

Timothy Chamberlain

From: Christine Consiglio <christine@soholegal.com>
Sent: Monday, January 13, 2020 3:02 PM
To: Timothy Chamberlain
Subject: Re: Patricia Gordner

Hello, Sheriff. Will return of the Writ to the Secretary stop the Sale? Whatever it takes to stop the sale. Again - our apologies. Christine

****PLEASE NOTE OUR NEW PHYSICAL ADDRESS**

Christine D. Consiglio, Esquire
1035 Mumma Road, Suite 302
Lemoyne, PA 17043-1147

Office: 717.953.3072
Fax: 717.953.3073

Email: christine@soholegal.com



SOHOLegal
Healthcare Consultants

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Thank you. SOHO Legal.

On Mon, Jan 13, 2020 at 3:00 PM Timothy Chamberlain <tchamberlain@columbiapa.org> wrote:

Atty Consiglio,

I saw the email you sent my secretary, would you like the writ for Priority Health Group vs Patricia Gordner (2019cv299) returned to prothonotary?

Timothy T. Chamberlain

Sheriff of Columbia County

PO Box 380

Bloomsburg, PA 17815



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PRIORITY HEALTH GROUP
vs.
PATRICIA GORDNER

Case Number
2019CV299

PROPERTY ADDRESS

248 OLD GREENWOOD ROAD, MILLVILLE, PA 17846

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/10/2020	Advance Fee	Advance Fee	1038	\$0.00	\$1,350.00
01/10/2020	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/10/2020	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/10/2020	Crying Sale			\$10.00	\$0.00
01/10/2020	Docketing			\$15.00	\$0.00
01/10/2020	Levy			\$15.00	\$0.00
01/10/2020	Mailing Costs			\$24.00	\$0.00
01/10/2020	Posting Handbill			\$15.00	\$0.00
01/10/2020	Sheriff Automation Fund			\$50.00	\$0.00
01/10/2020	Web Posting			\$100.00	\$0.00
01/13/2020	Service			\$135.00	\$0.00
01/13/2020	Service Mileage			\$16.00	\$0.00
01/13/2020	Copies			\$4.50	\$0.00
01/13/2020	Notary Fee			\$10.00	\$0.00
01/13/2020	Tax Claim Search			\$5.00	\$0.00
01/13/2020	Surcharge			\$100.00	\$0.00
01/13/2020	Refund			\$818.00	\$0.00
				\$1,350.00	\$1,350.00

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

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PRIORITY HEALTH GROUP
vs.
GORDNER, PATRICIA

Case Number
2019CV299

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 146

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 03/25/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570-854-9082

Serve To:

Name: PATRICIA GORDNER

Primary Address: 200 BERWICK ROAD
ORANGEVILLE, PA 17859

Phone: 570-458-6359 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1/10/20

Time:

13:45

Deputy:

8

Mileage:

Attorney / Originator:

Name: KIRK S. SOHONAGE ATTY

Phone:

Service Attempts:

Date:

1/10/20

Time:

14:15

Mileage:

Deputy:

8

Service Attempt Notes:

1. Said is no longer there

2.

3.

4.

5.

6.

GORDNER, PATRICIA

2019CV299

200 BERWICK ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PRIORITY HEALTH GROUP
vs.
GORDNER, PATRICIA

Case Number
2019CV299

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	146
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	248 OLD GREENWOOD ROAD MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other
Adult In Charge:	Patricia Gordner
Relation:	Occupant
Date:	1/10/20
Time:	13:45
Deputy:	8
Mileage:	

Attorney / Originator:

Name: KIRK S. SOHONAGE ATTY	Phone:
------------------------------------	---------------

Service Attempts:

Date:	1/10/20					
Time:	12:15					
Mileage:						
Deputy:	8					

Service Attempt Notes:

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

OCCUPANT

2019CV299

248 OLD GREENWOOD ROAD, MILLVILLE, PA 17846

NO EXPIRATION

Sarah Klingaman

From: Christine Consiglio <christine@soholegal.com>
Sent: Monday, January 13, 2020 2:40 PM
To: Sarah Klingaman
Subject: Re: No. 2019 CV 299 / 2019 ED 146 Notice of Sale

Hello, Ms. Klingaman. I left you a VMM - but thought it might be more convenient for you if I sent you an email. Re: this matter, No. 2019 - CV - 299 / 2019 - ED - 146 ... can you advise us how to **stop this sale**? Apparently there is another woman by the name of the Defendant (Patricia Gordner) living in Millville and we requested execution on the incorrect deed / property. Our sincere apologies. Please advise. Christine

****PLEASE NOTE OUR NEW PHYSICAL ADDRESS**

Christine D. Consiglio, Esquire
1035 Mumma Road, Suite 302
Lemoyne, PA 17043-1147

Office: 717.953.3072
Fax: 717.953.3073

Email: christine@soholegal.com



SOHO Legal
Healthcare Consultants

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Thank you. SOHO Legal.

