BEING PART OF WHAT WAS FORMERLY KNOWN AS THE FERRIS FARM, SEE PLOT PLAN RECORDED IN BLOOMSBURG IN MISCELLANEOUS BOOK NO. 8, PAGE 366. PARCEL # 04C-02-169 BEING KNOWN AS 1185 Ferris Avenue, Berwick, PA 18603 BEING the same premises which Jane H. Kellogg and James Kellogg, her husband, Jeffrey G. Hunchar, by Deed dated August 8, 2001 and recorded August 20, 2001 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200108226, granted and conveyed unto Thomas M. Garrison and Sr. and Jolynn M. Garrison, his wife, their heirs and assigns.

PROPERTY ADDRESS: 1185 FERRIS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-169 Seized and taken into execution to be sold as the property of THOMAS M GARRISON, SR, JOLYNN GARRISON, THE UNITED STATES OF AMERICA in suit of HSBC BANK USA. **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:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111 Facsimile: (215) 572-5025

August 30, 2018

RE: HSBC Bank USA, N.A., et al.
V. Thomas M Garrison Sr. and Jolynn M Garrison and The United States of America
C.C.P. COLUMBIA COUNTY NO. 2018-CV-697

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find an Amended 3129.1 and a Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours,

STERN & EISENBERG, PC

S&E/lw
Enclosure

cc: Sheriff's Office – Real Estate Division

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
JENNIE TSAI, ESQUIRE (315213)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

HSBC Bank USA, N.A. as Trustee for the
registered holders of the Renaissance Home Equity
Loan Asset-Backed Certificates, Series 2004-4 c/o
Ocwen Loan Servicing, LLC
Plaintiff

Civil Action No. : 2018-CV-697

v.

MORTGAGE FORECLOSURE

Thomas M Garrison Sr.
and
Jolynn M Garrison
and
The United States of America
Defendant

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1185 Ferris Avenue, Berwick, PA 18603**:

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

Thomas M Garrison Sr.
1185 Ferris Avenue
Berwick, PA 18603

Jolynn M Garrison
1185 Ferris Avenue
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Thomas M Garrison Sr.
1185 Ferris Avenue
Berwick, PA 18603

Jolynn M Garrison
1185 Ferris Avenue
Berwick, PA 18603

The United States of America, Dept of Treasury
Internal Revenue Service
c/o U.S. Attorney's Office
615 Chestnut Street, Suite 1250
Philadelphia, PA 19106

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

N/A

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

N/A

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

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128

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:

N/A

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County
Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

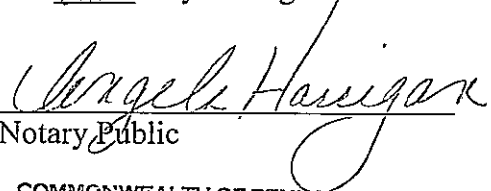
Tenant(s)/Occupant(s)
1185 Ferris Avenue
Berwick, PA 18603

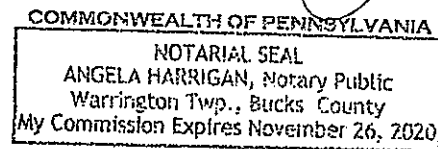
Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

Date: August 28, 2018

Sworn to and subscribed before me
this 28th Day of August, 2018.


Notary Public



STERN & EISENBERG, PC


By: 

Edward J. McKee, Esq.
Attorney for Plaintiff

CERTIFICATE OF COMPLIANCE

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

Submitted by: Counsel for Plaintiff

Signature: 

Name: Edward J. McKee, Esquire

Attorney No. (if applicable): 316721

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
WILLIAM E. MILLER, ESQUIRE (308951)
EDWARD J. MCKEE, ESQUIRE (316721)
ANDREW J. MARLEY, ESQUIRE (312314)
JESSICA N. MANIS, ESQUIRE (318705)
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1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

HSBC Bank USA, N.A. as Trustee for the registered
holders of the Renaissance Home Equity Loan
Asset-Backed Certificates, Series 2004-4 c/o Ocwen
Loan Servicing, LLC
Plaintiff

v.
Thomas M Garrison Sr.
and
Jolynn M Garrison
and
The United States of America
Defendant

Civil Action No.: 2018-CV-697

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, EDWARD J. MCKEE, ESQ., attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendants by certified mail, return receipt requested and regular mail on August 28, 2018 as evidenced by copy of certified mail receipts and certificate of mailing attached.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on August 28, 2018 as evidenced by copy of certificates of mailing attached.

