

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 219540	Invoice Date: 02/23/2018 8:24:49 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF'S OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201801346 02/23/18 8:24:51 AM	MONTOUR TOWNSHIP
	Grantor - CLARK, SEAN			
	Grantee - PACIFIC UNION FINANCIAL LLC			
	Consideration -	\$2,481.90		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	TOTAL CHARGES	<u>\$71.75</u>		
	PAYMENTS			
	CHECK: 8094 - SHERIFF'S OFFICE	<u>\$71.75</u>		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

PACIFIC UNION FINANCIAL VS SEAN CLARK

NO. 145-2017 ED

NO. 1074-2017 JD

DATE/TIME OF SALE: JANUARY 31, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 2433,24

POUNDAGE - 2% OF BID

\$ 48,66

TRANSFER TAX - 2% OF FAIR MKT

\$ _____

MISC. COSTS

\$ _____

TOTAL AMOUNT NEEDED TO PURCHASE

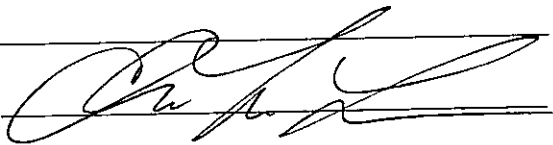
\$ 2481,90

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):



TOTAL DUE:

\$ 2481,90

LESS DEPOSIT:

\$ 1350,00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 1131,90

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PACIFIC UNION FINANCIAL LLC

vs.

Defendant
SEAN CLARK

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, January 31, 2018
Writ of Execution No. : 2017CV1074
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1000 GROVANIA 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	\$156.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,329.99
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	\$240.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Surcharge	\$170.00
Tax Claim Search	\$5.00
Total Sheriff Costs	\$2,361.49

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,433.24**

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

17-1074
1350

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>156.00</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>8.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>596.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1329.99</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1579.99</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>170.60</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2433.24

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

REAL ESTATE TAX CERTIFICATION

Date: 01/16/2018

Fee: \$5.00

Cert. NO: 30654

CLARK SEAN
1000 GROVANIA DR
BLOOMSBURG PA 17815

District: MONTOUR TWP
Deed: 20160 -0742
Location: 1000 GROVANIA DR
Parcel Id:25 -01 -001-04,000

Assessment: 34,580
Balances as of 01/16/2018

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

January 31, 2018

Timothy T. Chamberlain
Sheriff of Columbia
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Pacific Union Financial, LLC vs. Sean Clark
Columbia County, Court of Common Pleas, No. 2017-Cv-1074
Action in Mortgage Foreclosure
Premises: 1000 Grovania Drive, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: January 31, 2018

Dear Sheriff:

Enclosed please find a check in the amount of \$1,131.90 which represents the amount necessary to complete settlement, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Pacific Union Financial, LLC, 1603 LBJ Freeway, Suite 500, Farmers Branch, TX 75234** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

Michael Mourer
Legal Assistant

/mdm
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name McCabe, Weisberg and Conway, LLC		Telephone Number 215-790-1010	
Mailing Address 123 S. Broad Street, Suite 1400		City Philadelphia	State PA
		ZIP Code 19109	

B. TRANSFER DATA

Date of Acceptance of Document <u>2/2/2018</u>			
Grantor(s)/Lessor(s) Sheriff of Columbia	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) Pacific Union Financial, LLC	Telephone Number:
Mailing Address Columbia County Courthouse, 35 West Main Street		Mailing Address 1603 LBJ Freeway, Suite 500	
City Bloomsburg	State PA	City Farmers Branch	State TX
ZIP Code 17815		ZIP Code 75234	

C. REAL ESTATE LOCATION

Street Address 1000 Grovania Drive		City, Township, Borough Montour Township	
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 25-01-001-04-000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration \$2,481.90	2. Other consideration + 0.00	3. Total Consideration = \$2,481.90
4. County Assessed Value \$34,580.00	5. Common Level Ratio Factor x 3.91	6. Fair Market Value = \$135,207.80

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$135,207.80 / 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original amended trust.
- Transfer between principal and agent/straw party.* (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- Other (Please explain exemption claimed.) as holder of a mortgage in default, and, thus, tax exempt.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 2/2/18
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

145

Expedited Legal Support Services LLC ("ELSS LLC")

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Anthony Gonzalez

Date: 12/27/2017

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 631-981-7915 ext 220 or agonzalez@elss-llc.com

Thank you in advance for your cooperation.

Truly yours,

Anthony Gonzalez

COURT OF COMMON PLEAS OF PENNSYLVANIA, COLUMBIA COUNTY

PACIFIC UNION FINANCIAL, LLC,

Plaintiff(s),

vs.

