Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

TOWNE MORTGAGE COMPANY vs.
JEREMIAH P STEINBACHER

Case Number 2019CV1236

PROPERTY ADDRESS

542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>MEMO</i>	<i>CHK</i> #	DEBIT	CREDIT
11/06/2019	Advance Fee	Advance Fee	001779987	\$0.00	\$1,350.00
11/06/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/06/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/06/2019	Crying Sale			\$10.00	\$0.00
11/06/2019	Docketing			\$15.00	\$0.00
11/06/2019	Levy			\$15.00	\$0.00
11/06/2019	Mailing Costs			\$36.00	\$0.00
11/06/2019	Posting Handbill			\$15.00	\$0.00
11/06/2019	Sheriff Automation Fund			\$50.00	\$0.00
11/06/2019	Web Posting			\$100.00	\$0.00
12/03/2019	Service			\$165.00	\$0.00
12/03/2019	Service Mileage			\$24.00	\$0.00
12/03/2019	Copies			\$5.50	\$0.00
12/03/2019	Notary Fee			\$10.00	\$0.00
12/03/2019	Tax Claim Search			\$5.00	\$0.00
12/03/2019	Surcharge			\$120.00	\$0.00
12/03/2019	Refund	(PAID 12/03/2019)	8744	\$747.00	\$0.00

\$1,350.00 \$1,350.00

TOTAL BALANCE: \$0.00

Printed: 12/3/2019 4:06:01PM

Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

Fax: 215-568-7616

Representing Lenders in Pennsylvania

Foreclosure Manager

December 3, 2019
Office of the Sheriff

Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: TOWNE MORTGAGE COMPANY v.

JEREMIAH P. STEINBACHER

542 SNOWFLAKE LANE SHICKSHINNY, PA 18655-2207

No.: 2019-CV-1236

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for January 29, 2020 due to the following: The mortgage company is pursuing alternatives to foreclosure with the Defendant(s).

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours, David Tran for Phelan Hallinan Diamond & Jones, LLP

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

TOWNE MORTGAGE COMPANY vs.
JEREMIAH P STEINBACHER

Case Number 2019CV1236

SHERIFF'S RETURN OF SERVICE

11/07/2019 07:47 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 SHYLAH OSMAN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JEREMIAH P STEINBACHER AT 542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

November 12, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
SARAH JANE KLINGAMAN. NOTARY PUBLIC
TOWN OF BLOOMSEURG. COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and sub-	scribed to b	efore me this			<i>1</i>		
12TH	day of	NOVEMBER	,	2019	Sarah Jan	Klins	ram

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV1236

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, JANUARY 29, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner, the southeast corner of Tract No. I now or formerly of Keystone Columbia Corp. and the southwest corner of land now or formerly of Joseph Ippinger, Jr., et ux., and the northwest corner of land now or formerly of Reverend Stephen D. McGough, and the northeast corner of Lot No. 542, a portion of this tract; thence south of the line of Tract No. I above the southern line of Lot Nos. 677 and 675 south 70 degrees 2 minutes 53 seconds west 254.36 feet to a corner, the southwest corner of Tract No. I above; thence south 17 degrees 13 minutes 59 seconds west 200 feet, more or less, to the northern line of Snow Flake Lane; thence along the northern line of Snow Flake Lane, in an easterly direction 260 feet, more or less, to the southwest corner of land now or formerly of Reverend Stephen D. McGough, aforesaid; thence along lands now or formerly of Reverend Stephen D. McGough north 15 degrees 42 minutes 36 seconds west 200 feet, more or less, to the place of beginning. BEING Lot No. 542 and the easterly portion of Lot No. 540 of Hemlock Springs (West) Subdivision. (Lot 540 was incorrectly shown as Lot 530 on subdivision map recorded in Map Book 1, Page 654.)

EXCEPTING AND RESERVING THE FOLLOWNG premises conveyed to Stephen D. McGough by deed dated May 5, 1988 and recorded in Deed Book 408, Page 548:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set on the division line between lands now or late of Martin J. Tubertini and Robert E. Goffredi, Sr., and lands now or formerly of Stephen McGough, said railroad spike being 55.25 feet distant on a course running north 15 degrees 42 minutes 36 seconds west from a rebar set at the southeasterly corner of lands now or formerly of said Tubertini and Goffredi, and being on the northerly line of Snow Flake Lane; thence through lands now or formerly of said Tubertini and Goffredi, south 74 degrees 17 minutes 24 seconds west 15.50 feet to a rebar set; thence through the same north 00 degrees 22 minutes 51 seconds east 55.95 feet to a rebar set on the division line between lands now or formerly of said Tubertini and Goffredi and lands now or formerly of Stephen McGough; thence along said division line south 15 degrees 42 minutes 36 seconds east 53.73 feet to the place of beginning.