On Wed, Jan 8, 2020 at 11:10 AM Christine Consiglio <christine@soholegal.com> wrote:
Good Morning, Ms. Klingaman. Attached please find the Notice of Sheriff Sale for the referenced matter (The Gardens v. Gordner). Our apologies for neglecting to include it with the original paperwork. Christine

****PLEASE NOTE OUR NEW PHYSICAL ADDRESS**

Christine D. Consiglio, Esquire

1035 Mumma Road, Suite 302

Lemoyne, PA 17043

Office: 717.953.3072

Fax: 717.953.3073

Email: christine@soholegal.com

SOHO LEGAL

ATTORNEYS and CONSULTANTS

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Thank you. SOHO LEGAL.

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

PRIORITY HEALTH GROUP d/b/a
THE GARDENS-ORANGEVILLE
Plaintiff,

v.

PATRICIA GORDNER,
Defendant.

:
:
:
:
:
:
:

Civil Action - Law

No. 2019-CV-299

2019-ED-146

AFFIDAVIT PURSUANT TO RULE 3129.1

Priority Healthcare Group d/b/a The Gardens at Orangeville, Plaintiff in the above action, sets forth as of the date the Praeipce for the Writ of execution was filed the following information concerning the real property located at 248 Old Greenwood Road, Millville, PA 17846 (R.R.#2, Box 106, Millville, PA 17846), see a copy of the Deed attached as Exhibit "A".

1. Name and address of owner(s) or reputed owner(s): Patiricia Gordner

Address: 248 Old Greenwood Road, Millville, PA 17846 (R.R.#2, Box 106, Millville, PA 17846)

2. Name and address of defendant(s) in the judgment: Patricia Gordner

Address: 248 Old Greenwood Road, Millville, PA 17846 (R.R.#2, Box 106, Millville, PA 17846)

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

Name:

Priority Healthcare Group d/b/a The Gardens at Orangeville

Address (if address cannot be reasonably ascertained, please so indicate):

200 Berwick Road, Orangeville, Pennsylvania 17859

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

Name: Unknown

Address (if address cannot be reasonably ascertained, please so indicate):

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

Name: None known

Address (if address cannot be reasonably ascertained, please so indicate):

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: None known

Address (if address cannot be reasonably ascertained, please so indicate):

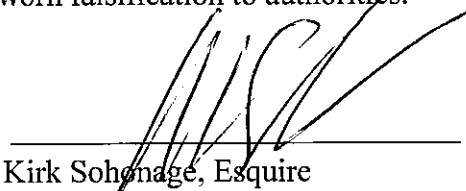
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name: None

Address (if address cannot be reasonably ascertained, please so indicate):

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. § 4904 relating to unsworn falsification to authorities.

Date: 12.19.19



Kirk Sohonage, Esquire
PA Attorney I.D. No.: 77851
1035 Mumma Road, Suite 302
Lemoyne, PA 17043
Phone No.: 717.953.3072
Fax No.: 717.953.3073
kirk@soholegal.com

Attorneys for Plaintiff

EXHIBIT “A”

IN THE COURT OF COMMON PLEAS OF LEHIGH COUNTY, PENNSYLVANIA
CIVIL DIVISION

WRIT OF EXECUTION

Commonwealth of Pennsylvania

County of Columbia

File No. 2019-CV-299

To the Sheriff of Columbia County:

2019-ED-146

To satisfy the judgment, interest and costs against
Patricia Gordner

defendant,

(Name of Defendant)

(1) you are directed to levy upon the property of the defendant and to sell the

defendant's interest therein; 248 Old Greenwood Road, Millville, PA 17846 (R.R.#2,
Box 106, Millville, PA 17846) (see attached Deed)

(2) you are also directed to attach the property of the defendant not levied upon in the
possession of _____