Index No.: 2017-CV-1074

Date Issued: 01/31/2018

SEAN CLARK,

AFFIDAVIT OF SERVICE

Defendant(s).



511957

STATE OF Pennsylvania
County of _____

ss:

Nathan Morgan, the undersigned being duly sworn, deposes and says that I was at the time of service over the age of eighteen and not a party to this action. I am authorized to serve this process in the circuit/county it was served in.

On 12/11/17 at 3:38 AM / PM I served the within NOTICE OF SHERIFF'S SALE OF REAL PROPERTY on SEAN CLARK at 1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815, in the manner indicated below:

PERSONAL SERVICE: By delivering thereat a true copy of the aforementioned documents to said recipient personally; deponent knew the person so served to be the person described herein by deponent asking if he or she is the named Recipient and the person responding that he or she is in fact the person named in this action as the Recipient.

SUITABLE AGE SERVICE: By delivering thereat a true copy of the aforementioned documents to a person of suitable age and discretion at the above address which is SEAN CLARK's usual place of residence/place of abode/place of business, with:

Recipient's Name: _____
Relationship: _____, a family member or other person at said address.

POSTED IN ACCORDANCE WITH COURT ORDER: I affixed thereat a true copy of the aforementioned documents in a conspicuous manner at the above address in accordance with the court order.

PREVIOUS ATTEMPTS: I previously attempted to serve the above named defendant on _____ at _____ AM / PM, on _____ at _____ AM / PM, and on _____ at _____ AM / PM.

Additional Comments: _____

Description of person process was left with:

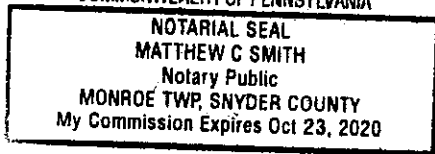
Sex: Male Skin/Race: White Approx. Age: 40 Hair Color: Brown Height: 5'06"
Weight: 165 Other: _____

Is defendant in the military? YES NO

Signed and sworn to before me on this 22 day of DECEMBER, 2017.

X [Signature]
Nathan Morgan
(Print Name)

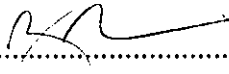
Matthew C. Smith
Notary Public
COMMONWEALTH OF PENNSYLVANIA



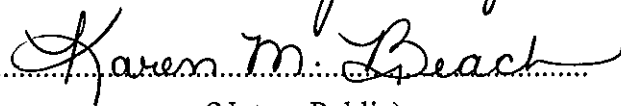
ClientRef#: 17-102216PA
LawFirmRef#: 17-102216PA
CID #28PA McCabe, Weisberg & Conway, P.C.
123 S. Broad Street, Suite 1400
Philadelphia, PA 19109

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice January 10, 17, 24, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 24th day of January 2018.....

.....

(Notary Public)

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

December 15, 2017

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Pacific Union Financial, LLC vs. Sean Clark
Columbia County, No. 2017-Cv-1074
Premises: 1000 Grovania Drive, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on January 31, 2018.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Heath Summers, Legal Assistant
McCabe, Weisberg and Conway, LLC

/HS

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Pacific Union Financial, LLC,

Plaintiff,

v.

Sean Clark,

Defendant.

Columbia County
Court of Common Pleas

Number: 2017-Cv-1074

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 15th day of December, 2017, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

DATE: 12/27/17

SWORN AND SUBSCRIBED

BEFORE ME THIS 27th DAY

OF December, 2017

Dean R. Jacobs Jr.
NOTARY PUBLIC

McCABE, WEISBERG & CONWAY, LLC

BY:

- Margaret Gairo, Esq.
 - Heidi R. Spivak, Esq.
 - Brian T. LaManna, Esq.
 - Joseph F. Riga, Esq.
 - Celine P. DerKrikorian, Esq.
 - Lauren M. Moyer, Esq.
 - Andrew L. Markowitz, Esq.
 - Christine L. Graham, Esq.
 - Ann E. Swartz, Esq.
 - Joseph I. Foley, Esq.
 - Jacob M. Ottley, Esq.
 - Chelsea A. Nixon, Esq.
- Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
DEAN R. JACOBS JR., Notary Public
City of Philadelphia, Phila. County
My Commission Expires June 27, 2021

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
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JOSEPH I. FOLEY, ESQUIRE - ID # 314675
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JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