416.41 square feet land of land in all.

This conveyance is made subject to easements, restrictions, covenants and conditions of record, including matters shown on recorded plats.

TITLE TO SAID PREMISES IS VESTED JEREMIAH P. STENBACHER, by Deed from KENNETH L. BEEBE AND MARY ELLEN BEEBE, HIS WIFE, Dated 03/23/2016, Recorded 04/21/2016, Instrument No. 201602907.

Tax Parcel: 07 05C-00200

Premises Being: 542 SNOWFLAKE LANE, SHICKSHTXINY, PA 18655-2207

PROPERTY ADDRESS: 542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 07 05C-00200

Seized and taken into execution to be sold as the property of JEREMIAH P STEINBACHER in suit of TOWNE MORTGAGE COMPANY.

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 agiainst 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

TOWNE MORTGAGE COMPANY vs.
JEREMIAH P STEINBACHER

Case Number 2019CV1236

SHERIFF'S RETURN OF SERVICE

11/07/2019 07:47 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 SHYLAH OSMAN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JEREMIAH P STEINBACHER AT 542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 12, 2019

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

SARAH JANE KLINGAMAN. NOTARY PUBLIC

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

NOTARY

Affirmed and subscribed to before me this

12TH day of

NOVEMBER

2019

Sarah Jane Klingama

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

STEINBACHER, JEREMIAH

542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

NO EXPIRATION

VS.	ORTGAGE COMPANY CHER, JEREMIAH P				Number CV1236
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Name:	JEREMIAH P STEINBACHER	Served:	Personally Adu	ult In Charge	Posted · Other
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	ORTGAGE COMPANY		E de la companya de		Number CV1236	
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	SERVICE CO	OVER SH	EET			
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Attorney /	Originator:					
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

2019CV1236

PO BOX 380, BLOOMSBURG, PA 17815

VS.	ORTGAGE COMPANY CHER, JEREMIAH P				Number CV1236
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Phone:	570-389-5649 DOB :	Relation:	C	ELL	THE ATTENDED TO A THE STATE OF
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	ORTGAGE COMPANY HER, JEREMIAH P				Number OCV1236
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Attorney /	Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
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542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERWICK AREA JOINT SEV

2019CV1236

1108 FREAS AVENUE, BERWICK, PA 18603

V\$.	CHER, JEREMIAH P				Number CV1236
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Name:	BERWICK AREA JOINT SEWER AUTH.	Served:	Personally Adu	it In Charge	Posted · Other
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Attorney / (Originator:				
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Press - Enterprise

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

Fax: (570) 784-6152 Proof of Ad 11/06/19

Ad ID:

Description:

1183157 JEREMIAH STEINBACHER

SALE

Run Dates:

01/08/20 to 01/22/20

Class:

Agate Lines:

Blind Box:

279

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid**

\$1,813.55

\$0.00

Publication Press Enterprise

Stop Start 01/08/2001/22/20 Inserts

Cost \$1,813.55

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV1236

issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me rected, I will expose the following described property at public sale at the Columbia county Counthuss in the I town of Bloomsburg, County of Columbia, Commonwealth of entrykynia or it.

WEDNESDAY, JANUARY 29, 2020 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 fill in the Sheriffs 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 fart (10) days after said filling, unless exceptions are filled with the Sheriffs Office prior thereto.

secoptions are fixed with the Sherriff's Office prior tiereto.

ALL that certain piece or parcel of land attaste in the Township of Briar Creek, County of Calimbia and State of Pennsylvania, bounded and discribed at follows, to with the Calimbia Creek, County of Calimbia Core prior to the southwater corner of Tract No. I now or formerly of Aerstone Columbia Core, and the southwest corner of Briar thio or formerly of Joseph Aerstone Columbia Core, and the southwest corner of Briar Briar Creek, Columbia Core, and the northwest corner of Briar Briar Creek, and the northwest corner of Briar Briar Creek, and the northwest corner of Earth No. 6727 and 675 south 70 degrees 2 manutes 53 seconds west 254.38 feet to a corner, the southwest corner of Tract No. 1 above: thereoe south 71 degrees 13 minutes 619 seconds west 200 feet, more or less, to the northern line of Snow Filate Lane: thence along the northern line of Snow Filate Lane: thence along the northern line of Snow Filate Lane: thence along the northern line of Snow Filate Lane: thence along the northern line of Snow Filate Lane: thence along Lanes and Columbia Columbia Columbia Stephen D. McGough north 15 degrees 42 minutes 38 seconds was 200 feet more or less, to the shace of beginning.

