Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST COLUMBIA BANK & TRUST CO vs. BRIAN E RHODOMOYER (et al.)

Case Number 2019CV374

PROPERTY ADDRESS

709 WEST STREET, P.O. BOX 236, MIFFLINVILLE, PA 18631

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>MEMO</i>	СНК #	DEBIT	CREDIT
06/03/2019	Advance Fee	Advance Fee	104455	\$0.00	\$1,350.00
06/03/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/03/2019	Advertising Sale Bills & Copie	es		\$17.50	\$0.00
06/03/2019	Crying Sale			\$10.00	\$0.00
06/03/2019	Docketing			\$15.00	\$0.00
06/03/2019	Levy			\$15.00	\$0.00
06/03/2019	Mailing Costs			\$30.00	\$0.00
06/03/2019	Posting Handbill			\$15.00	\$0.00
06/03/2019	Press Enterprise Inc.			\$1,236.00	\$0.00
06/03/2019	Sheriff Automation Fund			\$50.00	\$0.00
06/03/2019	Web Posting			\$100.00	\$0.00
07/19/2019	Service			\$165.00	\$0.00
07/19/2019	Service Mileage			\$12.00	\$0.00
07/19/2019	Copies			\$5.50	\$0.00
07/19/2019	Notary Fee			\$15.00	\$0.00
07/19/2019	Tax Claim Search			\$5.00	\$0.00
07/19/2019	Surcharge			\$120.00	\$0.00

TOTAL BALANCE: \$(476.00)

\$1,826.00

\$1,350.00

 Printed:
 7/23/2019
 3:29:12PM
 (c) County Suite Sheriff Teleposoft, Inc.
 Page 1 of 1



38 West Third Street Bioomsburg, PA 17815 570,784.6770 telephone 570,784.6075 facsimile www.hhtlegal.com

July 23, 2019

SENT VIA FACSIMILE ONLY - 570-389-5625

Columbia County Sheriff's Department Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17185

RE: First Columbia Bank & Trust Co. vs. Brian E. Rhodomoyer and Margaret E. Rhodomoyer
No. 2019 – CV – 374
Sheriff Sale – Wednesday, July 24, 2019

Dear Sheriff Chamberlain:

Please be advised that the Sheriff Sale scheduled for Wednesday, July 24, 2019, relative to the above matter, is cancelled.

On July 18, 2019, the property was sold and the outstanding mortgage was satisfied.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

Harding, Hill, Turowski & James, LLP

iessica@hhtlegal/com

cc. Ben Clark, VP, First Columbia Bank & Trust Co.

07/23/2019 09:05 (FAX) P.001/002

HARDING, HILL, TUROWSKI & JAMES, LLP
ATTORNEYS AT LAW
38 WEST THIRD STREET
BLOOMSBURG, PA 17815
TELEPHONE 570-784-6770
FAX 570-784-6075

FACSIMILE TRANSMITTAL SHEET						
TO: Columbia C	ounty Sheriff's Office	FROM: JESSICA	M. LEHMAN			
CC:		DATE: 7/23/19				
FAX NUMBER	: 570/389-5625	TOTAL NO. OF P	AGES INCLUDING			
PHONE NUMB	ER: 570/389-5622	SENDER'S REFE	SENDER'S REFERENCE NUMBER:			
RE: FCBT v. Rhodomoyer		YOUR REFEREN	CE NUMBER:			
□ URGENT	☐ FOR REVIEW	□ PLEASE COMMENT	□PLEASE REPLY			
NOTES/COMM	MENTS:		, 15 //			
Good morning, Please find attack Thank you.	hed correspondence re	egarding FCBT v. Rhodomoy	yer.			

CONFIDENTIAL

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff FIRST COLUMBIA BANK & TRUST CO vs.	<u>Defendant</u> BRIAN E RHODOMOYER MARGARET E RHODOMOY	
	Objectifie Cala Datas Mode	ـــا nesday, July 24, 2019
Attorney for the Plaintiff: HARDING, HILL, TUROWSKI & JAMES, LLP		
38 West Third Street	Writ of Execution No.: 2019	CV374
Bloomsburg, PA 17815	Advance Sheriff Costs: \$1,35	50.00
Location of the real estate: 709 WEST STREET, MIFFLINVIL	LE, PA 18631	
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 \$15.00
Posting Handbill		\$1,2 <u>3</u> 6.00
Press Enterprise Inc.		\$1,230.00 \$10.00
Prothonotary, Acknowledge Deed		\$50.00
Sheriff Automation Fund		\$35.00
Sheriff's Deed Solicitor Services		\$100.00
Transfer Tax Form	19	\$25.00
Web Posting		\$100.00
Service		\$165.00
Service Mileage		\$12.00
— Distribution Form		\$25.00
Copies		\$5.50
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$120.00
	Total Sheriff Costs	\$2,021.00
Municipal Costs		
		\$432.73
Sewer		
	Total Municipal Costs	\$432.73
Distribution Costs		
		\$71.75
Recording Fees		Ana
	Total Distribution Costs	\$71.75
	Grand Total:	\$2,525.48

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

Timothy T. Chamberlain Sheriff



vs.