(Name of Garnishee)

as garnishee, _____

(Specifically describe property)

and to notify the garnishee that

(a) an attachment has been issued;

(b) except as provided in paragraph (c), the garnishee is enjoined from paying
any debt to or for the account of the defendant and from delivering any property
of the defendant or otherwise disposing thereof;

Amount due	<u>\$ 17,552.75</u>	Plaintiff Pd	\$ _____
		Defendant	
Interest from _____	<u>\$ N/A</u>	Pd	\$ _____
	attys fees \$3,555.55		
(Costs to be added)	<u>costs \$1,350.00</u>		
Total Amount due	<u>\$22,458.30</u>		

Seal of the Court
12/26/19

Clerk of Judicial Records
By: *Barbara N. Jurew* 188
Civil Division Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PRIORITY HEALTH GROUP
vs.
GORDNER, PATRICIA

Case Number
2019CV299

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	146
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Dennette Farr	
Primary Address:	858 Chestnut Road Millville, PA 17846	
Phone:	570-458-5775	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally Adult In Charge · Posted · Other	
Adult In Charge:		
Relation:		
Date:	1/70/20	Time: 12:45
Deputy:	8	Mileage:

Attorney / Originator:

Name:	KIRK S. SOHONAGE ATTY	Phone:
-------	-----------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

FARR, DENNETTE

2019CV299

858 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PRIORITY HEALTH GROUP
vs.
GORDNER, PATRICIA

Case Number
2019CV299

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	146
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co
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:	Alyssa Wido
Relation:	Clerk
Date:	03/10/2020
Time:	11:24
Deputy:	#2
Mileage:	

Attorney / Originator:

Name: KIRK S. SOHONAGE ATTY	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV299 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

PRIORITY HEALTH GROUP
vs.
GORDNER, PATRICIA

Case Number
2019CV299

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	146
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 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:	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other
Adult In Charge:	Sherry Evans
Relation:	clerk
Date:	03/10/2020
Time:	10:19
Deputy:	#2
Mileage:	

Attorney / Originator:

Name: KIRK S. SOHONAGE ATTY	Phone:
------------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV299

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

PRIORITY HEALTH GROUP d/b/a	:	
THE GARDENS-ORANGEVILLE	:	
Plaintiff,	:	Civil Action - Law
v.	:	
	:	No. 2019-CV-299
PATRICIA GORDNER,	:	2019-ED-146
Defendant.	:	

NOTICE OF SHERIFF'S SALE

TO: PATRICIA GORDNER
248 Old Greenwood Road
Millville, PA 17846

TAKE NOTICE that by virtue of Writ of Execution issued to the Sheriff of Columbia County, Pennsylvania, directed, there will be exposed to Public Sale in Columbia County on March 25 2020, at 9:00am .m. the following described real estate, of which Patricia Gordner is the owner, or reputed owner, husband Rodney Gordner, having since passed, land situated in Greenwood Township, County of Columbia and State of Pennsylvania, known as 248 Old Greenwood Road, Millville, PA 17846 (R.R.#2, Box 106, Millville, PA 17846).

The said Writ of Execution has issued on a judgement in the civil action of Priority Health Group d/b/a The Gardens - Orangeville v. Patricia Gordner, No. 2019-CV-299, in the amount of Twenty Two Thousand, Four Hundred Fifty-Eight and 30/100 (\$22,458.30) Dollars.

Claims against property must be filed at the Office of the Sheriff before above sale date. Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Scheduled of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distribution or Petition to set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

A Writ of Execution has been issued because there is a judgment against you. It

may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.

If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced or no fee.

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PRIORITY HEALTH GROUP
vs.
GORDNER, PATRICIA

Case Number
2019CV299

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/25/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 248 OLD GREENWOOD ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KIRK S. SOHONAGE ATTY

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2019CV299

248 OLD GREENWOOD ROAD, MILLVILLE, PA 17846 NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

24 HOUR PHONE
(570) 784-6300

PHONE
(570) 389-5622

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 1-10-2020

Re: Sheriff's Sale Advertising Dates

Priority Health Group vs. Patricia Gordner

No. 146 of 2019 E.D. and No. 299 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 4th 2020

2nd Week March 11th 2020

3rd Week March 18th 2020

SALE DATE: March 25th 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV299

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, MARCH 25, 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.