SING LOT No. 52 and the assets/proton of LOT No. 540 of Hermicol. Springs (West) Suddivision, (Lot 540 was no cornectly shown as Lot 530 on sufficience and precorded in May Book. 1, 1794 654.)

SENSI LON No. 542 and the easterly portion of Lon No. 540 of Heminock Springs (Metal) Subdivision (Lot 540 was incompted ylariwan sto Lot 530 on sufficience in naprecondend Map Book 1. Page 664.)

EVERTING AND RESERVING THE FOLLOWING promises conveyed to Stephen D. McCough by deed dated May 5, 1988 and recorded in Deed Book 408, Page 548. As that certain piece or period of Lind situation in the Township of Brac Creek, Country of Culturals and State of Pennsylvania, bounded and described as follows, to write Chambrid and State of Pennsylvania, bounded and described as follows, to write Chambrid and State of Pennsylvania, bounded and described as follows, to write Chambrid and State of Pennsylvania, bounded and described as follows, to write the Schikming of American Chambrid and Pennsylvania Chambrid State of Pennsylvania, bounded and described as follows, to write the Schikming of Schikming of Schikming of Pennsylvania (Pennsylvania) and Pennsylvania (Pennsylvania) and Schikming of Schikming of Pennsylvania (Pennsylvania) and Pennsylvania

PROPERTY ADDRESS: 542 SNOWFLAKE LANE, SHICKSHINNY, PA. 18655

Seized and taken into execution to be sold as the property of JEREMIAH P STEIN BACHER in suit of TOWNE MORTGAGE COMPANY.

BACHER in suit of TOWINE MORTGAGE COMPANY.

TERMS OF SALE. MINIMUM PAYMENT IAT TIME OF SALE. The greater of ken (10%) event of the bid price or box (spenning bid at sale). Minimum payment is to be paid in each confided check or cashiers check at time of sale, REMANING BAJ ANCE OF BID PRICE. Any remaining immunit of the bid price as to be paid with in eight id-days after the sale in cash, certified check or cashiers check, UMPCRTANT NOTICE FOR FAILURE TO PAY THE 60 PRICE IN ACCEPTANT NOTICE FOR FAILURE TO PAY THE 60 PRICE IN ACCEPTANT FOR CHILD RESTORMENT FESTURE TO SALE CORPOSE OF ACCEPTANT FOR CHILD RESTORMENT FOR THE CHILD RESTORMENT FO

TIMOTHY T. CHAMBERLAIN, Sherif COLUMBIA COUNTY, Pennsylvania

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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-318	33 and Rule 3257
Towne Mortgage Company	COURT OF COMMON PLEAS
v. Jeremiah P. Steinbacher	CIVIL DIVISION NO.: 2019-CV-1236 2019 - ED - 127 COLUMBIA COUNTY
Commonwealth of Pennsylvania:	2020
County of Columbia	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, PENNSYLV.	ANIA:
To satisfy the judgment, interest and costs in the ab following property (specifically described property below):	oove matter you are directed to levy upon and sell the
PREMISES: 542 Snowflake Lane, Shickshinny, PA 18655-22	07

Amount Due Interest from 11/02/2019 at \$18.91 per diem Costs to be added

(See Legal Description attached)

Dated (SEAL)

PH # 1049644

Clerk) Office of the Prothy Support, Common Pleas Court

of Columbia County, Penna.

