Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST COLUMBIA BANK & TRUST CO vs.

Case Number 2020CV104

ROBERT T HALADAY

PROPERTY ADDRESS

54 Lovers Drive, Bloomsburg, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>МЕМО</i>	CHK #	DEBIT	CREDIT
09/07/2021	Advance Fee	Advance Fee	111519	\$0.00	\$1,350.00
09/07/2021	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/07/2021	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/07/2021	Crying Sale			\$10.00	\$0.00
09/07/2021	Docketing			\$15.00	\$0.00
09/07/2021	Levy			\$15.00	\$0.00
09/07/2021	Mailing Costs			\$24.00	\$0.00
09/07/2021	Posting Handbill			\$15.00	\$0.00
09/07/2021	Press Enterprise Inc.			\$2,316.55	\$0.00
09/07/2021	Sheriff Automation Fund			\$50.00	\$0.00
09/07/2021	Web Posting			\$100.00	\$0.00
11/08/2021	Service			\$150.00	\$0.00
11/08/2021	Service Mileage			\$10.00	\$0.00
11/08/2021	Copies			\$5.00	\$0.00
11/08/2021	Notary Fee			\$10.00	\$0.00
11/08/2021	Surcharge			\$184.00	\$0.00
11/10/2021	Continued or Cancelled Sale	Postponed to: 1/26/2022		\$10.00	\$0.00
01/25/2022	Tax Claim Search			\$5.00	\$0.00

\$2,952.05 \$1,350.00

TOTAL BALANCE: \$(1,602.05)

Printed: 1/25/2022 3:16:24PM

(c) CountySuite Sheriff, Teleosoft, Inc.

Page 1 of 1



38 West Third Street Bloomsburg, PA 17815 570.784.6770 telephone 570.784.6075 facsimile www.hhtlegal.com

January 25, 2022

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. Haladay

No. 2020 - CV - 104

Dear Sheriff Chamberlain:

Please remove the sale of Robert T. Haladay's two (2) parcels located at 54 Lover's Drive from the Sheriff Sale list as the matter has been amicably resolved.

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

Very truly yours,

Hill, Turowski, James & Lehman, LLP

Jessica M. Lehman

ljéssica@hhtlegal.com

cc. Jeff Whitenight, First Columbia Bank & Trust Co; Robert Davidson, Esq.

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

	FACSIMIL	E TRANSMITTAL SHEET				
ro: columbi	A COUNTY SHERIF	F FROM: JESSICA LEHMAN, ESQUIRE DATE: 1/25/22				
CC:						
FAX NUMBE	R: 570/389-5625	TOTAL NO. OF PAGES INCLUDING COVER: 2 SENDER'S REFERENCE NUMBER: YOUR REFERENCE NUMBER:				
PHONE NUM	BER:					
RE: HALADA	Y SHERIFF SALE					
□URGENT	☐ FOR REVIEW	□ PLEASE COMMENT □ PLEASE REPLY				

Please find attached a letter regarding the Haladay Sheriff Sale. Thank you.

CONFIDENTIAL

Timothy T. Chamberlain Sheriff



vs.

Earl D. Mordan, Jr. Chief Deputy

Plaintiff

FIRST COLUMBIA BANK & TRUST CO

<u>Defendant</u>

ROBERT T HALADAY

Attorney for the Plaintiff:

HILL, TUROWSKI & JAMES, & LEHMAN LLP

38 W. THIRD STREET BLOOMSBURG, PA 17815 Sheriff's Sale Date:

Total Sheriff Costs

Total Municipal Costs

Wednesday, January 26, 2022

\$3,142.05

\$28,089.33

Writ of Execution No.: 2020CV104

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 54 Lovers Drive, Bloomsburg, PA 17815

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		\$24.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$2,316.55
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$150.00
Service Mileage		\$10.00
Distribution Form		\$25.00
Copies		\$5.00
•		\$10.00
Notary Fee		\$184.00
Surcharge Continued or Cancelled Sale	Postponed to: 1/26/2022	\$10.00
Continued of Cancelled Sale	1 ouponou to. Hadiabaa	·

Municipal Costs

\$726.23 \$13,200.87
\$1,192.71 \$1,000

Distribution Costs

Recording Fees \$72.75

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

Location of the real estate: 54 Lovers Drive, Bloomsburg, PA 17815

Total Distribution Costs

\$72.75

Grand Total:

\$31,304.13

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 CO	O VS.	ROBERT HA	ALADAY	
NO. 22-2020 ED	NO.	1623-2019	JD	
DATE/TIME OF SALE: JANUARY	26, 2022	AT 9:00 AM		
BID PRICE (INCLUDES COST)	\$			
POUNDAGE – 2% OF BID	\$			
TRANSFER TAX – 2% OF FAIR MKT	\$			
MISC. COSTS	\$			
TOTAL AMOUNT NEEDED TO PURC	HASE		\$	
PURCHASER(S):ADDRESS:				
NAMES(S) ON DEED:				
PURCHASER(S) SIGNATURE(S):				
TOTAL DUE:			\$	
LESS DEPOSIT:			\$	
DOWN PAYMEN	т•		\$ \$	
TOTAL DUE IN 8			\$ \$	
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38 West Third Street Bloomsburg, PA 17815 570.784.6770 telephone 570.784.6075 facsimile www.hhtlegal.com

November 10, 2021

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. Haladay

No. 2020 - CV - 104

Dear Sheriff Chamberlain:

Please postpone the sale of Robert T. Haladay's two (2) parcels located at 54 Lover's Drive to the January 2022 Sheriff's Sale date.

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

Very truly yours,

Hill, Tuzowski, James & Lehman, LLP

Jéssica M. Lehman∕

jessica@hhtlegal.com

cc. Jeff Whitenight, First Columbia Bank & Trust Co; Robert Davidson, Esq.

11/10/2021 08:19 (FAX) P.001/002

PLEASE DISCARD MY PRIOR LETTER – I HAD THE INCORRECT YEAR ON IT. IF YOU NEED ANYTHING ELSE, PLEASE LET ME KNOW. THANK YOU!

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	SING SALE			\$15.00				
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POSTING I	HANDBILL			\$15.00				
CRYING/A	DJOURN SA	ALE		\$10.00				
SHERIFF'S	DEED			\$35.00				
TRANSFER	R TAX FORI	M		\$25.00				
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	Т	OTAL CO	STS (OF	ENING BID)			\$ <u>3/795,3</u>	2 3

For the safety of the public and our employees our lobby will be old until further notice. Thesis you for your understanding in this matter

Call Mon. Fri. 8:30-m 4:00pm: 570-784-6151

Bly/Self Your Merchandine UNDER \$100 for FREE!
MONDAY-MARKETPLACE ADS
Submit online; Dredsenter prisseonline.com
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classifieds@pressenterprise.net

NOTICE TO THE TAXPAYERS AND RESIDENTS
OF BEHANICK AREA SCHOOL DISTRICT,
COLUMBIA AND LUZZENE COUNTIES PERMISTRA

OTTICE IS HEREIT (WHAT has the Board of School Directors the Took") of Service was School Dartet, Columbia and Luserna Courtees (Avendykania (Mr. School Direct, Columbia and Luserna Courtees (Avendykania (Mr. School Direct, Columbia and Avendykania (Mr. School Direct, Columbia and Avendykania (Mr. School Direct, Columbia and Avendykania (Mr. School Director) (Mr. School Dartet) (Mr.

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Board of School Danctors of Berwick Area School District, Columbia and Luzerna Columbia, Pannaykenia

JOIN OUR TEAM TODAY!

EOE | We are a drug-free,

Customer Service Representative

If you are someone who enjoys working with the public, helping businesses thrive, being challenged with goals and meeting deadlines, we want to hear from you. Sales experience a plus.

We offer health insurance, 401(k) matching, and paid time off for full-time employees.

If this position sounds right for you visit nterpriseonline.com/careers to submit your resume
Phone call inquiries: 570-387-1234, ext. 1632

PRESS ENTERPRISE
PRIMALOCAL Community News Since 1902
pressenterprise on line com

SHEREPS SALE By Virtua of a Writ of Execution Miles No. 2020/CV104

M GT WEDNESDAY, NOVEMBER 10, 2021 AT 9:00 O'CLOCK A.M.

ALL THAT CERTAIN percel of land of pykrania, described as follows, howe

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CONTAINING 48.110 acres of lend. Description taken from a draft of survey of Matthe Willardschot, PLS dated March 6, 1996.

PIN NO: 18 05 00200

PARCEL NO. 2

Lourny membershes bounded and described as Slower.

BEGENRYIS at a point in the orderine of Towards Paula. No. 457, and point being the mythesis come of leads the term described. THE ICCS along other helds now or behandly and the properties of the point of the poin

This conveyance is made SUBJECT TO the restrictions that ad on the premises harvin conveyed.

This conveyance is made SUBJECT TO all matters set forth on the subcreaced in Map Book 7, page 828A.

PIN NO: 18 05 00100

PROPERTY ADDRESS: 54 Lovers Drive, Bloomsturg, PA 17815

UPI / TAX PARCEL NUMBER: 180600200 180600100

Seized and taken into execution to be sold as the property of ROBERT T. HALAD: in suit of FIRST COLUMBIA BANK & TRUST CO.