Earl D. Mordan, Jr. Chief Deputy

Plaintiff

FIRST COLUMBIA BANK & TRUST CO

<u>Defendant</u>

BRIAN E RHODOMOYER MARGARET E RHODOMOYER

Attorney for the Plaintiff:

HARDING, HILL, TUROWSKI & JAMES, LLP

38 West Third Street Bloomsburg, PA 17815

Sheriff's Sale Date:

Wednesday, July 24, 2019

Writ of Execution No.: 2019CV374 Advance Sheriff Costs: \$1,350.00

Location of the real estate: 709 WEST STREET, MIFFLINVILLE, PA 18631

Sheriff Costs

Total Distribution 3030	·
Total Distribution Costs	\$71.75
	\$71.75
Total Municipal Costs	\$432.73
	·
	\$432.73
Total Silvini Code	, -, -
Total Sheriff Costs	\$2,021.00
	\$120.00
	\$5.00
	\$15.00
	\$5.50
and the second second	\$12.00 \$25.00
	\$165.00 \$12.00
	\$100.00
	\$25.00
	\$100.00
	\$35.00
	\$50.00
	\$10.00
	\$1,236.00
	\$15.00
	\$30.00
	\$15.00
	\$15.00 \$15.00
	\$17.50 \$10.00
	\$15.00
	Total Sheriff Costs Total Municipal Costs Total Distribution Costs

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FIRST COLUMBIA BANK & TRUST VS. BRIAN & MARGARET RHODOMOYER

NO. 66-2019 ED	NO.	374-2019	JD			
DATE/TIME OF SALE: JULY 24, 20	19 @ 9:	00 AM				
BID PRICE (INCLUDES COST)	\$		_			
POUNDAGE – 2% OF BID	\$		_			
TRANSFER TAX – 2% OF FAIR MKT	\$		_			
MISC. COSTS	\$					
TOTAL AMOUNT NEEDED TO PURCE	IASE		\$			
PURCHASER(S):						
ADDRESS:						
NAMES(S) ON DEED:						
PURCHASER(S) SIGNATURE(S):			-			
TOTAL DUE.			¢			
TOTAL DUE:			\$			
LESS DEPOSIT:			\$			
DOWN PAYMENT	Γ:		\$			
TOTAL DUE IN 8	DAYS		\$			

SHERIFF'S SALE COST SHEET

19-374

V	/S
NOED NO	JD DATE/TIME OF SALE
DOCKET/BETHDNI	¢15.00
DOCKET/RETURN SERVICE PER DEF.	\$15.00 \$ /65,60
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 30,60
ADVERTISING SALE BILLS & COPIES	`
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 12.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 5.50
NOTARY	\$ 15,00
TOTAL *******	******** \$ 460,00
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 12 36:00
SOLICITOR'S SERVICES	\$100.00 ********* \$ 1486,00
TOTAL *******	******* \$ 1706,00
	#10.00
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS TOTAL ************************************	5 <u>1015</u> ************** © \$176
TOTAL ********	\$ <u>01,13</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$ \$
DELINQUENT 20	\$ 5,00
TOTAL *******	********** \$ 5,00
	· _
MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>432,73</u>
WATER 20	\$
TOTAL *********	**** \$ <u>43</u> 2,73
	170 10
SURCHARGE FEE (DSTE)	\$ 120,00
MISC	\$
COO N. V. shaketsh	\$
TOTAL *******	********** \$
TOTAL COSTS (C	9PENING BID) \$ 2525,48
TOTAL COSTS (C	DEFINING DID) \$0.300//0

James T. Micklow 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 July 3, 10 & 17, 2019 and 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.

	January Michel
	X Junior - 1. wow
Sworn and subscribed to before me this	17 day of July 2019
	17 day of July 2019 albert Lee Jenson
	(Notary Public)
	COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL ALBERT LEE JENSEN, Notary Public Scott Township, Columbia County My Commission Expires April 21, 2020
And now,	for publishing the foregoing notice, and the

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 07/09/2019

Cert. NO: 35575

RHODOMOYER BRIAN E & MARGARET E

PO BOX 236 MIFFLINVILLE PA 18631

District: MIFFLIN TWP
Deed: 20120 -4353
Location: 709 WEST ST
Parcel Id:23 -05F-024-05,000

Assessment: 27,686 Balances as of 07/09/2019

TAX AMOUNT PENALTY DISCOUNT YEAR TAX TYPE TAXES DUE PAID BALANCE

	COLUMBIA COUNTY SHERIFF	_
By:		Per:

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE 11 W MAIN STREET PO BOX 380 BLOOMSBURG, PA 17815 (570) 389-5649 FAX: (570)389-5646

TAX CERTIFICATION

2019 - REAL ESTATE

As of Date: 07/09/2019 09:04:21 AM

Owner: RHODOMOYER BRIAN E & MARGARET

PO BOX 236

MIFFLINVILLE PA 18631

Municipality: MIFFLIN TWP

Parcel #:23 -05F-024-05,000

Property Desc:

		Disco	ount:	<u>Face:</u>	Penalty:
Bill #		Amount	Due Date	Amount Due Date	Amount Due Date
024710	G	\$308.91 0	4/30/2019	\$315.21 06/30/2019	\$346.73 08/31/2019
		I	Face Payment	07/02/2019	\$315.21
024710	S	\$27.14 0	4/30/2019	\$27.69 06/30/2019	\$30.46 08/31/2019
		1	Face Payment	07/02/2019	\$27.69
024710	R	\$127.52 0	4/30/2019	\$130.12 06/30/2019	\$136.63 08/31/2019
Tota	ls:	\$463.57	Face Payment	07/02/2019 \$473.02	\$130.12 \$513.82
			To	tal Paid To Date:	\$473.02

SILE

Signature

7-9-19

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES. PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.

DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

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 06/04/19

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

Ad ID:

Description:

1169797

BRIAN RHODOMOYER

SALE

Run Dates:

07/03/19 to 07/17/19

Class:

204

Agate Lines:

Blind Box:

Amount Paid

\$1,236.00 \$0.00

Publication Press Enterprise

Start Stop 07/03/1907/17/19 **Inserts**

Cost \$1,236.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV374

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

WEDNESDAY, JULY 24, 2019 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 and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to

BEGINNING at a point on the east side of West Street at the dividing line between Lots No. 3 and 4; thence along West Street, North 22 degrees 07 minutes 52 seconds West, a distance of 105.00 feet to a 50 foot

access right-loway; thence along said right-of-way. North 68 degrees 18 minutes 18 seconds East, a distance of 160.00 feet to a point thence South 22 degrees 07 minutes 52 seconds East, a distance of 105.00 feet to a point on the dividing line of Lots

No. 3 and 4; thence along line of Lot No. 4 (now or about to be conveyed to Knom) South 68 degrees 18 minutes 18 seconds West. a distance of 160.00 feet to the place of

beginning.
Being Lot #3 in accordance to the survey of Frank E. Beishline, Registered Surveyor PROPERTY ADDRESS: 709 West street, Mifflim/ille, Pennsylvania 18631 TAX PARCEL NUMBER: 23 05 F02405

PROPERTY ADDRESS: 709 WEST STREET, P.O. BOX 236, MIFFLINVILLE, PA 18631

UPL/ TAX PARCEL NUMBER: 23 05 F 02405

Seized and taken into execution to be sold as the property of BRIAN E. RHODOMOY-ER, MARGARET E. RHODOMOYER in suit of FIRST COLUMBIA BANK & TRUST CO.

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: IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO NOT BID UNILESS 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 agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be

bidder in broad to builded. In the class of breath air sins paid by the broad will be considered forferied, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in con-nection with any action against the bidder in which the bidder is found liable for dam-ages. 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 other wise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: HARDING, HILL & TUROWSKI, LLP Bloomsburg, PA (570) 784-6770

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 06/04/19

Ad ID: Description: 1169797

BRIAN RHODOMOYER

SALE

Run Dates:

07/03/19 to 07/17/19

Class:

204

Blind Box:

Agate Lines:

Total Ad Cost **Amount Paid**

Telephone: (570) 389-5622

PO BOX 380

\$1,236.00

\$0.00

TIM CHAMBERLAIN - COLUM COUNTY SHER

<u>Publication</u> Press Enterprise

Account:

Name:

Company:

Address:

Start Stop 07/03/1907/17/19

BLOOMSBURG, PA 17815

Cost \$1,236,00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV374

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 oru

WEDNESDAY, JULY 24, 2019 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 and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to

BEGINNING at a point on the east side of West Street at the dividing line between Lots No. 3 and 4; thence along West Street, North 22 degrees 07 minutes 52 seconds West, a distance of 105.00 feet to a 50 foot

access right-of-way, thence along said nght-of-way, North 68 degrees 18 minutes 18 seconds East, a distance of 160,00 feet to a point thence South 22 degrees 07 minutes 52 seconds East, a distance of 105,00 feet to a point on the dividing line of Lots

No. 3 and 4; thence along line of Lot No. 4 (now or about to be conveyed to Knom) South 68 degrees 18 minutes 18 seconds West

a distance of 160.00 feet to the place of beginning. Being Lot #3 in accordance to the survey of Frank E, Beishline, Registered Surveyor

PROPERTY ADDRESS: 709 West street, Mifflinville, Pennsylvania 18631 TAX PARCEL NUMBER: 23 05 F02405

PROPERTY ADDRESS: 709 WEST STREET, P.O. BOX 236, MIFFLINMILLE, PA 18631

UPL/ TAX PARCEL NUMBER: 23 05 F 02405

Seized and taken into execution to be sold as the property of BRIAN E. RHODOMOY-ER, MARGARET E. RHODOMOYER in suit of FIRST COLUMBIA BANK & TRUST CO.

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 BALLANCE 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 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 agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be

considered for feited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in con-nection with any action against the bidder in which the bidder is found liable for dam-ages. 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 other wise, signed by an authorized representation of the plaintiff.

> TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: HARDING, HILL & TUROWSKI, LLP Bloomsburg, PA (570) 784-6770

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST COLUMBIA BANK & TRUST CO BRIAN E RHODOMOYER (et al.)

