

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO  
vs.  
ROBERT T HALADAY

Case Number  
2020CV104

PROPERTY ADDRESS  
54 Lovers Drive, Bloomsburg, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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
				<b>TOTAL BALANCE: \$(1,602.05)</b>	



**HILL, TUROWSKI,  
JAMES & LEHMAN, LLP**  
ATTORNEYS AT LAW

38 West Third Street  
Bloomsburg, PA 17815

570.784.6770 telephone  
570.784.6075 facsimile  
[www.hhtlegal.com](http://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

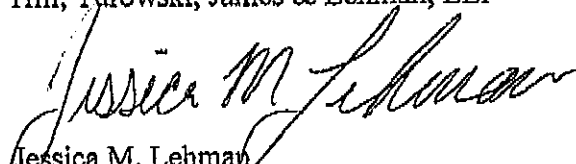
**RE: First Columbia Bank & Trust Co. vs. Haladay  
No. 2020 – CV - 104**

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  
[jessica@hhtlegal.com](mailto:jessica@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**

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**FACSIMILE TRANSMITTAL SHEET**

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**TO: COLUMBIA COUNTY SHERIFF**      **FROM: JESSICA LEHMAN, ESQUIRE**

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**CC:**      **DATE: 1/25/22**

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**FAX NUMBER: 570/389-5625**      **TOTAL NO. OF PAGES INCLUDING COVER: 2**

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**PHONE NUMBER:**      **SENDER'S REFERENCE NUMBER:**

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**RE: HALADAY SHERIFF SALE**      **YOUR REFERENCE NUMBER:**

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☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY

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**NOTES/COMMENTS:**

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

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**CONFIDENTIAL**

THIS TRANSMITTAL AND ANY ACCOMPANYING DOCUMENTS ARE INTENDED FOR THE USE OF ONLY THE INDIVIDUAL OR ENTITY TO WHOM THEY ARE ADDRESSED. THESE DOCUMENTS MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR OTHERWISE EXEMPT FROM DISCLOSURE BY PREVAILING LAW. IF YOU RECEIVE THIS COMMUNICATION IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
FIRST COLUMBIA BANK & TRUST CO

vs.

**Defendant**  
ROBERT T HALADAY

**Attorney for the Plaintiff:**

HILL, TUROWSKI & JAMES, & LEHMAN LLP  
38 W. THIRD STREET  
BLOOMSBURG, PA 17815

**Sheriff's Sale Date:** Wednesday, January 26, 2022

**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
Notary Fee	\$10.00
Surcharge	\$184.00
Continued or Cancelled Sale	\$10.00

Postponed to: 1/26/2022

**Total Sheriff Costs** **\$3,142.05**

## Municipal Costs

Current Taxes	\$4,325.09
Current Taxes	\$371.34
School District	\$8,263.09
School District	\$726.23
Delinquent Taxes	\$13,200.87
Delinquent Taxes	\$1,192.71
Delinquent Taxes	\$10.00

**Total Municipal Costs** **\$28,089.33**

## 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
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Grand Total:	\$31,304.13
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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    VS. ROBERT HALADAY

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 PURCHASE    \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

\_\_\_\_\_

TOTAL DUE:    \$ \_\_\_\_\_

LESS DEPOSIT:    \$ \_\_\_\_\_

DOWN PAYMENT:    \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS    \$ \_\_\_\_\_



**HILL, TUROWSKI,  
JAMES & LEHMAN, LLP**  
ATTORNEYS AT LAW

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

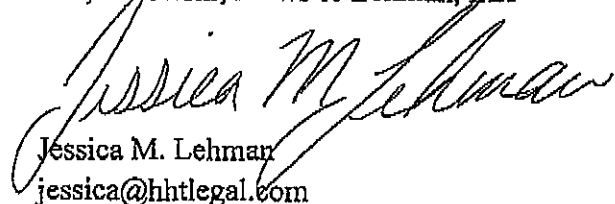
**RE: First Columbia Bank & Trust Co. vs. Haladay  
No. 2020 – CV - 104**