In make of PRIST COLUMNISM ANNA & THEAT CO.

HENCE OF SUB-LANDAL REPORTANT THE CO-SULE. The preservative of 10% years of the last price or costs (persong bid as sale) Mariann powers in the part in out of control of the sale of the sale of the last price or costs (persong bid as sale) Mariann powers in the part in PRIST, and the sale of the last price of the LEAR PRIST, and the sale of the last price of the LEAR PRIST, and the sale of the last price in the base policy within regif (EI) question of the last price of the last price

Public

Services

Attorney for the Planniff: TIMOTHYT. CHAMBER A'N. Shortf HILL TURCHYSO S. LAMES B. LD-MANILLP BLOCKKERING, PA.570-781-9770

Notices

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NEED CUSTOMERS?
WE'VE GOT THEM!
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Free For Free

Notices PUBLIC NOTICE FREE: 3 sewing machines. 1 is in a cebinet. Cell 570-752-8806

PREE: Bloom/Femalis Fre wood, trees clows, some but Call 570-394-4678. FREE Female roborovski dwerf hernster 1 ye Cull 670-380-3491

Lost & Found

10ST: Gold Cross hoddate and alver chain in white bog Between Walters Javi-elens and Berwick Parlong tot Cell 670-762-2647

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Not less than the minimum salaries and wages as set forth in the Project Manual must be paid on the Project.

The Social Township Board of Supervisors reserves the right to reject any or all balls, or to waive any informations in the bidding. The Township of Socit is an Equal Opportunity Employer.

Scott Township Board of Supervisor Britany Becon, Secretary/Treesure

Personals

jobs



MARIA DEWALT

Jobs

MASONRY LABORER Wanted Pert-Time Must have salid Driver's License, 570-759-2572

Arra Licoreso. 570-856-0329

CDL DRIVER
Full-Time
Deen driving record (
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670-784-2802

WELSH'S TOWING

Apply in Person: 442 South Mercer St Berwick PA 18603

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\$1,70 to \$1.90

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Healthcare

Work Wanted

570-359-2436

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Construction Performance and Payment Bonds are required in the amount of che-hundred (100) percent of the Contract seasowarded.

HEAD START
INSTRUCTOR
Full Time - Benefits
Watsontown
Apply online at
www.csiu.org/lobs.
by 11/7/21. ECE.

Hess Concrete in Hede Township is looking to add to our MIXER DRIVER FLEET

We are locking for candidates with either a Class A or 8 CTL location, and the larms and location delivers are full district and location delivers are full to but not required. We offer modical insurance and 4001k.

rd 401k. Please call 570-454-3731 between 8:30am and 3pm

Selling a House? Call 570-784-6151



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KIM'S AUCTION SERVICE ILC AYO02210 Partaurni Exammed Austion
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KIM'S AUCTION SERVICE ILC AYOUZZIO Real protes nuclion November, 14th nt 1 cm 120 Rison Street Berovick Pa. Cape cod home 3 Reviolating 2 being first private to Call for details and to view the project. Auctionest Kim Autotore Williams 579:201-0719.

SATURDAY MIGHT ALCTION
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Thomas S. MolArtin AUCO

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FAMEY CARE HEADY CAREGIVERS

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

Sarah Kile 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, published on dates listed below, 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.

De Vinne of a Wide of Engage of Street Contracts the 202 Contracts
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Ad Text: Robert Haladay Sale Date(s) Published: 10/20/2021, 10/27/2021, 11/3/2021
Sal Vo
Sworn and subscribed to before me
this 4 day of ANDEMBER 2071.
Seffay Weil
Commonwealth of Pennsylvania Notary Seal Jeffrey Opiel, Notary Public Luzerne County
My commission expires October 30, 2024 Commission number 1292195
Member, Pennsylvania Association of Notaries
And now,, 20, I
hereby certify that the advertising and publication charges
amounting to \$ for publishing the foregoing notice and the fee for this affidavit have been paid in full.

HILL, TUROWSKI, JAMES & LEHMAN, 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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

AMENDED 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)

Principal Balance	\$ 3	04,582.34
Interest through October 13, 2021	\$	28,581.80
(Interest per diem \$24.841027777)		
Late Fees	\$	2,177.36
Execution Costs	\$	1,350.00
Prothonotary Filing Fees/Sat. Fee	\$	203.50
Sheriff Service Fees	\$	41.00
Attorney's Fees	<u>\$</u>	<u>1,798.14</u>

TOTAL

\$338,734.14

Plus costs.

PROTHONOTARY, Court of Common Pleas of Columbia County, Pennsylvania

Y: DEMINDENT JUNETU

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

FILED PROTHONOTARY

HILL, TUROWSKI, JAMES & LEHMAN, LLP

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

570-784-6770

Attorney ID #325230

2021 OCT 28 A 9 25

CLERK OF COURTS OFFICE COUNTY OF COLUMBIA. FA

\$338,734.14

Attorney for Plaintiff

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

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

ORDER

AND NOW, this	27	day of	Octobe	, 2021, upon
-				, ,

consideration of Plaintiff's Motion to Reassess Damages, the Prothonotary is ORDERED to amend the Entry of Judgment and Writ of Execution nunc pro tunc in this case as follows:

4,582.34
8,581.80
2,177.36
1,350.00
203.50
41.00
<u>,798.14</u>

TOTAL

Plus interest at 5.5% per annum.

NOTE: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

ATTACHED TO THIS ORDER IS THE AMENDED ENTRY OF JUDGMENT AND AMENDED WRIT OF EXECUTION TO BE SIGNED BY THE PROTHONOTARY AND FILED AS PART OF THIS ORDER.

Pursuant to Pa R.C.P. 236, the Prothonotary is hereby directed to file this Order and serve a copy of the same on the Defendant by sending a copy of this Order by regular mail to Robert T. Haladay, D. Robert Davidson, Esquire, 3 East 5th Street, Bloomsburg, PA 17815.

BY THE COURT

PARCEL NO. 1

ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point in the center of Township Route 487, thence along the centerline of Township Route 487 North 75 Degrees 08 minutes 21 seconds East 116.04 feet; thence continuing along the same the following courses and distances: North 77 degrees 11 minutes 09 seconds East 106.61 feet to a point; thence North 81 degrees 20 minutes 06 seconds East 119.67 feet to a point; thence North 84 degrees 54 minutes 36 seconds East 135.24 feet to a point; thence North 86 degrees 39 minutes 34 seconds East 129.47 feet to a point; thence South 87 degrees 01 minute 33 seconds East 259.37 feet to a point; thence South 78 degrees 06 minutes 52 seconds East 131.50 feet to a point; thence South 74 degrees 54 minutes 21 seconds East 132.62 feet to a point; thence South 74 degrees 10 minutes 49 seconds East 127.68 feet to a point; thence South 79 degrees 13 minutes 00 seconds East 128.32 feet to a point; thence South 85 degrees 42 minutes 47 seconds East 83.79 feet to a point; thence through Township Route 487 and along lands now or formerly of Thomas L. and Lois A. Oakum, South 11 degrees 10 minutes 28 seconds West 182.20 feet to an existing iron pin; thence along lands now or formerly of Keith A. and Gloria D. Young South 10 degrees 5 minutes 26 seconds West 1586.24 feet to an exiting 40 inch oak; thence along lands now or formerly of Carl H. and Ora Bond North 80 degrees 17 minutes 25 seconds West 857.74 feet to an existing iron pin; thence along the same North 6 degrees 35 minutes 32 seconds East 503.26 feet to an existing iron pin; thence along the same North 82 degrees 24 minutes 07 seconds West 330 feet to an existing iron pin; thence along lands now or formerly of Clair C. Hock, Jr., and Bonita K. Hock, North 0 degrees 57 minutes 54 seconds West 1101.55 feet to the center of Township Route 487, the place of BEGINNING.

CONTAINING 48.110 acres of land. Description taken from a draft of survey of Matthew W. Laidacker, P.L.S. dated March 6, 1996.

PIN NO: 18 05 00200

PARCEL NO. 2

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

BEGINNING at a point in the centerline of Township Route No. 487, said point being the northeast corner of lands herein described; THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock and passing through an iron pin set on line 16.96 feet from the last described point South 00 degrees 57 minutes 54 seconds East, 1,101.55 feet to a set iron pin; THENCE along lands now or formerly of Carl H. and Ora Bond and lands now or formerly of Donald O. Snyder, North 82 degrees 24 minutes 07 seconds West 550.00 feet to a set iron pin' THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock (Lot No. 3) North 00 degrees 16 minutes 59 seconds East 856.60 feet to a point in the centerline of Township Route No. 487, said point being located 17.55 feet from a set iron pin on line of the last

mentioned course; THENCE along the centerline of Township Route No. 487 the following five (5) courses and distances:

- 1) North 70 degrees 21 minutes 57 seconds East 54.97 feet to a point;
- 2) North 71 degrees 05 minutes 37 seconds East 129.23 feet to a point;
- 3) North 70 degrees 49 minutes 58 seconds East 136.28 feet to a point;
- 4) North 70 degrees 59 minutes 50 seconds East 127.76 feet to a point;
- 5) North 75 degrees 35 minutes 27 seconds East 102.05 feet to the place of BEGINNING.

