

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA ACQUISITIONS LLC  
vs.  
BHASIN AND SONS INC (et al.)

Case Number  
2017CV1443

PROPERTY ADDRESS  
489 WEST THIRD STREET, MIFFLINVILLE, PA 18635

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
01/08/2018	Advance Fee	Advance Fee	6372	\$0.00	\$1,350.00
01/08/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/08/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/08/2018	Crying Sale			\$10.00	\$0.00
01/08/2018	Docketing			\$15.00	\$0.00
01/08/2018	Levy			\$30.00	\$0.00
01/08/2018	Mailing Costs			\$96.00	\$0.00
01/08/2018	Posting Handbill			\$15.00	\$0.00
01/08/2018	Press Enterprise Inc			\$1,470.00	\$0.00
01/08/2018	Sheriff Automation Fund			\$50.00	\$0.00
01/08/2018	Web Posting			\$100.00	\$0.00
03/20/2018	Service			\$195.00	\$0.00
03/20/2018	Service Mileage			\$16.00	\$0.00
03/20/2018	Copies			\$6.50	\$0.00
03/20/2018	Notary Fee			\$10.00	\$0.00
03/20/2018	Surcharge			\$130.00	\$0.00
03/29/2018	Tax Claim Search			\$10.00	\$0.00
				<b>\$2,186.00</b>	<b>\$1,350.00</b>

<b>TOTAL BALANCE:</b>	<b>\$(836.00)</b>
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*emailed 3-29-18*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
PENNSYLVANIA ACQUISITIONS LLC

vs.

**Defendant**  
BHASIN AND SONS INC  
NEENA PETROLEUM INC  
INDERJIT BHASIN  
NEENA BHASIN

**Attorney for the Plaintiff:**  
GEBHARDT & SMITH LLP  
ONE SOUTH STREET  
SUITE 2200  
BALITMORE, MD 21202

**Sheriff's Sale Date:** Wednesday, April 4, 2018  
**Writ of Execution No. :** 2017CV1443  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 489 WEST THIRD STREET, MIFFLINVILLE, PA 18635

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$30.00
Mailing Costs	\$96.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,470.00
Sheriff Automation Fund	\$50.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$16.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$10.00
Surcharge	\$130.00
<b>Total Sheriff Costs</b>	<b>\$2,186.00</b>

**Grand Total:** \$2,186.00

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

LAW OFFICES  
**GEBHARDT & SMITH LLP**  
 ONE SOUTH STREET  
 SUITE 2200  
 BALTIMORE, MARYLAND 21202

BALTIMORE: 410-752-5830  
 WILMINGTON: 302-656-9002  
 McLEAN: 703-903-1686, Ext 1686

FIRMMAIN FACSIMILE:  
 410-385-5119

## FACSIMILE TRANSMISSION

DATE: 03/29/18

TOTAL PAGES  
 (INCLUDING COVER): 2

TO: timothy chamberlain

FACSIMILE NO.: 5703895625

FROM: "Victoria Hilbun" <VHilbun@gebsmith.com>

FAX NO.: 14439574330

OUR FILE NO.:

MESSAGE:

Please see the attached Notice of Cancellation.

Thank you.

---

**If you do not receive all of the pages, please call 410-752-5830 as soon as possible.**

**THIS TRANSMISSION IS INTENDED ONLY FOR THE USE OF THE RECIPIENT INDICATED ABOVE AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED AND CONFIDENTIAL. IF THE RECIPIENT OF THIS TRANSMISSION IS NOT THE INDICATED INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT OF THE INTENDED RECIPIENT YOU ARE ADVISED THAT ANY DISSEMINATION OR COPYING OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE NOTIFY GEBHARDT & SMITH LLP IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL TRANSMISSION TO GEBHARDT & SMITH LLP AT THE ABOVE ADDRESS.**