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, Turowski, James & Lehman, LLP



Jessica M. Lehman  
jessica@hhtlegal.com

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

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



# SHERIFF'S SALE COST SHEET

20-104  
54-21 #10

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>371.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>2316.65</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>2566.65</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>4325.09</u>	371.34
SCHOOL DIST. 20	\$ <u>8263.09</u>	726.23
DELINQUENT 20	\$ <u>5.00</u>	13200.87
TOTAL *****		\$ <u>28090.33</u>

1192.71 + 5.00

MUNICIPAL FEES DUE:		
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)		\$ <u>184.00</u>
MISC. _____	\$ <u>184.00</u>	
TOTAL *****		\$ <u>184.00</u>

TOTAL COSTS (OPENING BID) \$ 31295.23



1043  
1228692

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 26<sup>TH</sup> 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)

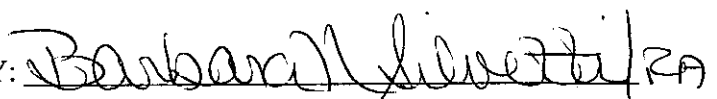
Principal Balance	\$ 304,582.34
Interest through October 13, 2021 (Interest per diem \$24.841027777)	\$ 28,581.80
Late Fees	\$ 2,177.36
Execution Costs	\$ 1,350.00
Prothonotary Filing Fees/Sat. Fee	\$ 203.50
Sheriff Service Fees	\$ 41.00
Attorney's Fees	\$ 1,798.14
<b>TOTAL</b>	<b>\$338,734.14</b>

Plus costs.

PROTHONOTARY, Court of Common Pleas  
of Columbia County, Pennsylvania

DATED: 10/28, 2021

BY:



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, PA

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF,

VS.

ROBERT T. HALADAY

DEFENDANT.

: CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE

: NO. 2020 - CV - 104

: NO. 2021 - ED - 54

**ORDER**

AND NOW, this 27 day of October, 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:

Principal Balance	\$ 304,582.34
Interest through October 13, 2021 (Interest per diem \$24.841027777)	\$ 28,581.80
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	\$ 1,798.14
<b>TOTAL</b>	<b>\$338,734.14</b>

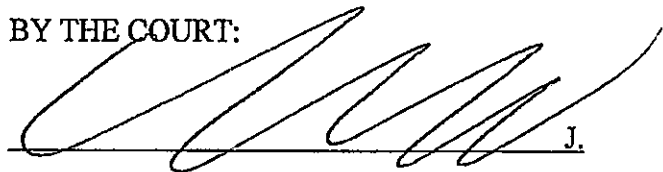
Plus interest at 5.5% per annum.

**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 5<sup>th</sup> Street, Bloomsburg, PA 17815.

BY THE COURT:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, is written over a horizontal line. The signature is followed by a small capital letter 'J'.

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



**Tax Notice** 2021 County & Municipality

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

HEMLOCK TOWNSHIP  
TAX COLLECTOR  
116 FROSTY VALLEY ROAD  
BLOOMSBURG PA 17815

**HOURS:** MARCH & APRIL: TUE & THUR 1PM TO 6P

JUNE 29 &amp; 30 : 1 PM TO 6 PM

OR BY APPOINTMENT

**PHONE:** 570-784-9310

FOR: COLUMBIA County

DATE  
03/01/2021BILL NO.  
19880

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	162,575	12.135	1,933.39	1,972.85	2,170.14
SINKING		1	159.33	162.58	178.84
FIRE		1.65	262.88	268.25	295.08
TWP RE		9.4	1,497.65	1,528.21	1,681.03
The discount & penalty have been calculated for your convenience			3,853.25	3,931.89	4,325.09
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 REQUESTED**

HALADAY ROBERT T  
54 LOVER DRIVE  
BLOOMSBURG PA 17815

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 18 -05 -002-00,000  
54 LOVER DR  
48.11 Acres Land 30,783  
Buildings 131,792  
Total Assessment 162,575