CONTAINING 12.050 acres of land and BEING DESIGNATED as LOT NO. 4 on subdivision map prepared by Matthew W. Laidacker PLS and recorded in Columbia County Map Book 7 page 828A.

Above description written by Matthew L. Laidacker, PLS.

This conveyance is made SUBJECT TO the restrictions that mobile homes are prohibited on the premises herein conveyed.

This conveyance is made SUBJECT TO all matters set forth on the subdivision plan recorded in Map Book 7, page 828A.

PIN NO: 18 05 00100

HALADAY ROBERT T

BLOOMSBURG PA 17815

you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

54 LOVER DRIVE

Tax Notice 2021 County & Municipality				DATE		LL NO.
HEMLOCK TWP	FOR: COLUMBIA Co	UMBIA County		03/01/2021	l	19880
MAKE CHECKS PAYABLE TO:	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
HEMLOCK TOWNSHIP TAX COLLECTOR 116 FROSTY VALLEY ROAD BLOOMSBURG PA 17815 HOURS:MARCH & APRIL: TUE & THUR 1PM TO 6P	GENERAL SINKING FIRE TWP RE	162,575	12.135 1 1.65 9.4	159.33 262.88	162.58 268.25	178.84 295.08
JUNE 29 & 30 : 1 PM TO 6 PM OR BY APPOINTMENT	The diagram of Grandle	<u>ļ. </u>				
PHONE:570-784-9310	The discount & penalty have been calculated	DAY THE AM	IOI INIT	3,853.25	3,931.89	4,325.09
	for your convenience	PAY THIS AMOUNT		April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS R	REQUESTED	CI	VTY T	WP	This	s tax returned

2 %

10 %

Land Buildings to courthouse on:

January 1, 2022

FILE COPY

2 %

10 %

Total Assessment

PARCEL: 18 -05 -002-00,000

BLOOMSBURG SCHOOL DI	STRICT		2021 SCHOOL REAL	ESTATE DATE (7/01/202	L BILL# 0046		
HEMLOCK TWP		·	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE DENISE D OTTAVIANI 116 FROSTY VALLEY BLOOMSBURG, PA 178	RD	٠.	Real Estate	162575	47.3000	7361.66	7511.90	8263.09
INSTALLMENT PLAN	Face		ASSESSED VALUE	162575	7689.798	7361.66	7511.90	8263.09
FIRST INSTALLMENT 2	503.97	2503.97	HOMESTEAD REDUCTION	-3761	-177.900	IF PAID ON	IF PAID ON	IF PAID
SECOND 2	503.97	2754.37		,		OR BEFORE	OR BEFORE	AFTER
HTHIRD INSTALLMENT 2	2503.96	2754.36	TAXABLE ASSESSMENT	158813	7511.897	AUG 31	OCT 31	OCT 31

Discount

54 LOVER DR 48.11 Acres

Penalty

HALADAY ROBERT T Α 54 LOVER DRIVE Ι

BLOOMSBURG PA 17815

T 0

PROPERTY DESCRIPTION ACCT. 3435 PARCEL 18 05 00200000 TAXES BECOME 54 LOVER DR 30783.00 DELINQUENT 120 131792.00 20010-4813 DAYS AFTER BILLING 48.11 ACRES

NAME & ADDRESS CORRECTION REQUESTED.

30,783

131.792

162.575

Parcel # 18-05-002

Tax Notice 2021 County & Municipality	1			DATE	_	ILL NO. 19879
HEMLOCK TWP	FOR: COLUMBIA COL	unty		03/01/2021		
MAKE CHECKS PAYABLE TO:	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	
HEMLOCK TOWNSHIP	GENERAL	13,958	12.135	165.99	169.38	
TAX COLLECTOR	ISINKING	10,000	1	13.68	13.96	15.36
116 FROSTY VALLEY ROAD	FIRE		1.65	22.57	23.03	25.33
BLOOMSBURG PA 17815	1,		9.4	128.59		144.33
BLUUIVISBURG FA 17013	TWP RE	ĺ	0.7	120.00		1
HOURS:MARCH & APRIL: TUE & THUR 1PM TO 6P	1	1				
JUNE 29 & 30 : 1 PM TO 6 PM			<u> </u>	222.22	007.50	274.24
OR BY APPOINTMENT	The discount & penalty		•OLINIT	330.83		I
PHONE:570-784-9310		PAY THIS AN	IOUNI	April 30	June 30	June 30
	for your convenience			If paid on or before	If paid on or before	If paid after
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS	PEOLIESTED	C	NTY T	WP	j Th	is tax returned
TAXES ARE DUE & PAYABLE - PROMPT PATMENT TO	KEGGEGTED	Discount	2 %	2 %	lto	courthouse on:
		Penalty		10 %	.la	nuary 1, 2022
HALADAY ROBERT T				, -	ال	11001 , 1, 2022
54 LOVERS DRIVE		PARCEL: 18	-05 -001-0	0,000		
BLOOMSBURG PA 17815		LOVER DR				
		12.05 Acres		Land	13,958	
			Buil	ldings	0	
		Т.	otal Assess	•	13,958	FILE COPY
If you desire a receipt, send a self-addressed stamped enve	lope with your payment	1		5	1	
THIS TAX NOTICE MUST BE RETURNED WITH Y	OUR PAYMENT	<u> </u>				

BLOOMSBURG SCHOOL DISTRICT	2021 SCHOOL REAL	ESTATE DATE	07/01/2021	BILL# 0046	23 TAXCOLLE	ECTOR COPY
HEMLOCK TWP	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: DENISE D OTTAVIANI 116 FROSTY VALLEY RD BLOOMSBURG, PA 17815	Real Estate	13958	47.3000	647.01	660.21	726.23
_	ASSESSED VALUE	13958	+	647.01	660.21	726.23
FIRST INSTALLMENT 220.07 220.0				IF PAID ON	IF PAID ON	IF PAID
SECOND 220.07 242.0	_	1	1	OR BEFORE	OR BEFORE	AFTER
THIRD INSTALLMENT 220.07 242.0	TAXABLE ASSESSMENT	13958		AUG 31	OCT 31	OCT 31

Α HALADAY ROBERT T Ι 54 LOVERS DRIVE

BLOOMSBURG PA 17815

T 0

PROPERTY DESCRIPTION ACCT. 944 PARCEL 18 05 00100000 TAXES BECOME LOVER DR 13958.00 DELINQUENT 120 20010-4816 DAYS AFTER BILLING 12.05 ACRES

SCHOOL PENALTY @ 10%

Parcel # 18-05-601 TAXES DUE

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

DATE: 07-OCT-21

FEE:\$5.00

CERT. NO40800

HALADAY ROBERT T 54 LOVER DRIVE BLOOMSBURG PA 17815 DISTRICT: HEMLOCK TWP

DEED 20010-4813 LOCATION: 54 LOVER DR BLOOMSBURG PARCEL: 18 -05 -002-00,000

YEAR	BILL ROLL	AMOUNT	PENDI INTEREST	ING COSTS	TOTAL AMOUNT DUE
2019 2020	PRIM PRIM	0.00 13,018.58	0.00 182.29	0.00	
TOTAL	DUE :	· • •			\$13,200.87

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2021 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2020

REQUESTED BY: Columbia County Sheriff dh.

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

DATE: 07-OCT-21

FEE:\$5.00

CERT. NO40799

HALADAY ROBERT T 54 LOVERS DRIVE BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 20010-4816
LOCATION: LOVER DR BLOOMSBURG
PARCEL: 18 -05 -001-00,000

YEAR BILL ROI	L AMOUNT	P; INTEREST	ENDING ' COSTS	TOTAL AMOUNT DUE
2019 PRIM	0.00	0.00	0.00	0.00
2020 PRIM	1,176.81	15.90	0.00	1,192.71
TOTAL DUE :				\$1,192.71

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2021 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2020

REQUESTED BY: Columbia County Sheriff

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	LUMBIA BANK & TRUST CO	Case Number	
vs. HALADAY	, ROBERT T	2020CV104	_
	SERVICE CO	OVER SHEET	(POSTING)
Service De	etails:		Ĭ
Category:	Real Estate Sale - Posting - Sale Bill	Zone:	<u> </u>
Manner:	< Not Specified >	Expires: Warrant:	
Notes:	SALE DATE & TIME: 11/10/2021 AT 9:00 AM SHERIFF'S SALE BILL		
Serve To:		Final Service:	202
Name:	(POSTING)	Served: Personally Adult in Charge Posted Other	2020CV104
Primary Address:	54 Lovers Drive Bloomsburg, PA 17815	Adult In Charge:	104
Phone:	DOB:	Relation:	
Alternate Address:		Date: 10/6/21 Time: 141W	54-
Phone:		Deputy: Mileage:	54 LOVEXS DRIVE, BLOOMSBOX
Attorney /	Originator:		û
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone: (570) 784-6770	7
Service At	ttempts:		יין, <u>ס</u>
Date:			Ç
Time:) NO
Mileage:			0
Deputy:			Ĝ
Service A	ttempt Notes:		G, FA 17013
1.	ecompt Notes.		7013
2.			Ť
3.			_
4.			NO EXPIRATION
5.			<u> </u>
			3

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST COLUMBIA BANK & TRUST CO vs. ROBERT T HALADAY

Case Number 2020CV104

SHERIFF'S RETURN OF SERVICE

10/06/2021 02:14 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 54 LOVERS DRIVE, BLOOMSBURG, PA 17815

KRISTIE RØSPENDOVSKI, DEPUT

SO ANSWERS,

October 07, 2021

TIMOTHY T. CHAMBERLAIN, SHERIFF

SÉÉ ATTACHED TAXES DUÉ

HILL, TUROWSKI, JAMES & LEHMAN, 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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: ROBERT T. HALADAY

54 Lovers Drive

Bloomsburg, PA 17815

BY VIRTUE OF A WRIT OF EXECUTION NO. <u>54</u> OF 2021 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

NOVEMBER 10, 2021 AT NINE O'CLOCK, A.M.