STERN & EISENBERG, PC

BY 

EDWARD J. MCKEE
Attorney for Plaintiff

08/30/18

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA
vs.
GARRISON SR, THOMAS M (et al.)

Case Number
2018CV697

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1185 FERRIS AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In
Charge:

Relation:

Date:

8-28-18

Time:

14:17

Deputy:

3

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2018CV697

1185 FERRIS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA
vs.
THOMAS M GARRISON, SR (et al.)

Case Number
2018CV697

SHERIFF'S RETURN OF SERVICE

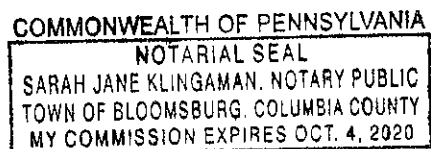
08/01/2018 12:26 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MIKE GARRISON THE SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOLYNN GARRISON AT 1185 FERRIS AVENUE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 01, 2018



NOTARY

Affirmed and subscribed to before me this

1ST day of AUGUST, 2018

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA
vs.
THOMAS M GARRISON, SR (et al.)

Case Number
2018CV697

SHERIFF'S RETURN OF SERVICE

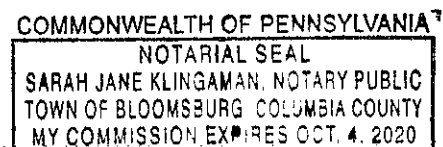
08/01/2018 12:26 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MIKE GARRISON HIS SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR THOMAS M GARRISON, SR AT 1185 FERRIS AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 02, 2018



NOTARY

Affirmed and subscribed to before me this

2ND day of AUGUST, 2018



Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) County Suite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA
vs.
THOMAS M GARRISON, SR (et al.)

Case Number
2018CV697

SHERIFF'S RETURN OF SERVICE

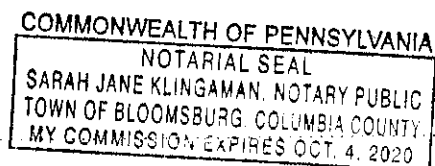
08/28/2018 02:17 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1185 FERRIS AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

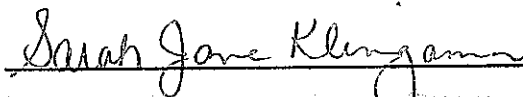
August 29, 2018



NOTARY

Affirmed and subscribed to before me this

29TH day of AUGUST, 2018



Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff, Teleosoft, Inc.

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

REAL ESTATE TAX CERTIFICATION

Date: 08/23/2018

Fee: \$5.00

Cert. NO: 33010

GARRISON THOMAS M & JOLYNN M SR
1185 FERRIS AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20010 -8226
Location: 1185 FERRIS AVE LOTS
Parcel Id:04C-02 -169-00,000

Assessment: 36,535
Balances as of 08/23/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

ANDREW J. MARLEY, ESQUIRE (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

FILED
NOTARY
2018 AUG 21 A 11:56

CLERK OF COURT
COUNTY OF COLUMBIA

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

HSBC Bank USA, N.A. as Trustee for the
registered holders of the Renaissance Home
Equity Loan Asset-Backed Certificates, Series
2004-4 c/o Ocwen Loan Servicing, LLC.

v.