This tax returned  
to courthouse on:  
**January 1, 2022**

**FILE COPY**

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

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

BLOOMSBURG SCHOOL DISTRICT			2021 SCHOOL REAL ESTATE DATE 07/01/2021			BILL# 004624 TAXCOLLECTOR COPY	
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY		
Real Estate	162575	47.3000	7361.66	7511.90	8263.09		
INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE	162575	7689.798	7361.66	7511.90
FIRST INSTALLMENT	2503.97	2503.97	HOMESTEAD REDUCTION	-3761	-177.900	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE
SECOND	2503.97	2754.37				IF PAID ON OR BEFORE	IF PAID AFTER
THIRD INSTALLMENT	2503.96	2754.36	TAXABLE ASSESSMENT	158813	7511.897	AUG 31	OCT 31

M

A HALADAY ROBERT T  
I 54 LOVER DRIVE  
L BLOOMSBURG PA 17815

T

O

SCHOOL PENALTY @ 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 18 05 00200000	3435
54 LOVER DR	30783.00
20010-4813	131792.00
48.11 ACRES	

TAXES BECOME  
DELINQUENT 120  
DAYS AFTER BILLING

NAME &amp; ADDRESS CORRECTION REQUESTED.

Parcel # 18-05-002  
TAXES DUE

**Tax Notice** 2021 County & Municipality

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

HEMLOCK TOWNSHIP  
TAX COLLECTOR  
116 FROSTY VALLEY ROAD  
BLOOMSBURG PA 17815

**HOURS:** MARCH & APRIL: TUE & THUR 1PM TO 6P  
JUNE 29 & 30: 1 PM TO 6 PM  
OR BY APPOINTMENT

PHONE: 570-784-9310

DATE  
03/01/2021  
FOR: COLUMBIA County

BILL NO.  
19879

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	13,958	12.135	165.99	169.38	186.32
SINKING		1	13.68	13.96	15.36
FIRE		1.65	22.57	23.03	25.33
TWP RE		9.4	128.59	131.21	144.33
The discount & penalty have been calculated for your convenience			330.83 April 30 If paid on or before	337.58 June 30 If paid on or before	371.34 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

HALADAY ROBERT T  
54 LOVERS DRIVE  
BLOOMSBURG PA 17815

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 18 -05 -001-00,000  
LOVER DR  
12.05 Acres Land 13,958  
Buildings 0  
Total Assessment 13,958

This tax returned  
to courthouse on:  
January 1, 2022

FILE COPY

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

BLOOMSBURG SCHOOL DISTRICT			2021 SCHOOL REAL ESTATE DATE 07/01/2021			BILL# 004623 TAXCOLLECTOR 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
INSTALLMENT PLAN			Face	Penalty	ASSESSED VALUE			
<input type="checkbox"/>	FIRST INSTALLMENT	220.07	220.07		13958		647.01	660.21
<input type="checkbox"/>	SECOND	220.07	242.08					726.23
<input type="checkbox"/>	THIRD INSTALLMENT	220.07	242.08					
			TAXABLE ASSESSMENT	13958		IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31

M

A HALADAY ROBERT T  
I 54 LOVERS DRIVE  
L BLOOMSBURG PA 17815

T  
O

SCHOOL PENALTY @ 10%

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

Parcel # 18-05-001

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	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2019	PRIM	0.00	0.00		0.00	0.00
2020	PRIM	13,018.58	182.29		0.00	13,200.87
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 ROLL	AMOUNT	-----PENDING----- INTEREST	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

dh.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO  
vs.  
HALADAY, ROBERT T

Case Number  
2020CV104

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary 54 Lovers Drive  
Address: Bloomsburg, PA 17815

Phone:

DOB:

Alternate  
Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In  
Charge:

Relation:

Date:

10/6/21

Time:

1414

Deputy:

4

Mileage:

### Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP

Phone: (570) 784-6770

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2020CV104

54 LOVERS DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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 ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 07, 2021

SEE ATTACHED  
TAXES DUE

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 26<sup>TH</sup> 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 - <u>54</u>

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

This conveyance is made SUBJECT TO all matters set forth on the subdivision plan 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](http://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