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

PARCEL NO. 1

ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point in the center of Township Route 487, thence along the centerline of Township Route 487 North 75 Degrees 08 minutes 21 seconds East 116.04 feet; thence continuing along the same the following courses and distances: North 77 degrees 11 minutes 09 seconds East 106.61 feet to a point; thence North 81 degrees 20 minutes 06 seconds East 119.67

This conveyance is made SUBJECT TO all matters set forth on the subdivision plara recorded in Map Book 7, page 828A.

PROPERTY ADDRESS: 54 Lovers Drive, Bloomsburg, Pennsylvania 17815

TAX PARCEL NUMBERS: 18 05 00100 and 18 05 00200

SEIZED AND TAKEN in execution as the property of Robert T. Haladay at the suit of First Columbia Bank & Trust Co. vs. Robert T. Haladay, No. 2020-CV-104.

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 Hill, Turowski, James & Lehman, LLP 38 West Third Street Bloomsburg, PA 17815 570-784-6770 TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, PA www.sheriffofcolumbiacounty.com

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 09/09/21

Ad ID:

1228692

Description:

Robert Haladay Sale

Run Dates: Class: 10/20/21 to 11/03/21

357

Agate Lines:

Blind Box:

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost Amount Paid \$2,316.65

\$0.00

Publication Press Enterprise

Start Stop 10/20/21 11/03/21 <u>Inserts</u>

Cost \$2,316.65

SHERFTS SALI By Vistue of a Write of Execution (Ma

WEDNESDAY, NOVEMBER 10, 2021 AT 9:00 O'CLOCK A.H.

his conveyance is media SUBJECT TO this restrictions the diangles pre-mass hisses conveyed.

llys nonveylings is made SUS,RCT TO all matters set forth condod in Map Book 7 (sage 6284).

PIN NO 18 05 00100

JPI / TAX PARCEL HAWKETE 180600700 180500100

Addressy for the Plaintel
HELL TUPICH/SKI & JAMES & LEHNAN LLP
BLOCMSELING PA 67078-46776

Columbia County, Pennsylvani

HILL, TUROWSKI, JAMES & LEHMAN, 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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 – ED - 54

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 June 9, 2021	\$ 304,582.34
Accrued but unpaid interest from June 1, 2019 through June 9, 2021	\$ 25,410.04
Late charges to-date	\$ 1,410.08
Attorneys' fees	\$ 901.10
Prothonotary Filing Fees/Satisfaction Fee	\$ 203.50
Sheriff's Service Fees	\$ 41.00
TOTAL	\$332,548.06

Plus costs.

PROTHONOTARY, Court of Common Pleas

Of Columbia County, Pennsylvania

DATED: 5-0+3,2021

BY: Barbara N. Selveti MT

Proth & Clerk of Sev. Courts
My Com. Factor Monday in 2024

PARCEL NO. 1

ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point in the center of Township Route 487, thence along the centerline of Township Route 487 North 75 Degrees 08 minutes 21 seconds East 116.04 feet; thence continuing along the same the following courses and distances: North 77 degrees 11 minutes 09 seconds East 106.61 feet to a point; thence North 81 degrees 20 minutes 06 seconds East 119.67 feet to a point; thence North 84 degrees 54 minutes 36 seconds East 135.24 feet to a point; thence North 86 degrees 39 minutes 34 seconds East 129.47 feet to a point; thence South 87 degrees 01 minute 33 seconds East 259.37 feet to a point; thence South 78 degrees 06 minutes 52 seconds East 131.50 feet to a point; thence South 74 degrees 54 minutes 21 seconds East 132.62 feet to a point; thence South 74 degrees 10 minutes 49 seconds East 127.68 feet to a point; thence South 79 degrees 13 minutes 00 seconds East 128.32 feet to a point; thence South 85 degrees 42 minutes 47 seconds East 83.79 feet to a point; thence through Township Route 487 and along lands now or formerly of Thomas L. and Lois A. Oakum, South 11 degrees 10 minutes 28 seconds West 182.20 feet to an existing iron pin; thence along lands now or formerly of Keith A. and Gloria D. Young South 10 degrees 5 minutes 26 seconds West 1586.24 feet to an exiting 40 inch oak; thence along lands now or formerly of Carl H. and Ora Bond North 80 degrees 17 minutes 25 seconds West 857.74 feet to an existing iron pin; thence along the same North 6 degrees 35 minutes 32 seconds East 503.26 feet to an existing iron pin; thence along the same North 82 degrees 24 minutes 07 seconds West 330 feet to an existing iron pin; thence along lands now or formerly of Clair C. Hock, Jr., and Bonita K. Hock, North 0 degrees 57 minutes 54 seconds West 1101.55 feet to the center of Township Route 487, the place of BEGINNING.

CONTAINING 48.110 acres of land. Description taken from a draft of survey of Matthew W. Laidacker, P.L.S. dated March 6, 1996.

PARCEL NO. 2

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

BEGINNING at a point in the centerline of Township Route No. 487, said point being the northeast corner of lands herein described; THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock and passing through an iron pin set on line 16.96 feet from the last described point South 00 degrees 57 minutes 54 seconds East, 1,101.55 feet to a set iron pin; THENCE along lands now or formerly of Carl H. and Ora Bond and lands now or formerly of Donald O. Snyder, North 82 degrees 24 minutes 07 seconds West 550.00 feet to a set iron pin' THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock (Lot No. 3) North 00 degrees 16 minutes 59 seconds East 856.60 feet to a point in the centerline of Township Route No. 487, said point being located 17.55 feet from a set iron pin on line of the last

mentioned course; THENCE along the centerline of Township Route No. 487 the following five (5) courses and distances:

- 1) North 70 degrees 21 minutes 57 seconds East 54.97 feet to a point;
- 2) North 71 degrees 05 minutes 37 seconds East 129.23 feet to a point;
- 3) North 70 degrees 49 minutes 58 seconds East 136.28 feet to a point;
- 4) North 70 degrees 59 minutes 50 seconds East 127.76 feet to a point;
- 5) North 75 degrees 35 minutes 27 seconds East 102.05 feet to the place of BEGINNING.

CONTAINING 12.050 acres of land and BEING DESIGNATED as LOT NO. 4 on subdivision map prepared by Matthew W. Laidacker PLS and recorded in Columbia County Map Book 7 page 828A.

Above description written by Matthew L. Laidacker, PLS.

This conveyance is made SUBJECT TO the restrictions that mobile homes are prohibited on the premises herein conveyed.

This conveyance is made SUBJECT TO all matters set forth on the subdivision plan recorded in Map Book 7, page 828A.

HILL, TUROWSKI, JAMES & LEHMAN, 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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

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,

HILL, TUROWSKI, JAMES & LEHMAN, LLP

TESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff
38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney ID #325230

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST COLUMBIA BANK & TRUST CO vs.
ROBERT T HALADAY

Case Number 2020CV104

SHERIFF'S RETURN OF SERVICE

09/08/2021 1.