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2020 Press Enterprise 2700 Lackawanna Ave Bloomsburg, PA 17815

Date: Nov. 6th 2019

Re: Sheriff's Sale Advertising Dates

Towne Mortgage vs. Jeremiah P. Steinbacher

Case No: 127 ED 20 19 and Case No. 1236 CV 20 19

Dear Sir / Madam:

Please advertise the enclosed SHERIFF SALE on following dates:

1st Week Jan. 8 2nd Week Jan. 15 3rd Week Jan. 22

SALE DATE: <u>Jan. 29 2020</u>

Feel free to contact Sarah Klingaman or Sheriff Chamberlain if you have any questions. Thank you

REAL ESTATE OUTLINE

ED#<u>2019ED12</u>7

DATE RECEIVED	11-1-2019			
DOCKET AND INDEX	2019 CV	1236		
			•	
CHECK FOR	R PROPER INI	FO.		
WRIT OF EXECUTION		<u>X</u>		
COPY OF DESCRIPTION	N	_ <u>X</u>		
WHEREABOUTS OF LE	ζA	*		
NON-MILITARY AFFIC	AVIT	×		
NOTICES OF SHERIFF	SALE	<u> X</u>		
WAIVER OF WATCHM	AN	*		
AFFIDAVIT OF LIENS	LIST	<u>_X</u>		101-0000
CHECK FOR \$1,350.00	OR	X	CK#	001779987
IF ANY OF ABOVE	IS MISSING I	OO NOT PR	OCEED	_
SALE DATE		Tan 29	TIME	9:00
POSTING DATE		141 0-1	111111112_	7700
,	VSPAPER 1 ^S	T WEEK	7006	
ADV. DATES FOR NEW	VSPAPER I		Jan J	•
	2 ^r	WEEK _	Jan 1	<u> </u>
	3*	³³ WEEK	100 0	a

TOWNE MORTGAGE COMPANY

PLAINTIFF

V.

COURT OF COMMON PLEAS

.

: CIVIL DIVISION

:

· CIVIL DIVISI

JEREMIAH P. STEINBACHER

DEFENDANT(S)

CASE NO. 2019-CV-1236 2019 - ED-127

COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

TOWNE MORTGAGE COMPANY, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655-2207.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

JEREMIAH P. STEINBACHER

542 SNOWFLAKE LANE SHICKSHINNY, PA 18655-2207

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

JEREMIAH P. STEINBACHER

542 SNOWFLAKE LANE, SHICKSHINNY, PA

18655-2207

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

PA CHILD SUPPORT PROGRAM

25 S FRONT STREET HARRISBURG, PA 17101

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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.

Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may 7. be affected by the sale: Name Address (if address cannot be reasonably ascertained, please indicate) TENANT/OCCUPANT **542 SNOWFLAKE LANE** SHICKSHINNY, PA 18655-2207 COLUMBIA COUNTY COURTHOUSE DOMESTIC RELATIONS OF P.O. BOX 380 **COLUMBIA COUNTY BLOOMSBURG, PA 17815** COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675 DEPARTMENT OF HUMAN SERVICES HARRISBURG, PA 17105 INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222 228 WALNUT STREET, SUITE 220 U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE PO BOX 11754 **HARRISBURG, PA 17108-1754** DISTRICT OF PA FEDERAL BUILDING 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. OCT 3 1 2019 Date: Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263

Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner, the southeast corner of Tract No. 1 now or formerly of Keystone Columbia Corp. and the southwest corner of land now or formerly of Joseph Ippinger, Jr., et ux., and the northwest corner of land now or formerly of Reverend Stephen D. McGough, and the northeast corner of Lot No. 542, a portion of this tract; thence south of the line of Tract No. 1 above the southern line of Lot Nos. 677 and 675 south 70 degrees 2 minutes 53 seconds west 254.36 feet to a corner, the southwest corner of Tract No. 1 above; thence south 17 degrees 13 minutes 59 seconds west 200 feet, more or less, to the northern line of Snow Flake Lane; thence along the northern line of Snow Flake Lane, in an easterly direction 260 feet, more or less, to the southwest corner of land now or formerly of Reverend Stephen D. McGough, aforesaid; thence along lands now or formerly of Reverend Stephen D. McGough north 15 degrees 42 minutes 36 seconds west 200 feet, more or less, to the place of beginning.

BEING Lot No. 542 and the easterly portion of Lot No. 540 of Hemlock Springs (West) Subdivision. (Lot 540 was incorrectly shown as Lot 530 on subdivision map recorded in Map Book 1, Page 654.)

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CONTAINING 416.41 square feet land of land in all.

This conveyance is made subject to easements, restrictions, covenants and conditions of record, including matters shown on recorded plats.