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

Ad ID: 1228692  
Description: **Robert Haladay Sale**  
Run Dates: **10/20/21 to 11/03/21**  
Class: **2**  
Agate Lines: **357**  
Blind Box:

**Total Ad Cost \$2,316.65**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/20/21	11/03/21	3	\$2,316.65

## **NOTICE OF SALE** **By Order of a Vice-Chief of Police (Borough Foreclosure)** **No. 2020-0104**

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the record, 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 are notified that a proposed schedule of distribution will be made in the Sheriff's Office no later than 10 days after the date of the sale and any property will be delivered, and distribution of the proceeds will be made in accordance with the schedule within 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:

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 08 seconds East 106.61 feet to a point, thence North 61 degrees 70 minutes 46 seconds East 110.67 feet to a point, thence North 84 degrees 54 minutes 36 seconds East 53.24 feet to a point, thence North 86 degrees 39 minutes 34 seconds East 124.47 feet to a point, thence South 87 degrees 01 minute 33 seconds East 207.17 feet to a point, thence South 78 degrees 06 minutes 52 seconds East 115.62 feet to a point, thence South 74 degrees 54 minutes 21 seconds East 102.62 feet to a point, thence South 74 degrees 10 minutes 49 seconds East 107.68 feet to a point, thence South 79 degrees 13 minutes 00 seconds East 107.32 feet to a point, thence South 56 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 Lowell, Quisenberry, South 11 degrees 10 minutes 21 seconds West 167.10 feet to an existing iron pin, thence along lands now or formerly of Keith A. and Gloria D. Young South 10 degrees 5 minutes 20 seconds West 158.24 feet to an existing 40 inch oak fence along lands now or formerly of Carl H. and Ora Russell North 80 degrees 17 minutes 20 seconds West 152.74 feet to an existing iron pin, thence along the same North 8 degrees 35 minutes 12 seconds East 150.72 feet to an existing iron pin, thence along the same North 82 degrees 24 minutes 02 seconds West 340 feet to an existing iron pin, thence along lands now or formerly of Carl C. Hock, Jr. and Bonnie 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 48.10 acres of land, Description taken from a draft of survey of Matthew W. Laddaker, PLS, dated March 8, 1958.

RYING: 18.05 60700

### **PARCEL NO. 2**

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

BEGINNING at a point in the center of Township Route No. 487, said point being the northeast corner of lands herein described; THENCE along other lands now or formerly of Carl C. Hock, Jr. and Bonnie K. Hock and passing through an iron pin set on line 16.76 feet from the last described point South 00 degrees 57 minutes 54 seconds East 1101.55 feet to a set iron pin, THENCE along lands now or formerly of Carl H. and Ora Russell and lands now or formerly of Donald L. Quisenberry North 82 degrees 24 minutes 02 seconds West 340.00 feet to a set iron pin, THENCE along other lands now or formerly of Carl C. Hock, Jr. and Bonnie K. Hock, North 0 degrees 57 minutes 54 seconds East 150.72 feet to a point in the center of Township Route No. 487, said point being the place of BEGINNING. 1765 feet from a set iron pin on line of the last mentioned course, 116.92 feet along the centerline of Township Route No. 487, the following five (5) courses and distances:

1) North 70 degrees 21 minutes 57 seconds East 50.97 feet to a point.  
2) North 71 degrees 00 minutes 17 seconds East 129.24 feet to a point.  
3) North 70 degrees 43 minutes 08 seconds East 116.28 feet to a point.  
4) North 70 degrees 45 minutes 00 seconds East 127.70 feet to a point.  
5) North 75 degrees 25 minutes 47 seconds East 102.05 feet to the place of BEGINNING.

CONTAINING 12.060 acres of land and BEING DESIGNATED as LOT NO. 4 on subdivision map prepared by Matthew W. Laddaker, PLS and recorded in Columbia County Miscellaneous 7, page 820A.

Allow Description written by Matthew W. Laddaker, PLS.

The 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 820A.