Thomas M. Garrison, Sr.
Jolynn M. Garrison
The United States of America
Defendant(s)

Civil Action Number: 2018-CV-697

2018-ED-86

MORTGAGE FORECLOSURE

PRAECIPE TO AMEND WRIT OF EXECTION

Kindly amend the Writ of Exectuon in the above matter to add The United States of America as a defendant within caption on the Writ of Execution as attached:

STERN & EISENBERG, PC

BY:


ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

08/20/2018

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

HSBC Bank USA, N.A. as Trustee for the registered
holders of the Renaissance Home Equity Loan
Asset-Backed Certificates, Series 2004-4 c/o Ocwen
Loan Servicing, LLC
Plaintiff

v.
Thomas M Garrison Sr.
and
Jolynn M Garrison
The United States of America
Defendant(s)

Civil Action No. :2018-CV-697

2018-ED-86

**FILE AGAINST THOMAS M GARRISON
SR.**

JOLYNN M GARRISON ONLY

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1185 Ferris Avenue, Berwick, PA 18603 (see full legal description attached)

Judgment Amount..... \$128,619.28

Interest from July 20, 2018 at the Per Diem
rate of \$6.40 until Judgment is paid in full... \$ _____

Total..... \$ _____ plus costs

Dated: 08-21-18
(SEAL)

Barbara R. Silvestri

Prothonotary, Common Pleas Court of
Columbia County, PA

Proth & Clerk of Sev. Courts

By: _____ **My Com. Ex. 1st Monday in 2020**
Deputy

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, N.A. as Trustee for the registered
holders of the Renaissance Home Equity Loan
Asset-Backed Certificates, Series 2004-4 c/o Ocwen
Loan Servicing, LLC
Plaintiff

v.
Thomas M Garrison Sr.
and
Jolynn M Garrison
The United States of America
Defendant(s)

Civil Action No. :2018-CV-697

2018-EP-86

FILE AGAINST THOMAS M GARRISON
SR.

JOLYNN M GARRISON ONLY

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1185 Ferris Avenue, Berwick, PA 18603 (see full legal description attached)

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Interest from July 20, 2018 at the Per Diem
rate of \$6.40 until Judgment is paid in full... \$ _____

Total..... \$ _____ plus costs

Dated: 08-21-18
(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County, PA Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020
By: _____ Deputy

Tax Notice 2018 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2018

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2018BILL NO.
3785

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	36,535	11.385	407.63	415.95	457.55
SINKING			35.81	36.54	40.19
FIRE		2.25	44.76	45.67	47.95
LIGHT		1.25	44.76	45.67	47.95
BORO RE		14.1	504.84	515.14	540.90
The discount & penalty have been calculated for your convenience			1,037.80 April 30 If paid on or before	1,058.97 June 30 If paid on or before	1,134.54 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

GARRISON THOMAS M & JOLYNN M SR
1185 FERRIS AVE
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04C-02-169-00,000		
1185 FERRIS AVE		
.3306 Acres	Land	5,760
	Buildings	30,775
	Total Assessment	36,535

This tax returned
to courthouse on:
January 1, 2019

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2018 SCHOOL REAL ESTATE TAX NOTICE

Berwick Area School District
Berwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
Connie C. Gingham, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

034
GARRISON THOMAS M & JOLYNN M SR
1185 FERRIS AVE
BERWICK, PA 18603-2802

Bill Date: 7/1/2018

Bill #: 1407

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04C02 16900000

Prop. Type

Property Location and Description:

1185 FERRIS AVE
331

Assessment:

L= 5,760
B= 30,775
T= 36,535

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	1,578.31
HOMESTEAD EXCLUSION	(4,461.00)	(192.72)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2018	2% Discounted Amount	1,357.88
If Paid By 10/31/2018	FACE Amount	1,385.59
If Paid After 10/31/2018	10% Penalty Amount	1,524.15

Last Day to Pay: 12/31/2018

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

****Homestead/Farmstead Applied****

School not paid as of 7-31-18

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA
vs.
GARRISON SR, THOMAS M (et al.)