Case Number 2019CV374

SHERIFF'S RETURN OF SERVICE

06/11/2019 04:14 PM - 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 THE DEFENDANT, TO WIT: MARGARET E RHODOMOYER AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

SO ANSWERS.

June 12, 2019

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SARAH JANE KLINGAMAN. NOTARY PUBLIC YOWN OF BLOOMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

12TH day of JUNE

2019

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST COLUMBIA BANK & TRUST CO vs.
BRIAN E RHODOMOYER (et al.)

Case Number 2019CV374

SHERIFF'S RETURN OF SERVICE

06/11/2019 04:16 PM - 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 THE DEFENDANT, TO WIT: BRIAN E RHODOMOYER AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 12, 2019

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

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

Affirmed and subscribed to before me this

12TH day of

JUNE

2019

Saiah Jani Klingaman

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST COLUMBIA BANK & TRUST CO vs. BRIAN E RHODOMOYER (et al.)

Case Number 2019CV374

SHERIFF'S RETURN OF SERVICE

06/18/2019 10:47 AM - 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 709 WEST STREET, P.O. BOX 236, MIFFLINVILLE, PA 18631.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 18, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL

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

NOTARY

Affirmed and subscribed to before me this

18TH

day of

JUNE

2019

Sarah Jane Klingaman

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET	FIRST COL	LUMBIA BANK & TRUST CO			Case Number 2019CV374
Service Details: Zone: Zone: Warrant: Zone: Warrant: Xone: Warrant: Xone:		DYER, BRIAN E (et al.)			2019CV374
Category: Real Estate Sale - Posting · Sale Bill Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM SHERIFF'S SALE BILL Final Service: Serve To: Final Service: Name: (POSTING) Served: Personally: Adult in Charge: Fosted: Other Primary 709 WEST STREET Address: P.O. BOX 236 MIFFLINVILLE, PA 18631 DoB: Relation: Alternate Date: U-(8-19) Time: [D-A7] Attorney / Originator: Name: HARDING, HILL & TUROWSKI, LLP Phone: (570) 784-6770 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.		SERVICE CO	VER SHE	EET	
Manner: < Not Specified >	Service De	tails:			
Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM SHERIFF'S SALE BILL Serve To: Final Service: Name: (POSTING) Served: Personally · Adult In Charge · Costed · Other Address: P.O. BOX 236 Charge: MIFFLINVILLE, PA 18631 Phone: Date: (p-{8-{9} Time: [D:A]?} Alternate Address: Phone: Deputy: 3 Mileage: Attorney / Originator: Name: HARDING, HILL & TUROWSKI, LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Category:	Real Estate Sale - Posting - Sale Bill			Zone:
Serve To: Name: (POSTING) Primary Primary Primary Prost Served: Personally Adult In Charge Fosted Other Address: P.O. BOX 236 MIFFLINVILLE, PA 18631 Phone: Date: (-8-[9] Time: [0:A] Atternate Address: Phone: Deputy: 3 Mileage: Attorney / Originator: Name: HARDING, HILL & TUROWSKI, LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Manner:	< Not Specified >	Expires:		Warrant:
Name: (POSTING) Served: Personally Adult In Charge of Other Primary 709 WEST STREET Adult In Charge: Pool Box 236 MIFFLINVILLE, PA 18631 Phone: Alternate Address: Phone: Date: \$\lambda_{-\lambda} = \lambda_{-\lambda} = \lambda_{-\lambd	Notes:				
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Service Attempts: Date:	Attorney /	Originator:			
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Name:	HARDING, HILL & TUROWSKI, LLP	Phone:	(570) 784-677)
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2019CV374

709 WEST STREET, P.O. BOX 236, MIFFLINVILLE, PA 186 NO EXPIRATION

Sarah Klingaman

From:

Press Enterprise Classifieds <classifieds@pressenterprise.net>

Sent:

Tuesday, June 4, 2019 11:13 AM

To: Subject: Sarah Klingaman Re: rhodomoyer

Attachments:

Brian Rhodomoyer Sale.pdf

Good Morning Sarah,

I've attached a copy of the Brian Rhodomoyer Sale to be published July 3, 10 and 17. Should Attorney James' name be included as Attorneys for the Plaintiff at the bottom of the notice? Thank you!

Susan Shotwell Press Enterprise 570-784-6151

From: Sarah Klingaman

Sent: Monday, June 03, 2019 4:20 PM

To: 'Press Enterprise Classifieds'

Subject: rhodomoyer

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: June 3, 2019

Re: Sheriff's Sale Advertising Dates

First Columbia Bank & Trust co VS.