LAW OFFICES  
**GEBHARDT & SMITH LLP**  
 SUITE 2200  
 ONE SOUTH STREET  
 BALTIMORE, MARYLAND 21202-3281  
 TELEPHONE: (410) 752-5830  
 FACSIMILE: (410) 385-5119

WRITER'S DIRECT DIAL NUMBER:

Shaan S. Chima, Esq.\*  
 (410) 385-5109  
 shaan.chima@gbsmith.com  
 \*Admitted in MD, PA, VA and DC

March 29, 2018

**VIA ELECTRONIC CORRESPONDENCE  
 AND FACSIMILE (570-389-5625)**

Sheriff's Office -- Columbia County  
 35 West Main Street  
 Bloomsburg, Pennsylvania 17815  
 Attn: Timothy T. Chamberlain, Sheriff

Re: Pennsylvania Acquisitions I, LLC v. Bhasin and Sons, Inc., *et al.*  
 Case No. 2017-CV-0001443-JU/2017-ED-0000156  
 Our File No.: 33790

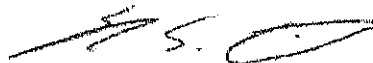
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Dear Sheriff Chamberlain:

Please allow this letter to serve as notice of cancellation for the Sheriff's Sale scheduled in the above-referenced action against Bhasin and Sons, Inc. on **Wednesday, April 4, 2018**. The Plaintiff will not be appearing for the Sale and it should be cancelled by your office.

If you have any questions, please do not hesitate to call the undersigned counsel. Thank you very much for your assistance.

Very truly yours,



Shaan S. Chima

LAW OFFICES  
**GEBHARDT & SMITH LLP**  
 ONE SOUTH STREET  
 SUITE 2200  
 BALTIMORE, MARYLAND 21202

BALTIMORE: 410-752-5830  
 WILMINGTON: 302-656-9002  
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## FACSIMILE TRANSMISSION

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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
PENNSYLANIA ACQUISTIONS LLC

vs.

Defendant  
BHASIN AND SONS INC  
NEENA PETROLEUM INC  
INDERJIT BHASIN  
NEENA BHASIN

**Attorney for the Plaintiff:**  
GEBHARDT & SMITH LLP  
ONE SOUTH STREET  
SUITE 2200  
BALITMORE, MD 21202

**Sheriff's Sale Date:** Wednesday, April 4, 2018  
**Writ of Execution No. :** 2017CV1443  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 489 WEST THIRD STREET, MIFFLINVILLE, PA 18635

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
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Mailing Costs	\$96.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,470.00
Sheriff Automation Fund	\$50.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$16.00
Copies	\$6.00
Notary Fee	\$15.00
Surcharge	\$130.00
Sheriff's Deed	\$35.00
Transfer Tax Form	\$25.00
Distribution Form	\$25.00
Solicitor Services	\$100.00
Prothonotary, Acknowledge Deed	\$10.00
<b>Total Sheriff Costs</b>	<b>\$2,375.50</b>

## Municipal Costs

Current Taxes	\$3,442.59
Delinquent Taxes	\$13,621.00
<b>Total Municipal Costs</b>	<b>\$17,063.59</b>

## Distribution Costs

Recording Fees	\$72.75
<b>Total Distribution Costs</b>	<b>\$72.75</b>

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: 489 WEST THIRD STREET, MIFFLINVILLE, PA 18635

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<b>Grand Total:</b>	<b>\$19,511.84</b>
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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**

PENNSYLVANIA ACQUISITIONS LLC VS BHASIN AND SONS INC

NO. 156-2017 ED

NO. 1443-2017 JD

DATE/TIME OF SALE: APRIL 4, 2018 @ 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 \$ \_\_\_\_\_