Case Number
2018CV697

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

86

Warrant:

Serve To:

Name: THOMAS M GARRISON, SR

Primary Address: 1185 FERRIS AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mike Garrison

Relation:

Sen

Date:

8-1-18

Time:

12:26

Deputy:

3

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GARRISON SR, THOMAS M

2018CV697

1185 FERRIS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA
vs.
GARRISON SR, THOMAS M (et al.)

Case Number
2018CV697

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 86

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1185 FERRIS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Mike Garrison

Relation: Son of Owner / resident

Date: 8-1-18 Time: 12:26

Deputy: 3 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:	7-27-18					
Time:						
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. No one home - still occupied

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

OCCUPANT

2018CV697

1185 FERRIS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA
vs.
GARRISON SR, THOMAS M (et al.)

Case Number
2018CV697

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

86

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOLYNN GARRISON

Primary Address: 1185 FERRIS AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mike Garrison

Relation:

Son

Date:

8-1-18

Time:

12:26

Deputy:

3

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GARRISON, JOLYNN

2018CV697

1185 FERRIS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA
vs.
GARRISON SR, THOMAS M (et al.)

Case Number
2018CV697

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

86

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. GINGER

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7-31-18

Time:

1432

Deputy:

3

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2018CV697

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA
vs.
GARRISON SR, THOMAS M (et al.)

Case Number
2018CV697

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 86

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: E. J. Hess

Relation: recep.

Date: 2/13/18

Time: 8:35

Deputy: #7

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2018CV697

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA
vs.
GARRISON SR, THOMAS M (et al.)

Case Number
2018CV697

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 86

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally (Adult In Charge) Posted Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 7/31/18

Time: 8:28

Deputy: #2

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV697

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA
vs.
GARRISON SR, THOMAS M (et al.)

Case Number
2018CV697

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

86

Warrant:

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Krisly Hart

Relation: Secretary

Date: 7-27-18 **Time:** 10:52

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2018CV697

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA
vs.
GARRISON SR, THOMAS M (et al.)

Case Number
2018CV697

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

86

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Kristy Hart

Relation:

Secretary

Date:

7-27-18

Time:

10:52

Deputy:

3

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK AREA JOINT SEI

2018CV697

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION



July 27, 2018

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

**HSBC BANK USA, N.A. AS TRUSTEE FOR THE REGISTERED
HOLDER OF THE RENAISSANCE HOME EQUITY LOAN ASSET-
BACKED CERTIFICATES, SERIES 2004-4 C/O OCWEN LOAN
SERVICING, LLC**

VS.

**THOMAS M. GARRISON, SR.
JOLYNN M. GARRISON**

NO: 2018-CV-697
NO: 2018-ED-86

Dear Timothy:

The amount due on the sewer account #129290 for the property located at 1185
Ferris Avenue Berwick, Pa through December 31, 2018 is \$600.12.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV697

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, OCTOBER 03, 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 THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND FORMERLY SITUATE IN THE BOROUGH OF WEST BERWICK, NOW THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: PARCEL NO. 1: BEGINNING ON FERRIS AVENUE AT THE CORNER OF LOT NO. 489; THENCE IN A WESTERLY DIRECTION ALONG FERRIS AVENUE A DISTANCE OF 45' TO WARREN ST.; THENCE IN A NORTHERLY DIRECTION ALONG WARREN ST. A DISTANCE OF 160' TO A 15' ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 45' TO A CORNER OF LOT NO. 489; THENCE IN A SOUTHERLY DIRECTION ALONG LOT NO. 489 A DISTANCE OF 160' TO FERRIS AVENUE, THE PLACE OF BEGINNING. BEING LOT NO. 490.

PARCEL NO. 2: BEGINNING ON THE NORTH SIDE OF FERRIS AVE. AT CORNER OF LOT NO. 490; THENCE IN AN EASTERLY DIRECTION ALONG FERRIS AVE. A DISTANCE OF 45' TO A CORNER OF LOT NO. 448; THENCE IN A NORTHERLY DIRECTION A DISTANCE OF 45' TO CORNER OF LOT NO. 490; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 160' TO FERRIS AVE, THE PLACE OF BEGINNING, BEING LOT NO. 489 OF BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO BERWICK, FORMERLY WEST BERWICK, BEING PART OF WHAT WAS FORMERLY KNOWN AS THE FERRIS FARM, SEE PLOT PLAN RECORDED IN BLOOMSBURG IN MISCELLANEOUS BOOK NO. 8, PAGE 366.