MADE the 9TH day of January in the year nineteen hundred an ninety-eight (1998)

BETWEEN: PATRICIA A. GORDNER formerly known as PATRICIA A. RUBERY, joined by her husband, RODNEY W. GORDNER, of Millville, Pennsylvania, GRANTORS,
AND
RODNEY W. GORDNER and PATRICIA A. GORDNER, husband and wife, of Millville, Pennsylvania, GRANTEES.

WITNESSETH, that in consideration of ONE (\$1.00) DOLLAR, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs and assigns, as tenants by the entireties,

ALL THAT CERTAIN piece, of land situate in Greenwood Township, Columbia Pennsylvania, bounded and described as follows:

BEGINNING at a point in line of a public road at corner of lands of Amos Kessler, formerly lands of H.J. McEven; THENCE by line of lands of Amos Kessler, North 8 degrees East 330 feet to a corner of lands of Henry Welliver, formerly lands of Daniel Welliver; THENCE by line of lands of said Henry Welliver, North 84 degrees 30 minutes East 140.2 feet to corner Of land of Lattimer Heacock, formerly lands of Hannah Henrie; THENCE along line of lands of said Lattimer Heacock, South 7 degrees 45 minutes West, 361.3 feet to a corner in line of a public road; THENCE along line of said public road, South 50 degrees 30 minutes West, 137.5 feet to a corner of lands of Amos Kessler, the place of BEGINNING.
CONTAINING 1 acre and 14 perches, more or less.

PROPERTY ADDRESS: 248 OLD GREENWOOD ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-07-019-00,000

Seized and taken into execution to be sold as the property of PATRICIA GORDNER in suit of PRIORITY HEALTH GROUP.

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:
KIRK S. SOHONAGE ATTY
HARRISBURG, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

ATTACHMENT
(Deed)

THIS DEED

MADE the 9th day of January, in the year
nineteen hundred and ninety-eight (1998).

BETWEEN: PATRICIA A. GORDNER formerly known as PATRICIA A.
RUBERY, joined by her husband, RODNEY W. GORDNER, of Millville,
Pennsylvania, GRANTORS,

A N D

RODNEY W. GORDNER and PATRICIA A. GORDNER, husband and
wife, of Millville, Pennsylvania, GRANTEES.

WITNESSETH, that in consideration of ONE (\$1.00) DOLLAR, in
hand paid, the receipt whereof is hereby acknowledged, the said
Grantors do hereby grant and convey to the said Grantees, their
heirs and assigns, as tenants by the entireties,

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

BEGINNING at a point in line of a public road at corner of
lands of Amos Kessler, formerly lands of H.J. McEven; THENCE by
line of lands of Amos Kessler, North 8 degrees East 330 feet to a
corner of lands of Henry Welliver, formerly lands of Daniel
Welliver; THENCE by line of lands of said Henry Welliver, North
84 degrees 30 minutes East 140.2 feet to corner of lands of
Lattimer Heacock, formerly lands of Hannah Henrie; THENCE along
line of lands of said Lattimer Heacock, South 7 degrees 45
minutes West, 361.3 feet to a corner in line of a public road;
THENCE along line of said public road, South 50 degrees 30
minutes West, 137.5 feet to a corner of lands of Amos Kessler,
the place of BEGINNING. CONTAINING 1 acre and 14 perches, more
or less.

BEING the same premises which Patricia A. Rubery and
Richard R. Rubery, by Deed dated November 12, 1992, and recorded
in Columbia County Record Book 519, Page 516, granted and
conveyed unto Patricia A. Rubery, female grantor herein.

THIS CONVEYANCE IS BETWEEN HUSBAND AND WIFE, THEREFORE
EXEMPT FROM TRANSFER TAX.

UNDER AND SUBJECT to the lien of a Mortgage from Patricia
A. Rubery to Glenn E. Stere and Jean G. Stere dated January 12,
1993, recorded in Columbia County Record Book 523, Page 18, in
the original amount of \$32,500.00.

TOGETHER with all and singular the buildings, privileges,
hereditaments and appurtenances whatsoever thereunto belonging or

BK 676PG0190

in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, rights, title and interest, property claim and demand whatsoever of the said grantors either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, to and for the only proper use and behoof of the said grantees, their heirs and assigns forever.