<p>Pacific Union Financial, LLC, Plaintiff, v. Sean Clark, Defendant.</p>	<p>Columbia County Court of Common Pleas Number: 2017-Cv-1074</p>
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AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1000 Grovania Drive, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Sean Clark	1000 Grovania Drive Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Name	Address
Sean Clark	1000 Grovania Drive Bloomsburg, Pennsylvania 17815

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

Name	Address
Plaintiff herein	

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

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

Name	Address
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NONE	
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6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name	Address
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NONE	
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7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
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Tenants/Occupants	1000 Grovania Drive Bloomsburg, Pennsylvania 17815
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United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754
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Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815
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Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815
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United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton , PA 18503
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United States of America Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Room 3259 Philadelphia , PA 19106
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue Bureau of Compliance Lien Section	P.O. Box 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
Commonwealth Of Pennsylvania	Department Of Welfare P.O. Box 2675 Harrisburg, PA 17105
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

NONE

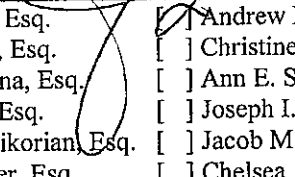
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

12/27/17

McCABE, WEISBERG & CONWAY, LLC

BY:


[] Margaret Gairo, Esq. [x] Andrew L. Markowitz, Esq.
[] Heidi R. Spivak, Esq. [] Christine L. Graham, Esq.
[] Brian T. LaManna, Esq. [] Ann E. Swartz, Esq.
[] Joseph F. Riga, Esq. [] Joseph I. Foley, Esq.
[] Celine P. DerKrikorian, Esq. [] Jacob M. Ottley, Esq.
[] Lauren M. Moyer, Esq. [] Chelsea A. Nixon, Esq.
Attorneys for Plaintiff

Pacific Union Financial, LLC v. Sean Clark
Columbia County; Number: 2017-Cv-1074

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

Pacific Union Financial, LLC, Plaintiff, v. Sean Clark Defendant.	Columbia County Court of Common Pleas Number: 2017-Cv-1074
---	--

DATE: December 15, 2017

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Sean Clark

PROPERTY: 1000 Grovania Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$179,959.97

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **January 31, 2018 at 9:00AM** in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE**

9.		COMMONWEALTH OF PA INHERITANCE TAX OFFICE 110 NORTH 8TH STREET SUITE #204 PHILADELPHIA, PA 19107																					
10		COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQUARE DEPARTMENT # 280601 HARRISBURG, PA 17128																					
11		DEPT. OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM WILLOW OAK BLDG P.O. BOX 8486 HARRISBURG, PA 17105-8486																					
12		PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE LIEN SECTION PO BOX 280948 HARRISBURG PA 17128-0948																					
13		COMMONWEALTH OF PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE CLEARANCE SUPPORT DEPARTMENT 281230 HARRISBURG, PA 17128-1230 ATTN: SHERIFF'S SALES																					
14		COMMONWEALTH OF PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE DEPARTMENT 280946 HARRISBURG, PA 17128-1230 ATTN: SHERIFF'S SALES																					
15		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105																					
16		UNITED STATES OF AMERICA C/O ATTY GENERAL OF THE UNITED STATES U.S. DEPT OF JUSTICE, ROOM 5111 950 PENNSYLVANIA AVENUE NW WASHINGTON, DC 20530-0001																					
17		UNITED STATES OF AMERICA C/O ATTY GENERAL OF THE UNITED STATES U.S. DEPT OF JUSTICE, ROOM 4400 950 PENNSYLVANIA AVENUE NW WASHINGTON, DC 20530-0001																					
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)																					
17																							

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PACIFIC UNION FINANCIAL LLC
vs.
SEAN CLARK

Case Number
2017CV1074

SHERIFF'S RETURN OF SERVICE

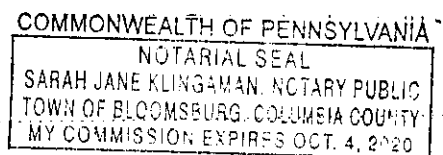
12/12/2017 10:20 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2017



NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2017

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PACIFIC UNION FINANCIAL LLC
vs.
CLARK, SEAN

Case Number
2017CV1074

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	1000 GROVANIA DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	12/12/17	Time:	1030
Deputy:	4	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2017CV1074

1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

X

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PACIFIC UNION FINANCIAL LLC
vs.
CLARK, SEAN

Case Number
2017CV1074

SERVICE COVER SHEET

OCCUPANT

2017CV1074

1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	145
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	1000 GROVANIA DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Tony Clark		
Relation:	Brother		
Date:	11-28-17	Time:	1013
Deputy:	11	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PACIFIC UNION FINANCIAL LLC
vs.
CLARK, SEAN