PARCEL # 04C-02-169
BEING KNOWN AS 1185 Ferris Avenue, Berwick, PA 18603
BEING the same premises which Jane H. Kellogg and James Kellogg, her husband, Jeffrey G. Hunchar, by Deed dated August 8, 2001 and recorded August 20, 2001 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200108226, granted and conveyed unto Thomas M. Garrison and Sr. and Jolynn M. Garrison, his wife, their heirs and assigns.

PROPERTY ADDRESS: 1185 FERRIS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-169

Seized and taken into execution to be sold as the property of THOMAS M GARRISON, SR, JOLYNN GARRISON, THE UNITED STATES OF AMERICA in suit of HSBC BANK USA.

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:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

04C-02-169

Bennick Boro

REAL ESTATE OUTLINE

ED # 2018ED86

DATE RECEIVED 7-25-18
DOCKET AND INDEX 2018 CV 697

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>65349</u>

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

SALE DATE Oct. 3rd TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

HSBC Bank USA, N.A. as Trustee for the registered
holders of the Renaissance Home Equity Loan
Asset-Backed Certificates, Series 2004-4 c/o Ocwen
Loan Servicing, LLC
Plaintiff

v.
Thomas M Garrison Sr.
and
Jolynn M Garrison
Defendant(s)

Civil Action No. :
2018-CV-697

FILE AGAINST THOMAS M GARRISON
SR.
JOLYNN M GARRISON ONLY

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1185 Ferris Avenue, Berwick, PA 18603 (see full legal description attached)

Judgment Amount..... \$128,619.28

Interest from July 20, 2018 at the Per Diem
rate of \$6.40 until Judgment is paid in full... \$ _____

Total \$ _____ plus costs

Dated: 7/25/2018
(SEAL)

Barbara N. Shuman PS
Prothonotary, Common Pleas Court of
Columbia County, PA

By: [Signature]
Deputy

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND FORMERLY SITUATE IN THE BOROUGH OF WEST BERWICK, NOW THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: PARCEL NO. 1:

BEGINNING ON FERRIS AVENUE AT THE CORNER OF LOT NO. 489; THENCE IN A WESTERLY DIRECTION ALONG FERRIS AVENUE A DISTANCE OF 45' TO WARREN ST.; THENCE IN A NORTHERLY DIRECTION ALONG WARREN ST. A DISTANCE OF 160' TO A 15' ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 45' TO A CORNER OF LOT NO. 489; THENCE IN A SOUTHERLY DIRECTION ALONG LOT NO. 489 A DISTANCE OF 160' TO FERRIS AVENUE, THE PLACE OF BEGINNING. BEING LOT NO. 490.

PARCEL NO. 2:

BEGINNING ON THE NORTH SIDE OF FERRIS AVE. AT CORNER OF LOT NO. 490; THENCE IN AN EASTERLY DIRECTION ALONG FERRIS AVE. A DISTANCE OF 45' TO A CORNER OF LOT NO. 448;

THENCE IN A NORTHERLY DIRECTION A DISTANCE OF 45' TO CORNER OF LOT NO. 490; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 160' TO FERRIS AVE, THE PLACE OF BEGINNING, BEING LOT NO. 489 OF BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO BERWICK, FORMERLY WEST BERWICK, BEING PART OF WHAT WAS FORMERLY KNOWN AS THE FERRIS FARM, SEE PLOT PLAN RECORDED IN BLOOMSBURG IN MISCELLANEOUS BOOK NO. 8, PAGE 366.

PARCEL # 04C-02-169

BEING KNOWN AS 1185 Ferris Avenue, Berwick, PA 18603

BEING the same premises which Jane H. Kellogg and James Kellogg, her husband, Jeffrey G. Hunchar, by Deed dated August 8, 2001 and recorded August 20, 2001 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200108226, granted and conveyed unto Thomas M. Garrison and Sr. and Jolynn M. Garrison, his wife, their heirs and assigns.

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
JENNIE TSAI, ESQUIRE (315213)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

HSBC Bank USA, N.A. as Trustee for the
registered holders of the Renaissance Home Equity
Loan Asset-Backed Certificates, Series 2004-4 c/o
Ocwen Loan Servicing, LLC
Plaintiff

v.