AND the said Grantors will warrant **SPECIALLY** the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Sealed and delivered in the presence of:

WITNESS

Patricia A. Gordner (SEAL)
PATRICIA A. GORDNER

WITNESS

Patricia A. Rubery (SEAL)
f/k/a PATRICIA A. RUBERY

WITNESS

Rodney W. Gordner (SEAL)
RODNEY W. GORDNER

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF COLUMBIA :

ON THIS, the 9th day of January, 1998,
before me, a Notary Public, personally appeared PATRICIA A.
GORDNER f/k/a PATRICIA A. RUBERY and RODNEY W. GORDNER, known to
me, (or satisfactorily proven) to be the persons whose names are
subscribed to the within instrument and acknowledged that they
executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and
official seal.

MY COMMISSION EXPIRES:

Notarial Seal
Dolores A. Stout, Notary Public
Bloomsburg, Columbia County
My Commission Expires July 22, 1999

Dolores A. Stout
Notary Public (NOTARIAL SEAL)

BK 676PG0191

I HEREBY CERTIFY that the precise residence and complete post office address of the Grantees herein is R. R. #2, Box 106, Millville, PA 17846.

C. B. Purzel
Attorney for Grantees *for*

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA 4:19pm : ss.

RECORDED in the Office for the Recording of Deeds in and for Columbia County in Record Book 676 page 190, etc..

WITNESS my hand and seal of Office this 9th day of January, 1998.

Beverly J. Michael
Recorder of Deeds
Michael

174
REC'D BY RECORDER
COLUMBIA CO. PA
TAX \$50 FEE 1360
JAN 9 4 19 PM '98
AH 1350
DPLN

LAW OFFICES OF
DERR, PURSEL, LUSCHAS & NORTON
120 W. MAIN STREET
BLOOMSBURG, PA 17815
(717) 784-4654

BK 676PG0192

Parcel # 17-07-019-00,000
Sheriff Sale Notice

REAL ESTATE OUTLINE

ED # 2019 ED 146

DATE RECEIVED 12-20-19
DOCKET AND INDEX 2019 CV 299

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>	<i>emailed</i>
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>1038</u>

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

SALE DATE March 25th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>3-4-2020</u>
2 ND WEEK	<u>3-11-2020</u>
3 RD WEEK	<u>3-18-2020</u>

TV Copy Check

To **SHERIFF
COURT HOUSE**

12.20.2019

Execution **Sir:—There will be placed in your hands for service a Writ of**

Execution _____, **Styled as follows:**

The Gardens-Orangeville

vs.

Patricia Gordner

Plaintiff

Defendant

No. 2019 CV 299

Term

2019-ED-146

Instructions

If Writ of Execution, state what shall be seized and levied upon, and in what order. If Real Estate, attach copies of description together with location of premises. In all services give information as to parties to be served with addresses, etc.

248 Old Greenwood Road, Millville, PA 17846

PATRICIA GORDNER

WAIVER OF WATCHMAN—Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying 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.

Additional costs shall be advanced when Sheriff is ordered to proceed to sale.

Attorney for Plaintiff

\$

1,350.00

Enclosed

Gordner Sale

THIS DEED

MADE the 9th day of January, in the year
nineteen hundred and ninety-eight (1998).

BETWEEN: PATRICIA A. GORDNER formerly known as PATRICIA A.
RUBERY, joined by her husband, RODNEY W. GORDNER, of Millville,
Pennsylvania, GRANTORS,

A N D

RODNEY W. GORDNER and PATRICIA A. GORDNER, husband and
wife, of Millville, Pennsylvania, GRANTEES.

WITNESSETH, that in consideration of ONE (\$1.00) DOLLAR, in
hand paid, the receipt whereof is hereby acknowledged, the said
Grantors do hereby grant and convey to the said Grantees, their
heirs and assigns, as tenants by the entireties,

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

BEGINNING at a point in line of a public road at corner of
lands of Amos Kessler, formerly lands of H.J. McEwen; THENCE by
line of lands of Amos Kessler, North 8 degrees East 330 feet to a
corner of lands of Henry Welliver, formerly lands of Daniel
Welliver; THENCE by line of lands of said Henry Welliver, North
84 degrees 30 minutes East 140.2 feet to corner of lands of
Lattimer Heacock, formerly lands of Hannah Henrie; THENCE along
line of lands of said Lattimer Heacock, South 7 degrees 45
minutes West, 361.3 feet to a corner in line of a public road;
THENCE along line of said public road, South 50 degrees 30
minutes West, 137.5 feet to a corner of lands of Amos Kessler,
the place of BEGINNING. CONTAINING 1 acre and 14 perches, more
or less.