Brian E. & Margaret E. Rhodomoyer

No 66 of 2019 E.D. and No. 374 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week

July 3rd 2019

2nd Week

July 10th 2019

3rd Week

July 17th 2019

SALE DATE:

July 24th 2019 at 9:00 am

Feel free to contact me if you have any questions.	
	Respectfully,
Sheriff of Columbia County	Timothy T. Chamberlain

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	LUMBIA BANK & TRUST CO			Case	Number
vs. RHODOM	OYER, BRIAN E (et al.)			201	9CV374
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Notes:	SALE DATE & TIME: 07/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				
Serve To:		Final Servi		Again and American and a second a second and	
Name:	BRIAN E RHODOMOYER	Served:	Personally Ad	dult In Charge	Posted · Other
Primary Address:	709 WEST STREET P.O. BOX 236 MIFFLINVILLE, PA 18631	Adult In Charge:	Section of the content of the conten		
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Name:	HARDING, HILL & TUROWSKI, LLP	Phone:	(570) 784-6770		
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2019CV374 709 WEST STREET, P.O. BOX 236, MIFFLINVILLE, PA 186 NO EXPIRATION

RHODOMOYER, BRIAN E

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST COLUMBIA BANK & TRUST CO				Case Number		
RHODOMOYER, BRIAN E (et al.)				201	9CV374	
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Notes:	SALE DATE & TIME: 07/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS					
Serve To:		Final Servi	ce:	en ar		
Name:	MARGARET E RHODOMOYER	Served:	Personally Ad	duit In Charge	Posted · Other	
Primary Address:	709 WEST STREET P.O. BOX 236 MIFFLINVILLE, PA 18631	Adult in Charge:		A		
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Name:	HARDING, HILL & TUROWSKI, LLP	Phone:	(570) 784-677	:		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	LUMBIA BANK & TRUST CO			Case	Number	
vs. RHODOMOYER, BRIAN E (et al.)				2019CV374		
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Name:	OCCUPANT	Served:	Personally Adu	lt In Charge	Posted · Other	
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Attorney /	Originator:			w _a r		
Name:	HARDING, HILL & TUROWSKI, LLP	Phone:	(570) 784-6770	*****		
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2019CV374

709 WEST STREET, P.O. BOX 236, MIFFLINVILLE, PA 186 NO EXPIRATION

Charles and the Control of the Contr



June 5, 2019

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

FIRST COLUMBIA BANK & TRUST CO.

VS.

BRIAN E. RHODOMOYER MARGARET E. RHODOMOYER

NO: 2019-CV-374 NO: 2019-ED-66

Dear Timothy:

The amount due on the sewer account #705000 for the property located at 709 West Street, Mifflinville, Pa through September 30, 2019 is \$432.73.

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	LUMBIA BANK & TRUST CO OYER, BRIAN E (et al.)			Case N 2019C	
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Serve To: Name:	BERWICK SEWER AUTHORITY	Final Service Served: P	ersonally Adul	In Charge : P	osted . Other
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	Adult In Charge:	Kety	1	osted Other
Phone:	DOB:	Relation:	Cley	<u></u>	
Alternate Address:		Date:	6/4/19	Time:	9:15
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Attorney / Name:	Originator: HARDING, HILL & TUROWSKI, LLP	Phone: (6	570) 784-6770		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	LUMBIA BANK & TRUST CO DYER, BRIAN E (et al.)				Number 9CV374	
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Name:	Central Columbia SD	Served:	Personally Adu	ılt In Charge	Posted · Other	190
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815	Adult In Charge:	Healher K	ishbaugh		2019CV374
Phone:	570-784-2850 DOB:	Relation:	Reception	cnist (cuncil Table	
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Attorney /	Driginator:			,	· · · · · · · · ·	Z
Name:	HARDING, HILL & TUROWSKI, LLP	Phone:	(570) 784-6770			S
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2019CV374 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	LUMBIA BANK & TRUST CO				Number 9CV374	
RHODOM	OYER, BRIAN E (et al.)			201	90 (374	
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Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	CLA	CLAUDIA RUPER		
Phone:	DOB:	Relation:	CERK			
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Attorney /	Originator:		THE STATE	2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		
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2019CV374 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

DOMESTIC RELATIONS OF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

COLUMBIA COUNTY TAX C

FIRST CO	LUMBIA BANK & TRUST CO			Case	Number
RHODOMOYER, BRIAN E (et al.)				2019CV374	
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Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Sureky	ENAMA	
Phone:	570-389-5649 DOB :	Relation:	CARRA		***
Alternate Address:		Date:	4419	Time:	1440
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Name:	HARDING, HILL & TUROWSKI, LLP	Phone:	(570) 784-6770		
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NO EXPIRATION

HARDING, HILL & TUROWSKI, LLP Jessica M. Lehman, Esquire 38 West Third Street Bloomsburg, PA 17815 570-784-6770

Attorney ID #325230

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT, COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF,

:

VS. : NO. 2019 – CV – 374

.

BRIAN E. RHODOMOYER and 2019-ED-66

MARGARET E. RHODOMOYER, : CIVIL ACTION

DEFENDANTS.

AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1

I, JESSICA M. LEHMAN, Esquire, Attorney for Plaintiff, First Columbia Bank & Trust Co., in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in Columbia County, Pennsylvania. (See attached description)

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

Brian E. Rhodomoyer 709 West Street P.O. Box 236 Mifflinville, PA 18631

Margaret E. Rhodomoyer 709 West Street P.O. Box 236 Mifflinville, PA 18631

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

Brian E. Rhodomoyer 709 West Street P.O. Box 236 Mifflinville, PA 18631 Margaret E. Rhodomoyer 709 West Street P.O. Box 236 Mifflinville, PA 18631

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

First Columbia Bank & Trust Co. 232 East Street Bloomsburg, PA 17815

Columbia County Tax Claim Bureau Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603

AQUA AMERICA P.O. Box 70279 Philadelphia, PA 19176

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

First Columbia Bank & Trust Co. 232 East Street Bloomsburg, PA 17815

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

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:

First Columbia Bank & Trust Co. 232 East Street Bloomsburg, PA 17815 Columbia County Tax Claim Bureau Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815

Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603

AQUA AMERICA P.O. Box 70279 Philadelphia, PA 19176

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:

None.