Case Number
2017CV1074

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	145
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	SEAN CLARK		
Primary Address:	1000 GROVANIA DRIVE BLOOMSBURG, PA 17815		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Tony Clark		
Relation:	Brother		
Date:	11-28-17	Time:	1010
Deputy:	//	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CLARK, SEAN

2017CV1074

1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PACIFIC UNION FINANCIAL LLC
vs.
CLARK, SEAN

Case Number
2017CV1074

SERVICE COVER SHEET

LEIBY, BERT

2017CV1074

121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	145
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Bert Leiby		
Primary Address:	121 Legion Road Bloomsburg, PA 17815		
Phone:	570-356-7765	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Sue Leiby		
Relation:	Wife		
Date:	11/28/17	Time:	1603
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

PRESS ENTERPRISE

3185 Lackawanna Ave
 Bloomsburg, PA 17815

Classifieds: (570) 784-6151
 Toll Free: 888-231-9767 ext 1299
 Fax: (570) 784-6152

Proof of Ad 11/27/17

Account:

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

Ad ID: 1122950
 Description: **Clark Sheriff Sale**
 Run Dates: **01/10/18 to 01/24/18**
 Class: **2**
 Agate Lines: **243**
 Blind Box:

Total Ad Cost \$1,329.99
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/10/18	01/24/18	3	\$1,329.99

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
 No. 2017CV1074

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

WEDNESDAY, JANUARY 31, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED IN MONTGOUR TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4002, SAID REBAR BEING AT THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROUTE NO. 4002 NORTH 80 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 79.58 FEET TO A POINT; THENCE ALONG THE SAME NORTH 75 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 310.78 FEET TO A POINT; THENCE ALONG THE SAME NORTH 77 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 31.37 FEET TO A POINT AT THE NORTHWEST CORNER OF OTHER LANDS NOW OR FORMERLY OF BERNARD R. ENGLERT AND MARIA E. MACIAS, NOW KNOWN AS MARIA E. ENGLERT; THENCE ALONG THE WESTERLY LINE OF LANDS NOW OF FORMERLY SAID ENGLERT, AND PASSING THROUGH A REBAR SET 7.34 FEET FROM THE LAST MENTIONED CORNER, SOUTH 10 DEGREES 4 MINUTES 23 SECONDS EAST, A DISTANCE OF 183.70 FEET TO A REBAR SET ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY; THENCE ALONG THE NORTHERLY LINE OF LANDS NOW OF FORMERLY OF SAID LEIBY SOUTH 81 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 414.47 FEET TO A SET STONE FOUND AT A CORNER OF LANDS NOW OR FORMERLY OF SAID LEIBY; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID LEIBY NORTH 12 DEGREES 53 MINUTES 24 SECONDS WEST, A DISTANCE OF 129.95 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.38 ACRES OF LAND IN ALL. THE ABOVE DESCRIBED PARCEL OF LAND BEING DESIGNATED AS LOT NO. 1 AS MORE FULLY SHOWN ON A DRAFT PREPARED BY THE DRUMHELLER SURVEYING DATED OCTOBER 2, 1997 BEING KNOWN AS: 1000 GROVANIA DRIVE, BLOOMSBURG, PENNSYLVANIA 17815
 TAX ID. 25-01-001-04-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH Daniel H. DeLeon and Margaret L. DeLeon, husband and wife by deed dated December 4, 2015 and recorded February 2, 2016 in Instrument Number 201600742, granted and conveyed unto Sean Clark.

PROPERTY ADDRESS: 1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-01-001-04-000

Seized and taken into execution to be sold as the property of SEAN CLARK in suit of PACIFIC UNION FINANCIAL LLC.

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:
 MCCABE, WEISBERG & CONWAY PC
 PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
 COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1074