TITLE TO SAID PREMISES IS VESTED IN JEREMIAH P. STEINBACHER, by Deed from KENNETH L. BEEBE AND MARY ELLEN BEEBE, HIS WIFE, Dated 03/23/2016, Recorded 04/21/2016, Instrument No. 201602907.

Tax Parcel: 07 05C-00200

Premises Being: 542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655-2207

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

peter.wapner@phelanhallinan.com 215-563-7000

Towne Mortgage Company : COURT OF COMMON PLEAS

Plaintiff

v. : CIVIL DIVISION

Jeremiah P. Steinbacher : NO.: 2019-CV-1236

Defendant(s)

2019-ED-127

: COLUMBIA County

Attorneys for Plaintiff

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:

(X) the mortgage is an FHA Mortgage

() the premises is non-owner occupied

() the premises is vacant

() Act 91 procedures have been fulfilled

Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 49,04 relating to unsworn falsification to authorities.

By:

Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263

Action of the Distriction

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000 Attorney for Plaintiff

Towne Mortgage Company : COLUMBIA County

:

: COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

Jeremiah P. Steinbacher : NO.: 2019-CV-1236

2019-ED-127

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 Jeremiah P. Steinbacher is not in the Military or Naval Service of the United States.
- (b) that defendant Jeremiah P. Steinbacher is over 18 years of age and resides at 542 Snowflake Lane, Shickshinny, PA 18655-2207.

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 Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

peter.wapner@phelanhallinan.com 215-563-7000

TOWNE MORTGAGE COMPANY

COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

Plaintiff CIVIL DIVISION

v. TERM

JEREMIAH P. STEINBACHER No.: 2019-CV-1236

Defendant COLUMBIA COUNTY —

CERTIFICATE OF COMPLIANCE

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

OCT 3 1 2019

By:

Date

Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV1236

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, JANUARY 29, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner, the southeast corner of Tract No. I now or formerly of Keystone Columbia Corp. and the southwest corner of land now or formerly of Joseph Ippinger, Jr., et ux., and the northwest corner of land now or formerly of Reverend Stephen D. McGough, and the northeast corner of Lot No. 542, a portion of this tract; thence south of the line of Tract No. I above the southern line of Lot Nos. 677 and 675 south 70 degrees 2 minutes 53 seconds west 254.36 feet to a corner, the southwest corner of Tract No. I above; thence south 17 degrees 13 minutes 59 seconds west 200 feet, more or less, to the northern line of Snow Flake Lane, in an easterly direction 260 feet, more or less, to the southwest corner of land now or formerly of Reverend Stephen D. McGough, aforesaid; thence along lands now or formerly of Reverend Stephen D. McGough north 15 degrees 42 minutes 36 seconds west 200 feet, more or less, to the place of beginning. BEING Lot No. 542 and the easterly portion of Lot No. 540 of Hemlock Springs (West) Subdivision. (Lot 540 was incorrectly shown as Lot 530 on subdivision map recorded in Map Book 1, Page 654.)

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Tax Parcel: 07 05C-00200

Premises Being: 542 SNOWFLAKE LANE, SHICKSHTXINY, PA 18655-2207

PROPERTY ADDRESS: 542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 07 05C-00200

Seized and taken into execution to be sold as the property of JEREMIAH P STEINBACHER in suit of TOWNE MORTGAGE COMPANY.

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

TOWNE MORTGAGE COMPANY

PLAINTIFF

: CIVIL DIVISION

:

V.

·

JEREMIAH P. STEINBACHER

DEFENDANT(S)

CASE NO. 2019-CV-1236

2019 - ED-127

COURT OF COMMON PLEAS

COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

TOWNE MORTGAGE COMPANY, 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 542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655-2207.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

JEREMIAH P. STEINBACHER

542 SNOWFLAKE LANE SHICKSHINNY, PA 18655-2207

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

JEREMIAH P. STEINBACHER

542 SNOWFLAKE LANE, SHICKSHINNY, PA

18655-2207

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

Name

Address (if address cannot be

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PA CHILD SUPPORT PROGRAM

25 S FRONT STREET HARRISBURG, PA 17101

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

542 SNOWFLAKE LANE SHICKSHINNY, PA 18655-2207

DOMESTIC RELATIONS OF

COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675

HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704

PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE

DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220

PO BOX 11754

HARRISBURG, PA 17108-1754

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.

OCT 31 2019

Date:

By:

Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-CV-1236

Towne Mortgage Company

v.