RYING: 18.05 60700

PROPERTY ADDRESS: 54 Lovers Drive, Bloomsburg, PA 17815

URN / TAX PARCEL NUMBER: 180600700 180600100

Sold 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 cash 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 BIDDERS. BIDDERS DO NOT DEPEND ON FUNDS BEING AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to enter on the bidder for the balance due without a release of the property, or to sell the property at the bidder's risk and without 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 Sheriff, the proceeds shall be paid to the Sheriff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY T. CHAMBERLAIN, Sheriff**  
HILL, THOMPSON & JAMES S. LEDMAN LLP  
BLOOMSBURG, PA 17815-7070  
Columbia County, Pennsylvania

**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 26<sup>TH</sup> 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: Sept 3, 2021

BY: Barbara N. Sebastiani MT

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st 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 existing 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 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

CIVIL ACTION - LAW

VS. :

MORTGAGE FORECLOSURE

ROBERT T. HALADAY :

DEFENDANT. :

NO. 2020 – CV – 104

NO. 2021 – ED - 54

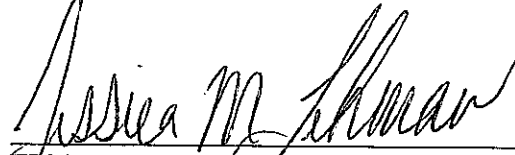
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**CERTIFICATION**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

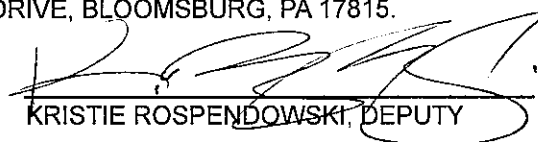


FIRST COLUMBIA BANK & TRUST CO  
vs.  
ROBERT T HALADAY

Case Number  
2020CV104

## SHERIFF'S RETURN OF SERVICE

09/08/2021 12:47 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBERT T HALADAY AT 54 LOVERS DRIVE, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 09, 2021

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
HALADAY, ROBERT T

Case Number  
2020CV104

## SERVICE COVER SHEET

**Service Details:**

Category: Real Estate Sale - Sale Notice

Zone: 54

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 RIGHTS

**Serve To:**

Name: ROBERT T HALADAY

Primary Address: 54 LOVERS DRIVE  
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

**Final Service:**

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

ROBERT HALADAY

Relation:

DEF

Date:

9/8/21

Time:

1247

Deputy:

L4

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. \_\_\_\_\_
6. \_\_\_\_\_

HALADAY, ROBERT T

2020CV104

54 LOVERS DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
HALADAY, ROBERT T

Case Number  
2020CV104

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:** 54

**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 RIGHTS

**Serve To:**

**Name:** Columbia County Tax Office

**Primary Address:** PO Box 380  
Bloomsburg, PA 17815

**Phone:** 570-389-5649

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:** LYNN DYSON

**Relation:** CLERK

**Date:** 9/8/21 **Time:** 1557

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** HILL, TUROWSKI & JAMES, & LEHMAN LLP

**Phone:** (570) 784-6770

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2020CV104

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
HALADAY, ROBERT T

Case Number  
2020CV104

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

54

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 RIGHTS

### Serve To:

Name: Denise D. Ottaviani

Primary Address: 116 Frosty Valley Road  
Bloomsburg, PA 17815

Phone: 570-784-9310

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Dropbox

Relation:

Date:

9/8/21

Time:

12:17

Deputy:

4

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.

6.

OTTAVIANI, DENISE D.

2020CV104

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
HALADAY, ROBERT T

Case Number  
2020CV104

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

54

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 11/10/2021 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERAT

Primary Address: 82 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MATTHEW

Relation:

Date:

09/08/21

Time:

1258

Deputy:

4

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.

6.