12:47 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO ŁAW, SERVEC 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: ROBERT T HALADAY AT 54 LOVERS DRIVE, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUT

SO ANSWERS,

September 09, 2021

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	VS.	LUMBIA BANK & TRUST CO , ROBERT T				Number 0CV104
Category: Real Estate Sale - Sale Notice		SERVICE CO	OVER SHE	EET		
Manner: Adult in Charge	Service De	tails:			All will be a second of the se	
Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: ROBERT THALADAY Served: Personally Adult in Charge Posted Other Address: BLOOMSBURG, PA 17815 Charge: Phone: DOB: Relation: Date: Time: Mileage: Deputy: L1 Mileage: Atternate Address: Date: Time: Mileage: Deputy: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Category:	Real Estate Sale - Sale Notice	e viveria. Vi cente ni mi minumenta de la Vivi dice e i antice e i	namena a na	Zone:	54
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve 70: Name: ROBERT T HALADAY Primary Primary Address: BLOOMSBURG, PA 17815 Charge: DOB: Relation: Date: Phone: Deputy: Mileage: Attorney Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Manner:	Adult in Charge	Expires:	* ************************************	Warrant:	
Name: ROBERT T HALADAY Primary Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: Alternate Address: Date: Time: Deputy: Li Mileage: Attorney Service Attempt Notes: 1. 2. 3. 4. 5.	Notes:		DEBTOR'S R	IGHTS		
Primary Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: Date: Time: Mileage: Date: Time: Mileage: Deputy: Deputy: Mileage: Deputy: Deputy	Serve To:		Final Servi	Çe:		
Address: BLOOMSBURG, PA 17815 Phone: DoB: Relation: Date: Time: Address: Phone: Deputy: Attorney: Attorney: Attorney: Deputy: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Name:	ROBERT T HALADAY	Served: (Personally Ad	ult In Charge ·	Posted · Other
Alternate Address: Phone: Deputy: Mileage: Attorney Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.			Adult in Charge:	ROBERT	HALAR	MY.
Address: Phone: Deputy: Mileage: Attorney Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Phone:	DOB:	Relation:	DEF	•	
Attorney Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date:			Date:	16/8/19	Time:	1947
Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770 Service Attempts: Date: Image:	Phone:		Deputy:	Ц	Mileage:	
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Attorney	originator:			ng Namatan and	* 1
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770		
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HALADAY, ROBERT T

2020CV104

54 LOVERS DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

FIRST CO	LUMBIA BANK & TRUS	от со				Number
	ROBERT T				202	0CV104
		SERVICE CO	OVER SHE	EET		-
Service De	talls:					
Category:	Real Estate Sale - Sa	le Notice	Windows V. Str. Stylender Stylender Stylender V	**************************************	Zone:	54
Manner:	Adult in Charge		Expires:		Warrant:	
Notes:		11/10/2021 AT 9:00 AM OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		
Serve To:		14 29 27 26 17	Final Servi	ce:		
Name:	Columbia County Ta	x Office	Served:	Personally Ad	ult In Charge	· Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 178	15	Adult In Charge:	Lynn	Dys	en
Phone:	570-389-5649	DOB:	Relation:	C	LERK	
Alternate Address:	4		Date:	9/8/21	Time:	1557
Phone:	and the state of t	A PERSON TO SERVE A SERVE OF THE SERVE AND A PROPERTY OF THE SERVE AND A SERVE	Deputy:	4	Mileage:	
Attorney /	Originator:			en e		
Name:	HILL, TUROWSKI & J	AMES, & LEHMAN LLP	Phone:	(570) 784-6770		
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Date:						CONTROL CONTRO
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Service Att	empt Notes:			w		
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NO EXPIRATION

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	LUMBIA BANK & TRUST CO ROBERT T				Number 0CV104
		SERVICE COVER SHI	EET		
Service De	talls:			en de la companya de La companya de la co	
Category:	Real Estate Sale - Sale Notice	6	Min Martin, Mingy Win and Wyster Schill (1994) (1994) (1994) (1994) (1994) (1994)	Zone:	54
Manner:	Adult in Charge	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 11/10/202 PLAINTIFF NOTICE OF SHER	21 AT 9:00 AM RIFF'S SALE AND DEBTOR'S R	IIGHTS		
Serve To:	1810 9/8/01	Final Servi	ce:		
Name:	Denise D. Ottaviani	Served:	Personally Ad	lult in Charge	Posted (Other
Primary Address:	116 Frosty Valley Road Bloomsburg, PA 17815	Adult In Charge:	De	LOBOY	
Phone:	570-784-9310 DO	DB: Relation:	* * * * * * * * * * * * * * * * * * *		X
Alternate Address:	The state of the s	Date:	9/8/21	Time:	12-17
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ttorney / (Originator:			**************************************	
Name:	HILL, TUROWSKI & JAMES, &	take a kind year taken a taken sa sa wasan sa majaban ya sa sa ya	(570) 784-6770	. K (1.1) - 1.1 ***********************************	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	LUMBIA BANK & TRUST CO , ROBERT T				• Number 0CV104
	SERVICE CO	OVFR SH	FFT		
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Category:	Real Estate Sale - Sale Notice	me in the second control of the second contr	And the second of the second o	Zone:	54
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Notes:	SALE DATE & TIME: 11/10/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To: Name:	LIEMI COL MINIODA CENTRA	Final Serv			
Primary Address:	HEMLOCK MUNICIPAL SEWER COOPERAT 82 BUCKHORN ROAD BLOOMSBURG, PA 17815	Served: Adult In Charge:	Personally · Adu	Ilt In Charge	Posted Other
Phone:	DOB:	Relation:	#		
Alternate Address:		Date:	०१ ०८ भ	Time:	1928
Phone:	The second secon	Deputy:	4	Mileage:	
Attorney Name:	Originator: HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770		
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Time:					The state of the s
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	LUMBIA BANK & TRUST CO			Case Num	
vs. HALADAY,	ROBERT T			2020CV1	04
-	SERVICE CO	OVER SHI	EET		
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Category:	Real Estate Sale - Sale Notice	en de la companya de		Zone:	<i>5</i> 4
Manner:	Adult in Charge	Expires:	**************************************	Warrant:	
Notes:	SALE DATE & TIME: 11/10/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		
Serve To:		Final Servi	ce:		
Name:	Domestic Relations Office of Columbia Cou	Served:	· · · · · · · · · · · · · · · · · · ·	tult in Charge Post	ed · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	TAY	los situ	LTZ
Phone:	DOB:	Relation:	C	LEVIL	
Alternate Address:		Date:	6/8/5	Time:	Loud,
Phone:	у при	Deputy:		Mileage:	
Attorney /	Originator:		The second second second		
Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-677	0	
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DOMESTIC RELATIONS OF 2020CV104

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST CO	LUMBIA BANK & TRUST CO			Case Number
	ROBERTT			2020CV104
	SERVICE O	OVER SHI	 EET	
Service De				
Category:	Real Estate Sale - Posting - Sale Bill	tv = q v = pproq = 1, 2 + 2 v v r q v + 2, 2 + 2 v r pro		Zone:
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 11/10/2021 AT 9:00 AM SHERIFF'S SALE BILL			
Serve To:		Final Serv		
Name:	(POSTING)	Served:	Personally · Adu	It In Charge · Posted · Other
Primary Address:	54 Lovers Drive Bloomsburg, PA 17815	Adult In Charge:		
Phone:	DOB:	Relation:		
Alternate Address:		Date:	***************************************	Time:
Phone:	Company of the second s	Deputy:	The state of the s	Mileage:
Attorney / Originator: Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP Phone: (570) 784-6770				
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POSTING)

2020CV104

54 LOVERS DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED# 2021 ED54

DATE RECEIVED 9-3-2	021
DOCKET AND INDEX 2020	CV 104
CHECK FOR PROPER INFO.	
WRIT OF EXECUTION	_X_
COPY OF DESCRIPTION	
WHEREABOUTS OF LKA	<u></u>
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	
WAIVER OF WATCHMAN	*
AFFIDAVIT OF LIENS LIST	
CHECK FOR \$1,350.00 OR	X CK# 111519
IF ANY OF ABOVE IS MISSING DO NOT PROCEED	
	11 10 2221
SALE DATE	11-10-2021 TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct.</u> 20
	2 ND WEEK OCt 27
	3RD WEEK NOV 3

9-3-21- lift message w/ Debbie 100 3129.

Bank Ong

PARCEL NO. 1

ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point in the center of Township Route 487, thence along the centerline of Township Route 487 North 75 Degrees 08 minutes 21 seconds East 116.04 feet; thence continuing along the same the following courses and distances: North 77 degrees 11 minutes 09 seconds East 106.61 feet to a point; thence North 81 degrees 20 minutes 06 seconds East 119.67 feet to a point; thence North 84 degrees 54 minutes 36 seconds East 135.24 feet to a point; thence North 86 degrees 39 minutes 34 seconds East 129.47 feet to a point; thence South 87 degrees 01 minute 33 seconds East 259.37 feet to a point; thence South 78 degrees 06 minutes 52 seconds East 131.50 feet to a point; thence South 74 degrees 54 minutes 21 seconds East 132.62 feet to a point; thence South 74 degrees 10 minutes 49 seconds East 127.68 feet to a point; thence South 79 degrees 13 minutes 00 seconds East 128.32 feet to a point; thence South 85 degrees 42 minutes 47 seconds East 83.79 feet to a point; thence through Township Route 487 and along lands now or formerly of Thomas L. and Lois A. Oakum, South 11 degrees 10 minutes 28 seconds West 182.20 feet to an existing iron pin; thence along lands now or formerly of Keith A. and Gloria D. Young South 10 degrees 5 minutes 26 seconds West 1586.24 feet to an exiting 40 inch oak; thence along lands now or formerly of Carl H. and Ora Bond North 80 degrees 17 minutes 25 seconds West 857.74 feet to an existing iron pin; thence along the same North 6 degrees 35 minutes 32 seconds East 503.26 feet to an existing iron pin; thence along the same North 82 degrees 24 minutes 07 seconds West 330 feet to an existing iron pin; thence along lands now or formerly of Clair C. Hock, Jr., and Bonita K. Hock, North 0 degrees 57 minutes 54 seconds West 1101.55 feet to the center of Township Route 487, the place of BEGINNING.