I verify that the statements made in this Affidavit are true and correct to the best of my personal 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.

HARDING, HILL & TUROWSKI, LLP

JESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff, First Columbia Bank &

Trust Co.

38 West Third Street Bloomsburg, PA 17815 570-784-6770

Attorney ID #325230

DATED: 5/30/19

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: June 3, 2019

Re: Sheriff's Sale Advertising Dates

First Columbia Bank & Trust co VS.

Brian E. & Margaret E. Rhodomoyer

No 66 of 2019 E.D. and No. 374 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week July 3rd 2019

2nd Week July 10th 2019

3rd Week July 17th 2019

SALE DATE: July 24th 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County HARDING, HILL & TUROWSKI, LLP

Jessica M. Lehman, Esquire 38 West Third Street Bloomsburg, PA 17815

570-784-6770

Attorney ID #325230

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT, COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF,

VS.

: NO. 2019 - CV - 374

BRIAN E. RHODOMOYER and

2019-ED-166

MARGARET E. RHODOMOYER,

: CIVIL ACTION

DEFENDANTS.

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above captioned matter you are directed to levy upon and to sell the following described property: (see attached description)

Balance of Principal as of March 11, 2019 \$ 95,047.34 Accrued but unpaid interest from September 1, 2018 through March 10, 2019 (\$13.087690277 per diem) \$ 2,106.36 Late charges to-date 1,088.49 Attorneys' fees \$ 3.500.00 Title Search 125.00 **Appraisal** 175.00 CREDIT of Escrow Monies (\$ 767.85)

TOTAL

\$101,274.34

Plus costs.

PROTHONOTARY, Court of Common Pleas

Of Columbia County, Pennsylvania

DATED: <u>()</u> 3, 2019

My Com. Ex. 1st Monday in 2020

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of West Street at the dividing line between Lots No. 3 and 4; thence along West Street, North 22 degrees 07 minutes 52 seconds West, a distance of 105.00 feet to a 50 foot access right-of-way; thence along said right-of-way, North 68 degrees 18 minutes 18 seconds East, a distance of 160.00 feet to a point; thence South 22 degrees 07 minutes 52 seconds East, a distance of 105.00 feet to a point on the dividing line of Lots No. 3 and 4; thence along line of Lot No. 4 (now or about to be conveyed to Knorr) South 68 degrees 18 minutes 18 seconds West, a distance of 160.00 feet to the place of beginning. Being Lot #3 in accordance to the survey of Frank E. Beishline, Registered Surveyor

PROPERTY ADDRESS: 709 West Street, Mifflinville, Pennsylvania 18631

TAX PARCEL NUMBER: 23 05 F02405

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV374

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

WEDNESDAY, JULY 24, 2019 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.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Village of Mifflinville,
Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point on the east side of West Street at the dividing line between Lots No. 3 and 4; thence along West Street,
North 22 degrees 07 minutes 52 seconds West, a distance of 105.00 feet to a 50 foot access right-of-way; thence along said
right-of-way, North 68 degrees 18 minutes 18 seconds East, a distance of 160.00 feet to a point; thence South 22 degrees 07
minutes 52 seconds East, a distance of 105.00 feet to a point on the dividing line of Lots No. 3 and 4; thence along line of Lot No. 4
(now or about to be conveyed to Knorr) South 68 degrees 18 minutes 18 seconds West, a distance of 160.00 feet to the place of
beginning.

Being Lot #3 in accordance to the survey of Frank E. Beishline, Registered Surveyor PROPERTY ADDRESS: 709 West street, Mifflinville, Pennsylvania 18631

TAX PARCEL NUMBER: 23 05 F02405

PROPERTY ADDRESS: 709 WEST STREET, P.O. BOX 236, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23 05 F 02405

Seized and taken into execution to be sold as the property of BRIAN E RHODOMOYER, MARGARET E RHODOMOYER in suit of FIRST COLUMBIA BANK & TRUST CO.

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: HARDING, HILL & TUROWSKI, LLP Bloomsburg, PA (570) 784-6770

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

HARDING, HILL & TUROWSKI, LLP Jessica M. Lehman, Esquire 38 West Third Street Bloomsburg, PA 17815 570-784-6770

Attorney ID #325230

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT, COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF.

.

VS. : NO. 2019 – CV – 374

2019-ED-66

BRIAN E. RHODOMOYER and MARGARET E. RHODOMOYER,

: CIVIL ACTION

DEFENDANTS.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: BRIAN E. RHODOMOYER

709 West Street P.O. Box 236

Mifflinville, PA 18631

MARGARET E. RHODOMOYER

709 West Street P.O. Box 236

Mifflinville, PA 18631

BY VIRTUE OF A WRIT OF EXECUTION NO. 374 OF 2019 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA, TO ME DIRECTED, THERE WILL BE EXPOSED THE FOLLOWING DESCRIBED PROPERTY TO PUBLIC SALE TO THE HIGHEST AND BEST BIDDER, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

JULY 24, 2019 AT NINE O'CLOCK, A.M.

ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of West Street at the dividing line between Lots No. 3 and 4; thence along West Street, North 22 degrees 07 minutes 52 seconds West, a distance of 105.00 feet to a 50 foot access right-of-way; thence along said right-of-way, North 68 degrees 18 minutes 18 seconds East, a distance of 160.00 feet to a point; thence South 22 degrees 07

minutes 52 seconds East, a distance of 105.00 feet to a point on the dividing line of Lots No. 3 and 4; thence along line of Lot No. 4 (now or about to be conveyed to Knorr) South 68 degrees 18 minutes 18 seconds West, a distance of 160.00 feet to the place of beginning. Being Lot #3 in accordance to the survey of Frank E. Beishline, Registered Surveyor

PROPERTY ADDRESS: 709 West Street, Mifflinville, Pennsylvania 18631

TAX PARCEL NUMBER: 23 05 F02405

SEIZED AND TAKEN in execution as the property of Brian E. Rhodomoyer and Margaret E. Rhodomoyer at the suit of First Columbia Bank & Trust Co. vs. Brian E. Rhodomoyer and Margaret E. Rhodomoyer, No. 2019-CV-374.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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 defaults 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 representative of the Plaintiff.

Attorney for the Plaintiff: JESSICA M. LEHMAN, ESQUIRE Harding, Hill & Turowski, LLP 38 West Third Street Bloomsburg, PA 17815 570-784-6770 TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, PA www.sheriffofcolumbiacounty.com

REAL ESTATE OUTLINE

ED# 2019 ED66

DATE RECEIVED 6-3-20	Ι¬	
DOCKET AND INDEX 201	9 C.V 374	
	· ·	
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	*	
COPY OF DESCRIPTION		
WHEREABOUTS OF LKA	$\overline{\times}$	
NON-MILITARY AFFIDAVIT	X	
NOTICES OF SHERIFF SALE	\bigcirc	
WAIVER OF WATCHMAN	X	
AFFIDAVIT OF LIENS LIST		
CHECK FOR \$1,350.00 OR	<u> </u>	CK# 104455
IF ANY OF ABOVE IS MISSIN	G DO NOT PRO	OCEED
CALEDATE	7.24.19	TIME 9:40
SALE DATE	1.47.17	TIME_ 4.00
POSTING DATE	4 CT TT TOTAL	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	July 3"
	2 ND WEEK	July ton
	3 RD WEEK	July 17
		()

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT, COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF,

VS. : NO. 2019 – CV – 374

BRIAN E. RHODOMOYER and : 2019 - ED - Ldo

MARGARET E. RHODOMOYER, : CIVIL ACTION

DEFENDANTS. :

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 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 you may have the right to prevent or delay the Sheriff's Sale by filing, before this Sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the Sale and before the Sheriff has delivered his deed to the 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 E. 5th Street Bloomsburg, PA 17815 570-784-8760 Pennsylvania Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 800-692-7375

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of West Street at the dividing line between Lots No. 3 and 4; thence along West Street, North 22 degrees 07 minutes 52 seconds West, a distance of 105.00 feet to a 50 foot access right-of-way; thence along said right-of-way, North 68 degrees 18 minutes 18 seconds East, a distance of 160.00 feet to a point; thence South 22 degrees 07 minutes 52 seconds East, a distance of 105.00 feet to a point on the dividing line of Lots No. 3 and 4; thence along line of Lot No. 4 (now or about to be conveyed to Knorr) South 68 degrees 18 minutes 18 seconds West, a distance of 160.00 feet to the place of beginning. Being Lot #3 in accordance to the survey of Frank E. Beishline, Registered Surveyor

PROPERTY ADDRESS: 709 West Street, Mifflinville, Pennsylvania 18631

TAX PARCEL NUMBER: 23 05 F02405

Attorney ID #325230

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT, COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF,

VS. : NO. 2019 – CV – 374

BRIAN E. RHODOMOYER and : 2019 - ED-66

MARGARET E. RHODOMOYER, : CIVIL ACTION

DEFENDANTS.

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

:SS.

COUNTY OF COLUMBIA

I, BENJAMIN J. CLARK, Vice President/Loan Operations Manager, for Plaintiff, First Columbia Bank & Trust Co., being duly sworn according to law, depose and say that I did, investigate the status of Defendants, Brian E. Rhodomoyer and Margaret E. Rhodomoyer, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Defendants, Brian E. Rhodomoyer and Margaret E. Rhodomoyer, are not now, nor was Defendants, Brian E. Rhodomoyer and Margaret E. Rhodomoyer, within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

BENJAMIN J. CLARK, Vice President/Loan

Operations Manager

First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED to before me, a Notary Public, this

Commonwealth of Pennsylvania - Notary Seal Teresa L. Sees, Notary Public Columbia County

My commission expires November 4, 2022 Commission number 1148394

Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

My Commission Expires:

Attorney ID #325230

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT, COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF,

VS. : NO. 2019 – CV – 374

BRIAN E. RHODOMOYER and : 2019 - ED Lob

MARGARET E. RHODOMOYER, : CIVIL ACTION

DEFENDANTS.

AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF COLUMBIA

BENJAMIN J. CLARK, Vice President/Loan Operations Manager, for Plaintiff, First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, First Columbia Bank & Trust Co., being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that Defendants, Brian E. Rhodomoyer and Margaret E. Rhodomoyer, at the time that judgment was entered, the Defendant's place of residence was 709 West Street, P.O. Box 236, Mifflinville, Pennsylvania 18631.

BENJAMIN/J. CLARK, Vice President/Loan

Operations Manager

First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED to

2019

Senso L Dus

NOTARY PUBLIC

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal Teresa L. Sees, Notary Public Columbia County

My commission expires November 4, 2022 Commission number 1148394

Member, Pennsylvania Association of Notaries

Attorney ID #325230

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT, COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF,

. NO 2010 CV

VS. : NO. 2019 – CV – 374

BRIAN E. RHODOMOYER and : 2019-ED-66

MARGARET E. RHODOMOYER, : CIVIL ACTION

DEFENDANTS.

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each 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 such property before the Sheriff's Sale thereof.

LAW OFFICES HARDING, HILL & TUROWSKI LLP

ESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff 38 West Third Street Bloomsburg, PA 17815

(570) 784-6770

Attorney ID #325230

Attorney ID #325230

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT, COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF,

VS. : NO. 2019 – CV – 374

2019-ED-66

BRIAN E. RHODOMOYER and MARGARET E. RHODOMOYER,

: CIVIL ACTION

DEFENDANTS.

CERTIFICATION TO SHERIFF AS TO THE SALE OF REAL ESTATE

JESSICA M. LEHMAN, Esquire, hereby states that he is the attorney for the Plaintiff in the above captioned mortgage foreclosure action and further certifies that the property is:

()	FHA Mortgage
()	Tenant occupied
()	Vacant
()	Commercial
	As a result of Complaint in Assumpsit
(<u>X</u>)	Act 6 and/or Act 91 complied with

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

JESSICA M. LEMMAN, Esquire

Attorney for Plaintiff, First Columbia Bank

& Trust Co.

38 West Third Street Bloomsburg, PA 17815

570-784-6770

Attorney ID #325230

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of West Street at the dividing line between Lots No. 3 and 4; thence along West Street, North 22 degrees 07 minutes 52 seconds West, a distance of 105.00 feet to a 50 foot access right-of-way; thence along said right-of-way, North 68 degrees 18 minutes 18 seconds East, a distance of 160.00 feet to a point; thence South 22 degrees 07 minutes 52 seconds East, a distance of 105.00 feet to a point on the dividing line of Lots No. 3 and 4; thence along line of Lot No. 4 (now or about to be conveyed to Knorr) South 68 degrees 18 minutes 18 seconds West, a distance of 160.00 feet to the place of beginning. Being Lot #3 in accordance to the survey of Frank E. Beishline, Registered Surveyor

PROPERTY ADDRESS: 709 West Street, Mifflinville, Pennsylvania 18631

TAX PARCEL NUMBER: 23 05 F02405

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT, COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF,

VS.

: NO. 2019 - CV - 374

2019-ED-lde

BRIAN E. RHODOMOYER and MARGARET E. RHODOMOYER,

DEFENDANTS.

: CIVIL ACTION

CERTIFICATION

I, Jessica M. Lehman, Esquire, 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.

Respectfully submitted,

HARDING, HILL & TUROWSKI, LLP

JESŠICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff 38 West Third Street Bloomsburg, PA 17815

570-784-6770

Attorney ID #325230

Print Your Documents Page 1 of 1

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HARRISBURG PA 17128

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

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1150 FIRST AVENUE

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SUITE 1001 5.4200 Postage

KING OF PA 19406

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6/4/2019 12:00:00 AM First-Class Mail® **USPS** Server Trans# 16333 Carrier / service:

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INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000159590 600 ARCH STREET ROOM 3259 Tracking #:

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PHILADELPHIA PA 19176

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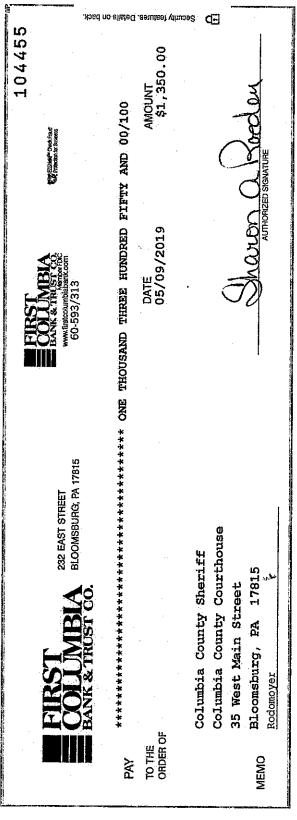
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P.O. BOX 70279 Tracking #: 71901140006000159613

Doc Ref #: 2019ED66

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PHILADELPHIA PA 19176



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