HEMLOCK MUNICIPAL SEV

2020CV104

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
HALADAY, ROBERT T

Case Number  
2020CV104

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 54

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 RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: TAYLOR SHULTZ

Relation: CLERK

Date: 9/8/21 Time: 1604

Deputy: 4 Mileage:

### Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP

Phone: (570) 784-6770

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2020CV104

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FIRST COLUMBIA BANK & TRUST CO  
vs.  
HALADAY, ROBERT T

Case Number  
2020CV104

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 54 Lovers Drive  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP

Phone: (570) 784-6770

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2020CV104

54 LOVERS DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2021 ED54

DATE RECEIVED 9-3-2021  
DOCKET AND INDEX 2020 CV 104

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	<u>X</u>
NON-MILITARY AFFIDAVIT	<u>X</u>
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>X</u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR _____	<u>X</u>

CK# 111519

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

SALE DATE 11-10-2021 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>Oct. 20</u>
2 <sup>ND</sup> WEEK	<u>Oct 27</u>
3 <sup>RD</sup> WEEK	<u>Nov 3</u>

9-3-21 - left message w/ Debbie  
no 3129.

---

Good day

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.

X 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

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 26<sup>TH</sup> 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 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 existing 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 plan 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](http://www.sheriffofcolumbiacounty.com)

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 26<sup>TH</sup> 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

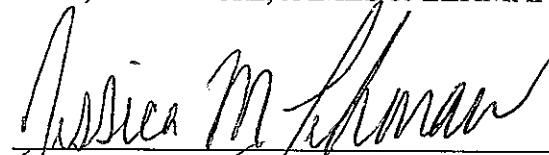
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**CERTIFICATION**

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

**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 26<sup>TH</sup> 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 Praecept for the Writ of Execution was filed the following information concerning the real property located in Columbia County, Pennsylvania. (See attached description)

**1. 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

FILED  
NOTARIAL  
2021 SEP - 3 P 12:21  
CLERK OF COURTS  
COUNTY OF COUGHS  
COUNTY OF COUGHS

- 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

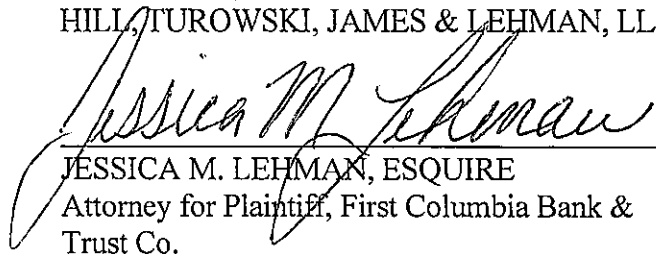
Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

- 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

A handwritten signature in cursive script, reading "Jessica M. Lehman", is written over a horizontal line.

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: \_\_\_\_\_

9/3/2021

PARCEL NO. 1

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PARCEL NO. 2

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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 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

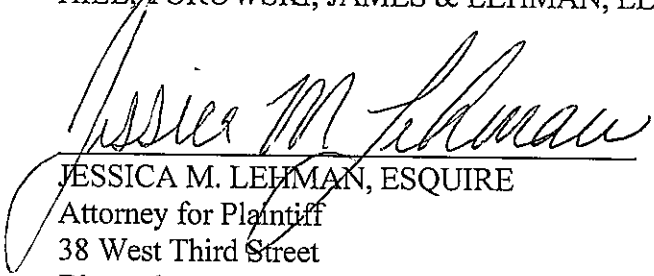
FIRST COLUMBIA BANK & TRUST CO. :  
PLAINTIFF, : CIVIL ACTION - LAW  
: :  
VS. : MORTGAGE FORECLOSURE  
: :  
ROBERT T. HALADAY : NO. 2020 – CV – 104  
DEFENDANT. : NO. 2021 – ED - \_\_\_\_\_

---

**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

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 26<sup>TH</sup> 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

**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

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 26<sup>TH</sup> 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.