CONTAINING 48.110 acres of land. Description taken from a draft of survey of Matthew W. Laidacker, P.L.S. dated March 6, 1996.

➢ PIN NO: 18 05 00200

PARCEL NO. 2

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

BEGINNING at a point in the centerline of Township Route No. 487, said point being the northeast corner of lands herein described; THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock and passing through an iron pin set on line 16.96 feet from the last described point South 00 degrees 57 minutes 54 seconds East, 1,101.55 feet to a set iron pin; THENCE along lands now or formerly of Carl H. and Ora Bond and lands now or formerly of Donald O. Snyder, North 82 degrees 24 minutes 07 seconds West 550.00 feet to a set iron pin' THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock (Lot No. 3) North 00 degrees 16 minutes 59 seconds East 856.60 feet to a point in the centerline of Township Route No. 487, said point being located 17.55 feet from a set iron pin on line of the last

mentioned course; THENCE along the centerline of Township Route No. 487 the following five (5) courses and distances:

- 1) North 70 degrees 21 minutes 57 seconds East 54.97 feet to a point;
- 2) North 71 degrees 05 minutes 37 seconds East 129.23 feet to a point;
- 3) North 70 degrees 49 minutes 58 seconds East 136.28 feet to a point;
- 4) North 70 degrees 59 minutes 50 seconds East 127.76 feet to a point;
- 5) North 75 degrees 35 minutes 27 seconds East 102.05 feet to the place of BEGINNING.

CONTAINING 12.050 acres of land and BEING DESIGNATED as LOT NO. 4 on subdivision map prepared by Matthew W. Laidacker PLS and recorded in Columbia County Map Book 7 page 828A.

Above description written by Matthew L. Laidacker, PLS.

This conveyance is made SUBJECT TO the restrictions that mobile homes are prohibited on the premises herein conveyed.

This conveyance is made SUBJECT TO all matters set forth on the subdivision plan recorded in Map Book 7, page 828A.

PIN NO: 18 05 00100

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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 – CV – 104

DEFENDANT.

: NO. 2021 – ED - 54

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: ROBERT T. HALADAY

54 Lovers Drive Bloomsburg, PA 17815

BY VIRTUE OF A WRIT OF EXECUTION NO. 54 OF 2021 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

NOVEMBER 10, 2021 AT NINE O'CLOCK, A.M.

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

PARCEL NO. 1

ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point in the center of Township Route 487, thence along the centerline of Township Route 487 North 75 Degrees 08 minutes 21 seconds East 116.04 feet; thence continuing along the same the following courses and distances: North 77 degrees 11 minutes 09 seconds East 106.61 feet to a point; thence North 81 degrees 20 minutes 06 seconds East 119.67

feet to a point; thence North 84 degrees 54 minutes 36 seconds East 135.24 feet to a point; thence North 86 degrees 39 minutes 34 seconds East 129.47 feet to a point; thence South 87 degrees 01 minute 33 seconds East 259.37 feet to a point; thence South 78 degrees 06 minutes 52 seconds East 131.50 feet to a point; thence South 74 degrees 54 minutes 21 seconds East 132.62 feet to a point; thence South 74 degrees 10 minutes 49 seconds East 127.68 feet to a point; thence South 79 degrees 13 minutes 00 seconds East 128.32 feet to a point; thence South 85 degrees 42 minutes 47 seconds East 83.79 feet to a point; thence through Township Route 487 and along lands now or formerly of Thomas L. and Lois A. Oakum, South 11 degrees 10 m inutes 28 seconds West 182.20 feet to an existing iron pin; thence along lands now or formerly of Keith A. and Gloria D. Young South 10 degrees 5 minutes 26 seconds West 1586.24 feet to an exiting 40 inch oak; thence along lands now or formerly of Carl H. and Ora Bond North 80 degrees 17 minutes 25 seconds West 857.74 feet to an existing iron pin; thence along the same North 6 degrees 35 minutes 32 seconds East 503.26 feet to an existing iron pin; thence along the same North 82 degrees 24 minutes 07 seconds West 330 feet to an existing iron pin; thence along lands now or formerly of Clair C. Hock, Jr., and Bonita K. Hock, North 0 degrees 57 minutes 54 seconds West 1101.55 feet to the center of Township Route 487, the place of BEGINNING.

CONTAINING 48.110 acres of land. Description taken from a draft of survey of Matthew W. Laidacker, P.L.S. dated March 6, 1996.

PARCEL NO. 2

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

BEGINNING at a point in the centerline of Township Route No. 487, said point being the northeast corner of lands herein described; THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock and passing through an iron pin set on line 16.96 feet from the last described point South 00 degrees 57 minutes 54 seconds East, 1,101.55 feet to a set iron pin; THENCE along lands now or formerly of Carl H. and Ora Bond and lands now or formerly of Donald O. Snyder, North 82 degrees 24 minutes 07 seconds West 550.00 feet to a set iron pin' THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock (Lot No. 3) North 00 degrees 16 minutes 59 seconds East 856.60 feet to a point in the centerline of Township Route No. 487, said point being located 17.55 feet from a set iron pin on line of the last mentioned course; THENCE along the centerline of Township Route No. 487 the following five (5) courses and distances:

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- 2) North 71 degrees 05 minutes 37 seconds East 129.23 feet to a point;
- 3) North 70 degrees 49 minutes 58 seconds East 136.28 feet to a point;
- 4) North 70 degrees 59 minutes 50 seconds East 127.76 feet to a point;
- 5) North 75 degrees 35 minutes 27 seconds East 102.05 feet to the place of BEGINNING.

CONTAINING 12.050 acres of land and BEING DESIGNATED as LOT NO. 4 on subdivision map prepared by Matthew W. Laidacker PLS and recorded in Columbia County Map Book 7 page 828A.

Above description written by Matthew L. Laidacker, PLS.

This conveyance is made SUBJECT TO the restrictions that mobile homes are prohibited on the premises herein conveyed.

This conveyance is made SUBJECT TO all matters set forth on the subdivision plararecorded in Map Book 7, page 828A.

PROPERTY ADDRESS: 54 Lovers Drive, Bloomsburg, Pennsylvania 17815

TAX PARCEL NUMBERS: 18 05 00100 and 18 05 00200

SEIZED AND TAKEN in execution as the property of Robert T. Haladay at the suit of First Columbia Bank & Trust Co. vs. Robert T. Haladay, No. 2020-CV-104.

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 Hill, Turowski, James & Lehman, LLP 38 West Third Street Bloomsburg, PA 17815 570-784-6770

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, PA www.sheriffofcolumbiacounty.com

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,

: CIVIL ACTION - LAW

VS.

MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

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,

HILL, TUROWSKI, JAMES & LEHMAN, LLP

/FSSICA M. LĘHMAN, ESQUIRE

Attorney for Plaintiff 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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

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)

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

Robert T. Haladay 54 Lovers Drive Bloomsburg, PA 17815

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

Robert T. Haladay 54 Lovers Drive Bloomsburg, PA 17815



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

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

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.

HILL/JTUROWSKI, JAMES & LEHMAN, 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

9/2/4

PARCEL NO. 1

ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point in the center of Township Route 487, thence along the centerline of Township Route 487 North 75 Degrees 08 minutes 21 seconds East 116.04 feet: thence continuing along the same the following courses and distances: North 77 degrees 11 minutes 09 seconds East 106.61 feet to a point; thence North 81 degrees 20 minutes 06 seconds East 119.67 feet to a point; thence North 84 degrees 54 minutes 36 seconds East 135.24 feet to a point; thence North 86 degrees 39 minutes 34 seconds East 129.47 feet to a point; thence South 87 degrees 01 minute 33 seconds East 259.37 feet to a point; thence South 78 degrees 06 minutes 52 seconds East 131.50 feet to a point; thence South 74 degrees 54 minutes 21 seconds East 132.62 feet to a point; thence South 74 degrees 10 minutes 49 seconds East 127.68 feet to a point; thence South 79 degrees 13 minutes 00 seconds East 128.32 feet to a point; thence South 85 degrees 42 minutes 47 seconds East 83.79 feet to a point; thence through Township Route 487 and along lands now or formerly of Thomas L. and Lois A. Oakum, South 11 degrees 10 minutes 28 seconds West 182.20 feet to an existing iron pin; thence along lands now or formerly of Keith A. and Gloria D. Young South 10 degrees 5 minutes 26 seconds West 1586.24 feet to an exiting 40 inch oak; thence along lands now or formerly of Carl H. and Ora Bond North 80 degrees 17 minutes 25 seconds West 857.74 feet to an existing iron pin; thence along the same North 6 degrees 35 minutes 32 seconds East 503.26 feet to an existing iron pin; thence along the same North 82 degrees 24 minutes 07 seconds West 330 feet to an existing iron pin; thence along lands now or formerly of Clair C. Hock, Jr., and Bonita K. Hock, North 0 degrees 57 minutes 54 seconds West 1101.55 feet to the center of Township Route 487, the place of BEGINNING.