Thomas M Garrison Sr.

and

Jolynn M Garrison

Defendant

Civil Action No. : 2018-CV-697

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1185 Ferris Avenue, Berwick, PA 18603**:

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

Thomas M Garrison Sr.
1185 Ferris Avenue
Berwick, PA 18603

Jolynn M Garrison
1185 Ferris Avenue
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Thomas M Garrison Sr.
1185 Ferris Avenue
Berwick, PA 18603

Jolynn M Garrison
1185 Ferris Avenue
Berwick, PA 18603

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

N/A

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

N/A

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

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128

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:

N/A

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County
Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

Tenant(s)/Occupant(s)
1185 Ferris Avenue
Berwick, PA 18603

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

Date: July 19, 2018

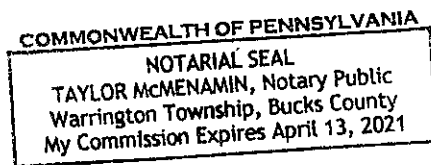
Sworn to and subscribed before me
this 19th Day of July, 2018.

Taylor McMnamin
Notary Public

STERN & EISENBERG, PC

By. 

Edward J. McKee, Esq.
Attorney for Plaintiff



STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

HSBC Bank USA, N.A. as Trustee for the registered
holders of the Renaissance Home Equity Loan
Asset-Backed Certificates, Series 2004-4 c/o Ocwen
Loan Servicing, LLC
Plaintiff

Civil Action No. : 2018-CV-697

v.

Thomas M Garrison Sr.
and
Jolynn M Garrison
Defendant

MORTGAGE FORECLOSURE

RE: PREMISES: **1185 Ferris Avenue, Berwick, PA 18603**

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____ at _____ AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$128,619.28 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

July 19, 2018

STERN & EISENBERG, PC

By: _____

Edward J. McKee, Esq.
Attorney for Plaintiff

M. TROY FREEDMAN, ESQUIRE (85165)
 ANDREW J. MARLEY, ESQUIRE (312314)
 EDWARD J. MCKEE, ESQUIRE (316721)
 WILLIAM E. MILLER, ESQUIRE (308951)
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**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
 FOR COLUMBIA COUNTY**

HSBC Bank USA, N.A. as Trustee for the registered
 holders of the Renaissance Home Equity Loan
 Asset-Backed Certificates, Series 2004-4 c/o Ocwen
 Loan Servicing, LLC
 Plaintiff

Civil Action No. : 2018-CV-697

v.

Thomas M Garrison Sr.
 and
 Jolynn M Garrison
 Defendant

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF BUCKS

:

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants':

1. Last-known address is; 1185 Ferris Avenue, Berwick, PA 18603
2. Is over the age of twenty-one; and
3. Is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

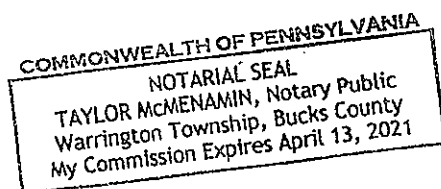
Sworn to and subscribed before me
 this 10th Day of July, 2018.

Taylor McMnamin
 Notary Public

STERN & EISENBERG, PC

By:

Edward J. McKee, Esq.
 Attorney for Plaintiff





Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-0787
Birth Date:
Last Name: GARRISON
First Name: JOLYNN
Middle Name: M
Status As Of: Jul-24-2018
Certificate ID: KRMHNS8V85YHJLC

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

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

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

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

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



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-5023
Birth Date:
Last Name: GARRISON SR.
First Name: THOMAS
Middle Name: M
Status As Of: Jul-24-2018
Certificate ID: 8LWDKW5QXHBBNHP

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

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

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

ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND FORMERLY SITUATE IN THE BOROUGH OF WEST BERWICK, NOW THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: PARCEL NO. 1:

BEGINNING ON FERRIS AVENUE AT THE CORNER OF LOT NO. 489; THENCE IN A WESTERLY DIRECTION ALONG FERRIS AVENUE A DISTANCE OF 45' TO WARREN ST.; THENCE IN A NORTHERLY DIRECTION ALONG WARREN ST. A DISTANCE OF 160' TO A 15' ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 45' TO A CORNER OF LOT NO. 489; THENCE IN A SOUTHERLY DIRECTION ALONG LOT NO. 489 A DISTANCE OF 160' TO FERRIS AVENUE, THE PLACE OF BEGINNING. BEING LOT NO. 490.