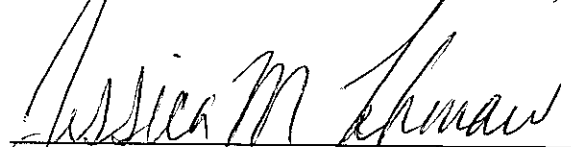
: NO. 2021 - ED - 54

**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



JESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney ID #325230

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 26<sup>TH</sup> 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 1359946  
Member, Pennsylvania Association of Notaries

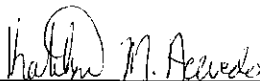


BENJAMIN J. CLARK, Vice President/Loan  
Operations Manager  
First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED to

before me, a Notary Public, this

1<sup>st</sup> day of September,  
2021.



NOTARY PUBLIC

My Commission Expires: 03/06/2024

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

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FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, : CIVIL ACTION - LAW

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ROBERT T. HALADAY

: NO. 2020 – CV – 104

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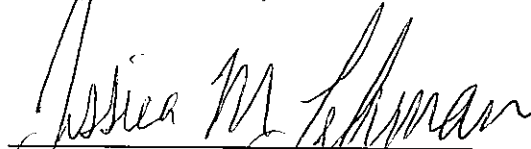
: NO. 2021 – ED - 54

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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

Attorney ID #325230

HILL, TUROWSKI, JAMES & LEHMAN, LLP

Jessica M. Lehman, Esquire

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Bloomsburg, PA 17815

570-784-6770

Attorney ID #325230

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :  
PLAINTIFF, :

VS.

ROBERT T. HALADAY

DEFENDANT.

: CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE

: NO. 2020 - CV - 104

: NO. 2021 - ED - 54

AFFIDAVIT OF WHEREABOUTS


COMMONWEALTH OF PENNSYLVANIA :

: SS.

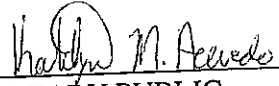
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Commonwealth of Pennsylvania - Notary Seal  
Katelyn M. Acevedo, Notary Public  
Columbia County  
My commission expires March 6, 2024  
Commission number 1359846  
Member, Pennsylvania Association of Notaries

  
BENJAMIN J. CLARK, Vice President/Loan  
Operations Manager  
First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED to  
before me, a Notary Public, this  
1<sup>st</sup> day of September,  
2021.

  
NOTARY PUBLIC  
My Commission Expires: 03/06/2024

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

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FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF,

: CIVIL ACTION - LAW

VS.

:

: MORTGAGE FORECLOSURE

:

ROBERT T. HALADAY

: NO. 2020 - CV - 104

DEFENDANT.

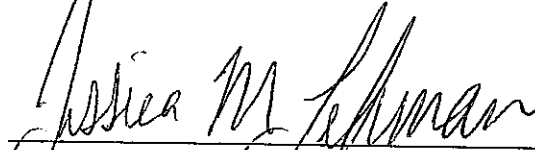
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Respectfully submitted,

HILL, TUROWSKI, JAMES & LEHMAN, LLP



JESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney ID #325230

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 26<sup>TH</sup> 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**

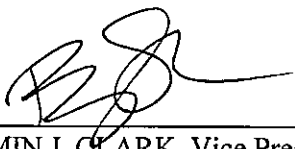
COMMONWEALTH OF PENNSYLVANIA :

: SS.

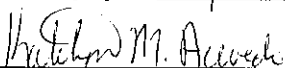
COUNTY OF COLUMBIA :

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 - 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  
1<sup>st</sup> day of September, 2021



NOTARY PUBLIC

My Commission Expires: 03/06/2024



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 26<sup>TH</sup> 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

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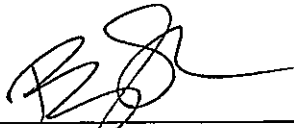
COMMONWEALTH OF PENNSYLVANIA :

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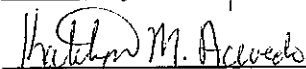
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Katelyn M. Acevedo, Notary Public  
Columbia County  
My commission expires March 6, 2024  
Commission number 1359846  
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BENJAMIN J. CLARK, Vice President/Loan  
Operations Manager  
First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED to  
before me, a Notary Public, this  
1<sup>st</sup> day of September, 2021

  
NOTARY PUBLIC

My Commission Expires: 03/06/2024

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 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

CIVIL ACTION - LAW

VS. :