BEING the same premises which Patricia A. Rubery and
Richard R. Rubery, by Deed dated November 12, 1992, and recorded
in Columbia County Record Book 519, Page 516, granted and
conveyed unto Patricia A. Rubery, female grantor herein.

THIS CONVEYANCE IS BETWEEN HUSBAND AND WIFE, THEREFORE
EXEMPT FROM TRANSFER TAX.

UNDER AND SUBJECT to the lien of a Mortgage from Patricia
A. Rubery to Glenn E. Stere and Jean G. Stere dated January 12,
1993, recorded in Columbia County Record Book 523, Page 18, in
the original amount of \$32,500.00.

TOGETHER with all and singular the buildings, privileges,
hereditaments and appurtenances whatsoever thereunto belonging or

BK 676PG0190

in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, rights, title and interest, property claim and demand whatsoever of the said grantors either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, to and for the only proper use and behoof of the said grantees, their heirs and assigns forever.

AND the said Grantors will warrant **SPECIALLY** the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Sealed and delivered in the presence of:

WITNESS

Patricia A. Gordner (SEAL)
PATRICIA A. GORDNER

WITNESS

Patricia A. Rubery (SEAL)
P/k/a PATRICIA A. RUBERY

WITNESS

Rodney W. Gordner (SEAL)
RODNEY W. GORDNER

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA : ss.

ON THIS, the 9th day of January, 1998, before me, a Notary Public, personally appeared PATRICIA A. GORDNER f/k/a PATRICIA A. RUBERY and RODNEY W. GORDNER, known to me, (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

MY COMMISSION EXPIRES:

Notarial Seal
Dolores A. Stout, Notary Public
Bloomsburg, Columbia County
My Commission Expires July 22, 1999

Dolores A. Stout
Notary Public (NOTARIAL SEAL)

BK 676PG0191

I HEREBY CERTIFY that the precise residence and complete post office address of the Grantees herein is R. R. #2, Box 106, Millville, PA 17846.

C. B. Pursel
Attorney for Grantees *for*

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA 4:19pm : ss.

RECORDED in the Office for the Recording of Deeds in and for Columbia County in Record Book 676 page 190, etc..

WITNESS my hand and seal of Office this 9th day of January, 1998.

Bennly J. Michael
Recorder of Deeds
Michael

174
REC'D AT RECORDER
COLUMBIA CO. PA.
TAX \$50.00 FEE \$13.60
JAN 9 4 19 PM 1998
AH 1350
DPLN

LAW OFFICES OF
DERR, PURSEL, LUSCHAS & NORTON
120 W. MAIN STREET
BLOOMSBURG, PA 17815
(717) 784-4654

BK 676PG0192

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

PRIORITY HEALTH GROUP d/b/a
THE GARDENS-ORANGEVILLE
Plaintiff,

v.

PATRICIA GORDNER,
Defendant.

:
:
:
:
:
:
:

Civil Action - Law

No. 2019-CV-299

2019-ED-146

To:

Patricia Gordner % Gary Wamser, Esq.
168 E. 5th Street
Bloomsburg, PA 17815-2206

Patricia Gordner
248 Old Greenwood Road
Millville, PA 17846

WRIT OF EXECUTION NOTICE

This paper is a writ of execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Listed below is a summary of some of the major exemptions. You may have other exemptions or other rights.

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300.00 statutory exemption
2. Bibles, school books, sewing machines, uniforms & equipment
3. Most wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts

6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing; (2) Deliver the form or mail it to the sheriff's office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET BLOOMSBURG, PA 17815
(570) 784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

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

PRIORITY HEALTH GROUP d/b/a	:	
THE GARDENS-ORANGEVILLE	:	
Plaintiff,	:	Civil Action - Law
v.	:	
	:	No. 2019-CV-299
PATRICIA GORDNER,	:	2019 - ED - 146
Defendant.	:	

To:

Patricia Gordner % Gary Wamser, Esq.
168 E. 5th Street
Bloomsburg, PA 17815-2206

Patricia Gordner
248 Old Greenwood Road
Millville, PA 17846

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168 EAST FIFTH STREET BLOOMSBURG, PA 17815
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PENNSYLVANIA LAWYER REFERRAL SERVICE PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