PARCEL NO. 2:

BEGINNING ON THE NORTH SIDE OF FERRIS AVE. AT CORNER OF LOT NO. 490; THENCE IN AN EASTERLY DIRECTION ALONG FERRIS AVE. A DISTANCE OF 45' TO A CORNER OF LOT NO. 448;

THENCE IN A NORTHERLY DIRECTION A DISTANCE OF 45' TO CORNER OF LOT NO. 490; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 160' TO FERRIS AVE, THE PLACE OF BEGINNING, BEING LOT NO. 489 OF BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO BERWICK, FORMERLY WEST BERWICK, BEING PART OF WHAT WAS FORMERLY KNOWN AS THE FERRIS FARM, SEE PLOT PLAN RECORDED IN BLOOMSBURG IN MISCELLANEOUS BOOK NO. 8, PAGE 366.

PARCEL # 04C-02-169

BEING KNOWN AS 1185 Ferris Avenue, Berwick, PA 18603

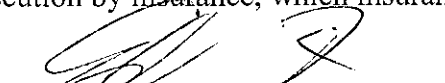
BEING the same premises which Jane H. Kellogg and James Kellogg, her husband, Jeffrey G. Hunchar, by Deed dated August 8, 2001 and recorded August 20, 2001 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200108226, granted and conveyed unto Thomas M. Garrison and Sr. and Jolynn M. Garrison, his wife, their heirs and assigns.

WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.



Attorney for Plaintiff

Now _____ 20 _____, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff



Stern & Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

July 19, 2018

RE: HSBC Bank USA N.A et al.

VS. Thomas M Garrison Sr. and Jolynn M Garrison

C.C.P. COLUMBIA CO. NO. 2018-CV-697

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Thomas M Garrison Sr.
1185 Ferris Avenue
Berwick, PA 18603

Jolynn M Garrison
1185 Ferris Avenue
Berwick, PA 18603

Please forward an affidavit of service once completed.

Very truly yours,

EDWARD J. MCKEE

EJM/ip
Enclosures

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



71901140006000135167

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

86

Document Receipt

Trans #	13740	Carrier / service:	USPS Server	First-Class Mail®	7/26/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000135150

Doc Ref #: 2018ED86

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13741	Carrier / service:	USPS Server	First-Class Mail®	7/26/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000135167

Doc Ref #: 2018ED86

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13742	Carrier / service:	USPS Server	First-Class Mail®	7/26/2018 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:		71901140006000135174	
		Doc Ref #:		2018ED86	
		Postage		5.4200	
PHILADELPHIA PA 19106					

Document Receipt

Trans #	13743	Carrier / service:	USPS Server	First-Class Mail®	7/26/2018 12:00:00 AM
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Ship to:

+COMMON OF PA

DEPT OF REVENUE

LIEN SECTION

P.O BOX 280948

Tracking #: 71901140006000135181

Doc Ref #: 2018ED86

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13740	Carrier / service:	USPS Server	First-Class Mail®	7/26/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000135150

Doc Ref #: 2018ED86

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13739	Carrier / service:	USPS Server	First-Class Mail®	7/26/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000135143

Doc Ref #: 2018ED86

Postage 5.4200

HARRISBURG PA 17128

65349

STERN & EISENBERG PC

ATTORNEYS AT LAW

1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

KEYBANK
50-7044/2223

DATE

07/24/18

CHECK

AMOUNT

\$1,350.00

PAY

One Thousand Three Hundred Fifty and 00/100*****

TO THE
ORDER
OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

GENERAL ACCOUNT
VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE

[Handwritten Signature]

Memo: XXXXXX6351, Garrison, Jolynn M.
Signed check needed 7/23/18 BB

⑈065349⑈ ⑆222370440⑆007901126255⑈



Security features. Details on back.