MORTGAGE FORECLOSURE

ROBERT T. HALADAY :

DEFENDANT. :

NO. 2020 - CV - 104

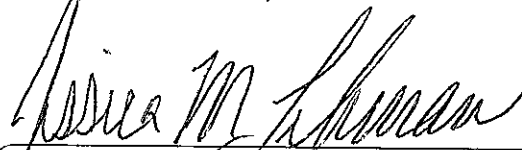
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**CERTIFICATION**

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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

Attorney ID #325230

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 26<sup>TH</sup> 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)

**1. 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

FILED  
IN CLERK'S OFFICE  
2021 SEP - 3 PM 12:21  
CLERK OF COURTS  
COUNTY OF CO. 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

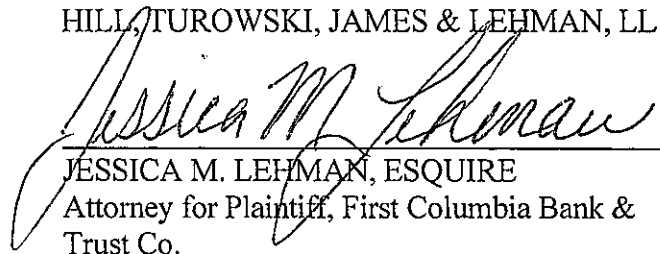
Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

- 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

A handwritten signature in black ink, reading "Jessica M. Lehman", is written over a horizontal line.

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: \_\_\_\_\_

9/3/2021

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Jessica M. Lehman, Esquire  
38 West Third Street  
Bloomsburg, PA 17815  
570-784-6770

Attorney ID #325230

Attorney for Plaintiff

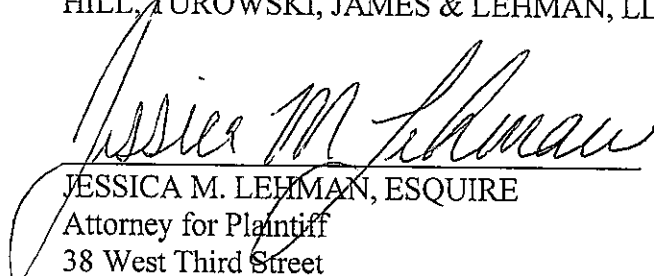
IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT,  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO. :	
PLAINTIFF, :	CIVIL ACTION - LAW
	:
VS. :	MORTGAGE FORECLOSURE
	:
ROBERT T. HALADAY :	NO. 2020 - CV - 104
DEFENDANT. :	NO. 2021 - ED - _____

**CERTIFICATION**

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Respectfully submitted,  
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JESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff  
38 West Third Street  
Bloomsburg, PA 17815  
570-784-6770  
Attorney ID #325230

18 05 002

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

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.

# 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.

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## 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

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.

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**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

**Attorney for the Plaintiff:**  
HILL, TUROWSKI & JAMES, & LEHMAN LLP  
BLOOMSBURG, PA (570) 784-6770

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

## Document Receipt

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Trans #	18493	Carrier / service:	USPS Server	First-Class Mail®	9/8/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000178980

Doc Ref #: 2021ED54

Postage 5.8600

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	18492	Carrier / service:	USPS Server	First-Class Mail®	9/8/2021 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000178973

Doc Ref #: 2021ED54

Postage 5.8600

HARRISBURG PA 17105



## Document Receipt

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Trans #	18491	Carrier / service:	USPS Server	First-Class Mail®	9/8/2021 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000178966

Doc Ref #: 2021ED54

Postage 5.8600

HARRISBURG PA 17128

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



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

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282 EAST STREET  
BLOOMSBURG, PA 17815



111519

PAY

TO THE  
ORDER OF

ONE THOUSAND THREE HUNDRED FIFTY and 00/100\*\*\*\*\*

DATE\*\*\*\*\*

AMOUNT\*\*

8/13/2021

\$1,350.00

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

MEMO

AUTHORIZED SIGNATURE

111519 10313059367 018 529 9



Security features. Details on back.