CONTAINING 48.110 acres of land. Description taken from a draft of survey of Matthew W. Laidacker, P.L.S. dated March 6, 1996.

PARCEL NO. 2

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

BEGINNING at a point in the centerline of Township Route No. 487, said point being the northeast corner of lands herein described; THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock and passing through an iron pin set on line 16.96 feet from the last described point South 00 degrees 57 minutes 54 seconds East, 1,101.55 feet to a set iron pin; THENCE along lands now or formerly of Carl H. and Ora Bond and lands now or formerly of Donald O. Snyder, North 82 degrees 24 minutes 07 seconds West 550.00 feet to a set iron pin' THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock (Lot No. 3) North 00 degrees 16 minutes 59 seconds East 856.60 feet to a point in the centerline of Township Route No. 487, said point being located 17.55 feet from a set iron pin on line of the last

mentioned course; THENCE along the centerline of Township Route No. 487 the following five (5) courses and distances:

- 1) North 70 degrees 21 minutes 57 seconds East 54.97 feet to a point;
- 2) North 71 degrees 05 minutes 37 seconds East 129.23 feet to a point;
- 3) North 70 degrees 49 minutes 58 seconds East 136.28 feet to a point;
- 4) North 70 degrees 59 minutes 50 seconds East 127.76 feet to a point;
- 5) North 75 degrees 35 minutes 27 seconds East 102.05 feet to the place of BEGINNING.

CONTAINING 12.050 acres of land and BEING DESIGNATED as LOT NO. 4 on subdivision map prepared by Matthew W. Laidacker PLS and recorded in Columbia County Map Book 7 page 828A.

Above description written by Matthew L. Laidacker, PLS.

This conveyance is made SUBJECT TO the restrictions that mobile homes are prohibited on the premises herein conveyed.

This conveyance is made SUBJECT TO all matters set forth on the subdivision plan recorded in Map Book 7, page 828A.

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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 – ED - ____

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,

HILL, TUROWSKI, JAMES & LEHMAN, LLP

JESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff 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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 – ED - **5**\psi

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

HILL TUROWSKI, JAMES, & LEHMAN, LLP

JESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff 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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 – ED - **54**

CERTIFICATION

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HILL, JUROWSKI, JAMES & LEHMAN, LLP

JESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff

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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

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 Defendant, Robert T. Haladay, at the time that judgment was entered, the Defendant's place of residence was 54 Lovers Drive, Bloomsburg, Pennsylvania 17815.

Commonwealth of Pennsylvania - Notary Seal Katelyn M. Acevedo, Notary Public Columbia County My commission expires March 6, 2024 Commission number 1359846

Member, Pennsylvania Association of Netaries

BENJAMIN J. CLARK, Vice President/Loan

Operations Manager

First Columbia Bank & Trust Co.

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

16th day of September

2021

NOTAŘY PUBLIC

My Commission Expires: 03/06/2024

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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

CERTIFICATION

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Respectfully submitted,

HILL/TUROWSKI, JAMES & LEHMAN, LLP

ÍE\$SICA M. LEHMÁN, ÉSQUIRE

Attorney for Plaintiff 38 West Third Street

Bloomsburg, PA 17815

570-784-6770

HILL, TUROWSKI, JAMES & LEHMAN, LLP

Jessica M. Lehman, Esquire

38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT, Attorney ID #325230 COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.:

PLAINTIFF,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 – ED - 54

<u>AFFIDAVIT OF WHEREABOUTS</u>

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 Defendant, Robert T. Haladay, at the time that judgment was entered, the Defendant's place of residence was 54 Lovers Drive, Bloomsburg, Pennsylvania 17815.

Commonwealth of Pennsylvania - Notary Seal Katelyn M. Acevedo, Notary Public Columbia County

My commission expires March 6, 2024 Commission number 1359846

Member, Pennsylvania Association of Notaries

BENJAMIN J. CLARK, Vice President/Loan

Operations Manager

First Columbia Bank & Trust Co.

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

day of <u>September</u>

2021.

My Commission Expires: 03/04/2024

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,

: CIVIL ACTION - LAW

VS.

MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

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,

HILL/TUROWSKI, JAMES & LEHMAN, LLP

ÆSSICA M. LEHMAN, ÉSQUIRE

Attorney for Plaintiff 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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

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 Defendant, Robert T. Haladay, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Defendant, Robert T. Haladay, is not now, nor was Defendant, Robert T. Haladay, 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.

Commonwealth of Pennsylvania - Netary Seal Katelyn M. Acevedo, Notary Public Columbia County

My commission expires March 6, 2024 Commission number 1359846

Member, Pennsylvania Association of Notaries

BENJAMIN J. CLARK, Vice President/Loan

Operations Manager

First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED to

before me, a Notary Public, this

day of <u>September</u>, 2021

NOTARY PUBLIC

My Commission Expires: 03/06/2624

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,

: CIVIL ACTION - LAW

VS.

MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 – CV – 104

DEFENDANT.

: NO. 2021 - ED - 54

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 Defendant, Robert T. Haladay, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Defendant, Robert T. Haladay, is not now, nor was Defendant, Robert T. Haladay, 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.

Commonwealth of Pennsylvania - Netary Seal Katelyn M. Acevedo, Notary Public Columbia County My commission expires March 6, 2024

Commission number 1359846

Member, Pennsylvania Association of Notaries

BENJAMIN J. CLARK, Vice President/Loan

Operations Manager

First Columbia Bank & Trust Co.

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

day of September ____, 2021

NOTARY PUBLIC

My Commission Expires: 03/06/2024

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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 – ED - **5**₩

CERTIFICATION

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Respectfully submitted,

HILL, TUROWSKI, JAMES & LEHMAN, LLP

JESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff 38 West Third Street Bloomsburg, PA 17815

570-784-6770

PARCEL NO. 1

ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point in the center of Township Route 487, thence along the centerline of Township Route 487 North 75 Degrees 08 minutes 21 seconds East 116.04 feet; thence continuing along the same the following courses and distances: North 77 degrees 11 minutes 09 seconds East 106.61 feet to a point; thence North 81 degrees 20 minutes 06 seconds East 119.67 feet to a point; thence North 84 degrees 54 minutes 36 seconds East 135.24 feet to a point; thence North 86 degrees 39 minutes 34 seconds East 129.47 feet to a point; thence South 87 degrees 01 minute 33 seconds East 259.37 feet to a point; thence South 78 degrees 06 minutes 52 seconds East 131.50 feet to a point; thence South 74 degrees 54 minutes 21 seconds East 132.62 feet to a point; thence South 74 degrees 10 minutes 49 seconds East 127.68 feet to a point; thence South 79 degrees 13 minutes 00 seconds East 128.32 feet to a point; thence South 85 degrees 42 minutes 47 seconds East 83.79 feet to a point; thence through Township Route 487 and along lands now or formerly of Thomas L. and Lois A. Oakum, South 11 degrees 10 minutes 28 seconds West 182.20 feet to an existing iron pin; thence along lands now or formerly of Keith A. and Gloria D. Young South 10 degrees 5 minutes 26 seconds West 1586.24 feet to an exiting 40 inch oak; thence along lands now or formerly of Carl H. and Ora Bond North 80 degrees 17 minutes 25 seconds West 857.74 feet to an existing iron pin; thence along the same North 6 degrees 35 minutes 32 seconds East 503.26 feet to an existing iron pin; thence along the same North 82 degrees 24 minutes 07 seconds West 330 feet to an existing iron pin; thence along lands now or formerly of Clair C. Hock, Jr., and Bonita K. Hock, North 0 degrees 57 minutes 54 seconds West 1101.55 feet to the center of Township Route 487, the place of BEGINNING.

CONTAINING 48.110 acres of land. Description taken from a draft of survey of Matthew W. Laidacker, P.L.S. dated March 6, 1996.

PARCEL NO. 2

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

BEGINNING at a point in the centerline of Township Route No. 487, said point being the northeast corner of lands herein described; THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock and passing through an iron pin set on line 16.96 feet from the last described point South 00 degrees 57 minutes 54 seconds East, 1,101.55 feet to a set iron pin; THENCE along lands now or formerly of Carl H. and Ora Bond and lands now or formerly of Donald O. Snyder, North 82 degrees 24 minutes 07 seconds West 550.00 feet to a set iron pin' THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock (Lot No. 3) North 00 degrees 16 minutes 59 seconds East 856.60 feet to a point in the centerline of Township Route No. 487, said point being located 17.55 feet from a set iron pin on line of the last

mentioned course; THENCE along the centerline of Township Route No. 487 the following five (5) courses and distances:

- 1) North 70 degrees 21 minutes 57 seconds East 54.97 feet to a point;
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- 3) North 70 degrees 49 minutes 58 seconds East 136.28 feet to a point;
- 4) North 70 degrees 59 minutes 50 seconds East 127.76 feet to a point;
- 5) North 75 degrees 35 minutes 27 seconds East 102.05 feet to the place of BEGINNING.