Jeremiah P. Steinbacher

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

542 Snowflake Lane, Shickshinny, PA 18655-2207

Parcel No. 07 05C-00200

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$115,031.95

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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Tax Parcel: 07 05C-00200

Premises Being: 542 SNOWFLAKE LANE, SHICKSHINNY, PA 18655-2207

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax: 215-568-7616

Email: writteamPA@phelanhallinan.com

Judgment/Writ Team Ext. 31480

October 30, 2019

Attention: Real Estate

COLUMBIA County Sheriff's Office

Re: 542 Snowflake Lane, Shickshinny, PA 18655-2207; ; 2019-CV-1236

Dear Sir/Madam:

Kindly list this property for the next available Sheriff's Sale. All of the necessary documents to list this property for sale are enclosed, together with our check to your order for the fees and costs to list for sale.

Thank you for your assistance. If there are any questions concerning the above matter please contact our office immediately.

Very truly yours,

Judgment/Writ Team for Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN INSTRUCTIONS: Please type or print le readability of all copies. Do not detach at				
	<u> </u>	Expiration		
Plaintiff Towne Mortgage Company			No.: 2019-CV-12	36
Defendant Jeremiah P. Steinbacher			Type or Writ of C EXECUTION	Complaint /NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO	SERVICE OR DESC	RIPTION OF	PROPERTY TO BE I	EVIED. ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 542 Snowflake Lane	l Zip Code)			
Shickshinny, PA 18655-2207				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	F IN EXPEDITING	G SERVICE.	-	
PLEASE POST THE PREMISES WITH THE SHERIFF'S H				
NOW, 20, I, Sheriff of COLUMBIA County, to execute the within and make return thereof according to law.	y, PA do hereby do	eputize the Si	neriff of	
	Sheriff of 6	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plant sheriff's sale thereof.	of≃whomever is fou	and in posses	sion, after notifying	person of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Pla		Telephone	Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boule Philadelphia, PA 19103-1814	efendant vard, Suite 1400	(215)563	3-7000	
SPACE BELOW FOR USE OF SHERIF	F ONLY —	DO NOT	WRITE BE	LOW THIS LINE
PLAINTIFF			Court Number	
RETURNED:	1			
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of De			Date
of20	C:	CC		
	Signature of She	eriii		Date
	Sheriff of			

Document Receipt

Trans # 17348 Carrier / service: USPS Server First-Class Mail® 11/6/2019 12:00:00 AM

Ship to:

PA CHILD SUPPORT PROGRAM

25 S FRONT STREET Tracking :

Tracking #: 71901140006000168950

Doc Ref #: 2019ED127

Postage 5.6000

Document Receipt

11/6/2019 12:00:00 AM Carrier / service: USPS Server First-Class Mail® 17347 Trans#

Ship to:

UNITED STATES ATTY FOR MIDDLE DIST OF PA UNITED STATES OF AMERICA

HARRISBURG FEDERAL BUILDING &

COURTHOUSE

228 WALNUT STREET SUITE 220

HARRISBURG PA 17108

Tracking #: 71901140006000168943

Doc Ref#: 2019ED127 5.6000 Postage

Document Receipt

Carrier / service: USPS Server 11/6/2019 12:00:00 AM First-Class Mail® Trans# 17346

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000168936 600 ARCH STREET ROOM 3259 Tracking #:

2019ED127 Doc Ref #:

5.6000 Postage

PHILADELPHIA PA 19106

Document Receipt

11/6/2019 12:00:00 AM USPS Server First-Class Mail® 17344 Carrier / service: Trans#

Ship to:

INTERNAL REVENUE OF JUSTICE IRS

71901140006000168912 1000 LIBERTY AVENUE Tracking #:

2019ED127 ROOM 701A Doc Ref #: 5.6000 Postage

PITTSBURGH PA 15222

Document Receipt

11/6/2019 12:00:00 AM Carrier / service: USPS Server First-Class Mail® Trans# 17345

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

71901140006000168929 PO BOX 8016 Tracking #:

Doc Ref #: 2019ED127

Postage 5.6000

Document Receipt

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DEPARTMENT 281230

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

TD Bank, NA 3-180/360

001779987

DATE 10/30/2019

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

AMOUNT ***\$1,350.00

ΕÞ

PZW [1049644] 542 SNOWFLAKE LANE (2019-CV-1236)

TO THE ORDER OF

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

AUTHORIZED SIGNATURE

#88888888 #8688888 #88888#