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

PRIORITY HEALTH GROUP d/b/a	:	
THE GARDENS-ORANGEVILLE	:	
Plaintiff,	:	Civil Action - Law
v.	:	
	:	No. 2019-CV-299
PATRICIA GORDNER,	:	2019-ED-146
Defendant.	:	

NOTICE OF SHERIFF'S SALE

TO: PATRICIA GORDNER
248 Old Greenwood Road
Millville, PA 17846

TAKE NOTICE that by virtue of Writ of Execution issued to the Sheriff of Columbia County, Pennsylvania, directed, there will be exposed to Public Sale in Columbia County on March 25 2020, _____ at 9:00am .m. the following described real estate, of which Patricia Gordner is the owner, or reputed owner, husband Rodney Gordner, having since passed, land situated in Greenwood Township, County of Columbia and State of Pennsylvania, known as 248 Old Greenwood Road, Millville, PA 17846 (R.R.#2, Box 106, Millville, PA 17846).

The said Writ of Execution has issued on a judgement in the civil action of Priority Health Group d/b/a The Gardens - Orangeville v. Patricia Gordner, No. 2019-CV-299, in the amount of Twenty Two Thousand, Four Hundred Fifty-Eight and 30/100 (\$22,458.30) Dollars.

Claims against property must be filed at the Office of the Sheriff before above sale date. Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distribution or Petition to set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

A Writ of Execution has been issued because there is a judgment against you. It

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PRIORITY HEALTH GROUP d/b/a
THE GARDENS-ORANGEVILLE
Plaintiff,

v.

PATRICIA GORDNER,
Defendant.

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:
:
:
:
:
:

Civil Action - Law

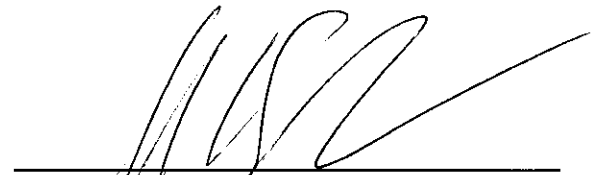
No. 2019-CV-299

2019-ED-146

AFFIDAVIT OF NON-MILITARY SERVICE PURSUANT TO PA.R.C.P. 1920.46.

I, KIRK SCHONAGE (your full name), say that I am counsel of record for the Plaintiff in the above-captioned matter; that I personally know that the Defendant is over the age of eighteen years, and that Defendant is not in the military service or in any branch of the armed forces of the United States or its allies or otherwise within the provisions of the Service member's Civil Relief Act, formally the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, and the amendments thereto. I verify that the statements in this document are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

Date: 12.20.19



Kirk Schonage, Esquire
PA Attorney I.D. No.: 77851
1035 Mumma Road, Suite 302
Lemoyne, PA 17043
Phone No.: 717.953.3072
Fax No.: 717.953.3073
kirk@soholegal.com

Attorneys for Plaintiff

Document Receipt

Trans #	17554	Carrier / service:	USPS Server	First-Class Mail®	1/10/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000170960

Doc Ref #: 2019ED146

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17553	Carrier / service:	USPS Server	First-Class Mail®	1/10/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000170953

Doc Ref #: 2019ED146

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17552	Carrier / service:	USPS Server	First-Class Mail®	1/10/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000170946

Doc Ref #: 2019ED146

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	17554	Carrier / service:	USPS Server	First-Class Mail®	1/10/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000170960

Doc Ref #: 2019ED146

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17555	Carrier / service:	USPS Server	First-Class Mail®	1/10/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000170977

Doc Ref #: 2019ED146

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17555	Carrier / service:	USPS Server	First-Class Mail®	1/10/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000170977

Doc Ref #: 2019ED146

Postage 5.6000

KING OF PA 19406
PRUSSIA

KIRK S. SOHONAGE, ATTY
IOLTA ATTORNEY TRUST
200 NORTH 3RD ST., SUITE 6A
HARRISBURG, PA 17101

1038

PAY TO THE
ORDER OF

DATE 12.18.19

60-295/313

Columbia City Bank

\$ 1,350.00

ONE THOUSAND THREE HUNDRED FIFTY DOLLARS

DOLLARS

M&T Bank
FOR GORDNER EXECUTION

⑈001038⑈ ⑆031302955⑆

9848366457⑈



Details on back



Security Features