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

WEDNESDAY, JANUARY 31, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED IN MONTOUR TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4002, SAID REBAR BEING AT THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROUTE NO. 4002 NORTH 80 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 79.38 FEET TO A POINT; THENCE ALONG THE SAME NORTH 75 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 310.79 FEET TO A POINT; THENCE ALONG THE SAME NORTH 77 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 31.37 FEET TO A POINT AT THE NORTHWEST CORNER OF OTHER LANDS NOW OR FORMERLY OF BERNARD R. ENGLERT AND MARIA E. MACIAS, NOW KNOWN AS MARIA E. ENGLERT; THENCE ALONG THE WESTERLY LINE OF LANDS NOW OF FORMERLY SAID ENGLERT, AND PASSING THROUGH A REBAR SET 7.34 FEET FROM THE LAST MENTIONED CORNER, SOUTH 10 DEGREES 4 MINUTES 23 SECONDS EAST, A DISTANCE OF 163.70 FEET TO A REBAR SET ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY; THENCE ALONG THE NORTHERLY LINE OF LANDS NOW OF FORMERLY OF SAID LEIBY SOUTH 81 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 414.47 FEET TO A SET STONE FOUND AT A CORNER OF LANDS NOW OR FORMERLY OF SAID LEIBY; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID LEIBY NORTH 12 DEGREES 53 MINUTES 24 SECONDS WEST, A DISTANCE OF 129.95 FEET TO THE PLACE OF BEGINNING.
CONTAINING 1.38 ACRES OF LAND IN ALL. THE ABOVE DESCRIBED PARCEL OF LAND BEING DESIGNATED AS LOT NO. 1 AS MORE FULLY SHOWN ON A DRAFT PREPARED BY THE DRUMHELLER SURVEYING DATED OCTOBER 2, 1997 BEING KNOWN AS: 1000 GROVANIA DRIVE, BLOOMSBURG, PENNSYLVANIA 17815
TAX I.D. 25-01-001-04-000
THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH Daniel H. Deleon and Margaret L. Deleon, husband and wife by deed dated December 4, 2015 and recorded February 2, 2016 in Instrument Number 201600742, granted and conveyed unto Sean Clark.
PROPERTY ADDRESS: 1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 25-01-001-04-000

Seized and taken into execution to be sold as the property of SEAN CLARK in suit of PACIFIC UNION FINANCIAL LLC.

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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

Pacific Union Financial, LLC

Plaintiff

v.

Sean Clark

Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2017 Term 145 E.D.

No. _____ Term _____ A.D.

No. 2017-Cv-1074 Term _____ J.D.

WRIT OF EXECUTION

MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 1000 Grovania Drive, Bloomsburg, Pennsylvania 17815

Amount Due	\$	179,959.97
Interest from 11/03/17 to DATE OF SALE	\$	
_____ plus \$29.58 per diem thereafter		
(Costs to be added)		
Total	\$	

Dated: 11-22-17
(SEAL)

Barbara N. Silvette
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Proth & Clerk of Sev. Courts Deputy
My Com. Ex. 1st Monday in 2020

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2017-Cv-1074 Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

Pacific Union Financial, LLC

v.

Sean Clark

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, LLC

BY: _____

<input type="checkbox"/> Margaret Cairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Heidi R. Spivak, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Rigg, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.
<input checked="" type="checkbox"/> Lauren M. Moyer, Esq.	

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED IN MONTOUR TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4002, SAID REBAR BEING AT THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROUTE NO. 4002 NORTH 80 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 79.38 FEET TO A POINT; THENCE ALONG THE SAME NORTH 75 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 310.79 FEET TO A POINT; THENCE ALONG THE SAME NORTH 77 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 31.37 FEET TO A POINT AT THE NORTHWEST CORNER OF OTHER LANDS NOW OR FORMERLY OF BERNARD R. ENGLERT AND MARIA E. MACIAS, NOW KNOWN AS MARIA E. ENGLERT; THENCE ALONG THE WESTERLY LINE OF LANDS NOW OF FORMERLY SAID ENGLERT, AND PASSING THROUGH A REBAR SET 7.34 FEET FROM THE LAST MENTIONED CORNER, SOUTH 10 DEGREES 4 MINUTES 23 SECONDS EAST, A DISTANCE OF 163.70 FEET TO A REBAR SET ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY; THENCE ALONG THE NORTHERLY LINE OF LANDS NOW OF FORMERLY OF SAID LEIBY SOUTH 81 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 414.47 FEET TO A SET STONE FOUND AT A CORNER OF LANDS NOW OR FORMERLY OF SAID LEIBY; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID LEIBY NORTH 12 DEGREES 53 MINUTES 24 SECONDS WEST, A DISTANCE OF 129.95 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.38 ACRES OF LAND IN ALL. THE ABOVE DESCRIBED PARCEL OF LAND BEING DESIGNATED AS LOT NO. 1 AS MORE FULLY SHOWN ON A DRAFT PREPARED BY THE DRUMHELLER SURVEYING DATED OCTOBER 2, 1997

BEING KNOWN AS: 1000 GROVANIA DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 25-01-001-04-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Daniel H. Deleon and Margaret L. Deleon, husband and wife by deed dated December 4, 2015 and recorded February 2, 2016 in Instrument Number 201600742, granted and conveyed unto Sean Clark.

REAL DEBT: \$179,959.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SEAN CLARK

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109