CONTAINING 12.050 acres of land and BEING DESIGNATED as LOT NO. 4 on subdivision map prepared by Matthew W. Laidacker PLS and recorded in Columbia County Map Book 7 page 828A.

Above description written by Matthew L. Laidacker, PLS.

This conveyance is made SUBJECT TO the restrictions that mobile homes are prohibited on the premises herein conveyed.

This conveyance is made SUBJECT TO all matters set forth on the subdivision plan recorded in Map Book 7, page 828A.

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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 - ED - 54

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)

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

Robert T. Haladay 54 Lovers Drive Bloomsburg, PA 17815

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

Robert T. Haladay 54 Lovers Drive Bloomsburg, PA 17815 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

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

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.

HILL/TUROWSKI, JAMES & LEHMAN, 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:

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ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point in the center of Township Route 487, thence along the centerline of Township Route 487 North 75 Degrees 08 minutes 21 seconds East 116.04 feet; thence continuing along the same the following courses and distances: North 77 degrees 11 minutes 09 seconds East 106.61 feet to a point; thence North 81 degrees 20 minutes 06 seconds East 119.67 feet to a point; thence North 84 degrees 54 minutes 36 seconds East 135.24 feet to a point; thence North 86 degrees 39 minutes 34 seconds East 129.47 feet to a point; thence South 87 degrees 01 minute 33 seconds East 259.37 feet to a point; thence South 78 degrees 06 minutes 52 seconds East 131.50 feet to a point; thence South 74 degrees 54 minutes 21 seconds East 132.62 feet to a point; thence South 74 degrees 10 minutes 49 seconds East 127.68 feet to a point; thence South 79 degrees 13 minutes 00 seconds East 128.32 feet to a point; thence South 85 degrees 42 minutes 47 seconds East 83.79 feet to a point; thence through Township Route 487 and along lands now or formerly of Thomas L. and Lois A. Oakum, South 11 degrees 10 minutes 28 seconds West 182.20 feet to an existing iron pin; thence along lands now or formerly of Keith A. and Gloria D. Young South 10 degrees 5 minutes 26 seconds West 1586.24 feet to an exiting 40 inch oak; thence along lands now or formerly of Carl H. and Ora Bond North 80 degrees 17 minutes 25 seconds West 857.74 feet to an existing iron pin; thence along the same North 6 degrees 35 minutes 32 seconds East 503.26 feet to an existing iron pin; thence along the same North 82 degrees 24 minutes 07 seconds West 330 feet to an existing iron pin; thence along lands now or formerly of Clair C. Hock, Jr., and Bonita K. Hock, North 0 degrees 57 minutes 54 seconds West 1101.55 feet to the center of Township Route 487, the place of BEGINNING.

CONTAINING 48.110 acres of land. Description taken from a draft of survey of Matthew W. Laidacker, P.L.S. dated March 6, 1996.

PARCEL NO. 2

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

BEGINNING at a point in the centerline of Township Route No. 487, said point being the northeast corner of lands herein described; THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock and passing through an iron pin set on line 16.96 feet from the last described point South 00 degrees 57 minutes 54 seconds East, 1,101.55 feet to a set iron pin; THENCE along lands now or formerly of Carl H. and Ora Bond and lands now or formerly of Donald O. Snyder, North 82 degrees 24 minutes 07 seconds West 550.00 feet to a set iron pin' THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock (Lot No. 3) North 00 degrees 16 minutes 59 seconds East 856.60 feet to a point in the centerline of Township Route No. 487, said point being located 17.55 feet from a set iron pin on line of the last

mentioned course; THENCE along the centerline of Township Route No. 487 the following five (5) courses and distances:

- 1) North 70 degrees 21 minutes 57 seconds East 54.97 feet to a point;
- 2) North 71 degrees 05 minutes 37 seconds East 129.23 feet to a point;
- 3) North 70 degrees 49 minutes 58 seconds East 136.28 feet to a point;
- 4) North 70 degrees 59 minutes 50 seconds East 127.76 feet to a point;
- 5) North 75 degrees 35 minutes 27 seconds East 102.05 feet to the place of BEGINNING.

CONTAINING 12.050 acres of land and BEING DESIGNATED as LOT NO. 4 on subdivision map prepared by Matthew W. Laidacker PLS and recorded in Columbia County Map Book 7 page 828A.

Above description written by Matthew L. Laidacker, PLS.

This conveyance is made SUBJECT TO the restrictions that mobile homes are prohibited on the premises herein conveyed.

This conveyance is made SUBJECT TO all matters set forth on the subdivision plan recorded in Map Book 7, page 828A.

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,

: CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

: NO. 2021 – ED -

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,

HILL, TUROWSKI, JAMES & LEHMAN, LLP

JESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff 38 West Third Street

Bloomsburg, PA 17815

570-784-6770

PARCEL NO. 1

ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point in the center of Township Route 487, thence along the centerline of Township Route 487 North 75 Degrees 08 minutes 21 seconds East 116.04 feet; thence continuing along the same the following courses and distances: North 77 degrees 11 minutes 09 seconds East 106.61 feet to a point; thence North 81 degrees 20 minutes 06 seconds East 119.67 feet to a point; thence North 84 degrees 54 minutes 36 seconds East 135.24 feet to a point; thence North 86 degrees 39 minutes 34 seconds East 129.47 feet to a point; thence South 87 degrees 01 minute 33 seconds East 259.37 feet to a point; thence South 78 degrees 06 minutes 52 seconds East 131.50 feet to a point; thence South 74 degrees 54 minutes 21 seconds East 132.62 feet to a point; thence South 74 degrees 10 minutes 49 seconds East 127.68 feet to a point; thence South 79 degrees 13 minutes 00 seconds East 128.32 feet to a point; thence South 85 degrees 42 minutes 47 seconds East 83.79 feet to a point; thence through Township Route 487 and along lands now or formerly of Thomas L. and Lois A. Oakum, South 11 degrees 10 minutes 28 seconds West 182.20 feet to an existing iron pin; thence along lands now or formerly of Keith A. and Gloria D. Young South 10 degrees 5 minutes 26 seconds West 1586.24 feet to an exiting 40 inch oak; thence along lands now or formerly of Carl H. and Ora Bond North 80 degrees 17 minutes 25 seconds West 857.74 feet to an existing iron pin; thence along the same North 6 degrees 35 minutes 32 seconds East 503.26 feet to an existing iron pin; thence along the same North 82 degrees 24 minutes 07 seconds West 330 feet to an existing iron pin; thence along lands now or formerly of Clair C. Hock, Jr., and Bonita K. Hock, North 0 degrees 57 minutes 54 seconds West 1101.55 feet to the center of Township Route 487, the place of BEGINNING.

CONTAINING 48.110 acres of land. Description taken from a draft of survey of Matthew W. Laidacker, P.L.S. dated March 6, 1996.

PARCEL NO. 2 18 05 001

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Above description written by Matthew L. Laidacker, PLS.

This conveyance is made SUBJECT TO the restrictions that mobile homes are prohibited on the premises herein conveyed.

This conveyance is made SUBJECT TO all matters set forth on the subdivision plan recorded in Map Book 7, page 828A.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV104

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, NOVEMBER 10, 2021 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.

PARCEL NO. 1

ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

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CONTAINING 48.110 acres of land. Description taken from a draft of survey of Matthew W. Laidacker, P.L.S. dated March 6, 1996.

PIN NO: 18 05 00200

PARCEL NO. 2

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

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- 3) North 70 degrees 49 minutes 58 seconds East 136.28 feet to a point;
- 4) North 70 degrees 59 minutes 50 seconds East 127.76 feet to a point;
- North 75 degrees 35 minutes 27 seconds East 102.05 feet to the place of BEGINNING.

CONTAINING 12.050 acres of land and BEING DESIGNATED as LOT NO. 4 on subdivision map prepared by Matthew W.

COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2020CV104

Laidacker PLS and recorded in Columbia County Map Book 7 page 828A.

Above description written by Matthew L. Laidacker, PLS.

This conveyance is made SUBJECT TO the restrictions that mobile homes are prohibited on the premises herein conveyed.

This conveyance is made SUBJECT TO all matters set forth on the subdivision plan recorded in Map Book 7, page 828A.

PIN NO: 18 05 00100

PROPERTY ADDRESS: 54 Lovers Drive, Bloomsburg, PA 17815

UPI / TAX PARCEL NUMBER: 180500200 180500100

Seized and taken into execution to be sold as the property of ROBERT T HALADAY 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: HILL, TUROWSKI & JAMES, & LEHMAN LLP BLOOMSBURG, PA (570) 784-6770

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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KING OF PA 19406

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HARRISBURG PA 17128

Columbia County Columbia County Sheriff 35 West Main Street PO Box 380

Bloomsburg

PA 17815



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US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
1150 FIRST AVENUE
SUITE 1001
KING OF PA 19406
PRUSSIA

TO THE ORDER OF

8/13/2021

\$1,350.00

Security features. Details on back.

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AUTHORIZED SIGNATURE

PAY

232 EAST STREET BLOOMSBURG, PA 17815

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MEMO

Columbia County Sheriff Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815