SHERIFF'S SALE COST SHEET

17-1443

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

DOCKET/RETURN \$15.00  
 SERVICE PER DEF. \$ ~~180.00~~ 195.00  
 LEVY (PER PARCEL \$15.00 30.00  
 MAILING COSTS \$ ~~12.00~~ 96.00  
 ADVERTISING SALE BILLS & COPIES \$17.50  
 ADVERTISING SALE (NEWSPAPER) \$15.00  
 MILEAGE \$ ~~12.00~~ 16.00  
 POSTING HANDBILL \$15.00  
 CRYING/ADJOURN SALE \$10.00  
 SHERIFF'S DEED \$35.00  
 TRANSFER TAX FORM \$25.00  
 DISTRIBUTION FORM \$25.00  
 COPIES \$ 6.00 ~~15.00~~  
 NOTARY \$ 15.00  
 TOTAL \*\*\*\*\* \$ 481.50

515.50

WEB POSTING \$150.00  
 PRESS ENTERPRISE INC. \$ 1470.00  
 SOLICITOR'S SERVICES \$100.00  
 TOTAL \*\*\*\*\* \$ 1720.00

PROTHONOTARY (NOTARY) \$10.00  
 RECORDER OF DEEDS \$ 72.75  
 TOTAL \*\*\*\*\* \$ 82.75

REAL ESTATE TAXES:  
 BORO, TWP & COUNTY 20 \$ 212.84 by 6/30 3229.75  
 SCHOOL DIST. 20 \$ \_\_\_\_\_  
 DELINQUENT 20 \$ 885.97 12735.03  
 TOTAL \*\*\*\*\* \$ 17063.59

MUNICIPAL FEES DUE:  
 SEWER 20 \$ \_\_\_\_\_  
 WATER 20 \$ \_\_\_\_\_  
 TOTAL \*\*\*\*\* \$ 0-

SURCHARGE FEE (DSTE) \$ 130.00  
 MISC. \$ \_\_\_\_\_  
 TOTAL \*\*\*\*\* \$ 0-

TOTAL COSTS (OPENING BID)

86  
 \$ 19481.84  
 19511.84  
 576  
19511.84

## SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$195.00</u>	
LEVY (PER PARCEL	\$15.00	30.00
MAILING COSTS	<u>\$96.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	<del>\$35.00</del>	
TRANSFER TAX FORM	<del>\$25.00</del>	
DISTRIBUTION FORM	<del>\$25.00</del>	
COPIES	<u>\$6.50</u>	
NOTARY	<u>\$10.00</u>	
TOTAL *****		<u>\$426.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$1470.00</u>	
SOLICITOR'S SERVICES	<del>\$100.00</del>	
TOTAL *****		<u>\$1620.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ _____	
TOTAL *****		<u>\$ -0-</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	<u>\$500.00</u>	
TOTAL *****		<u>\$500.00</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	<u>\$130.00</u>	
MISC. _____	\$ _____	
TOTAL *****		<u>\$ -0-</u>

TOTAL COSTS (OPENING BID) \$2186.00



# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2018 - REAL ESTATE

As of Date: 03/14/2018 10:43:53 AM

Owner: BHASIN AND SONS INC

112 DEER LAKE DR

NORTH BABYLON NY 11703

Municipality: MIFFLIN TWP

Parcel #: 23 -05 -073-00,000

Property Desc:

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
023898	G	\$138.99	04/30/2018	\$141.83	06/30/2018	\$156.01	08/31/2018
			Payment				
023898	S	\$12.21	04/30/2018	\$12.46	06/30/2018	\$13.71	08/31/2018
			Payment				
023898	R	\$57.38	04/30/2018	\$58.55	06/30/2018	\$61.48	08/31/2018
			Payment				
Totals:		\$208.58		\$212.84		\$231.20	

Total Paid To Date:

\$0.00

SIE  
Signature

3-14-18  
Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

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

DATE:14-MAR-18

FEE:\$5.00

CERT. NO31795

BHASIN AND SONS INC  
112 DEER LAKE DR  
NORTH BABYLON NY 11703 3421

DISTRICT: MIFFLIN TWP  
DEED 20061-1698  
LOCATION: 489 W THIRD ST  
PARCEL: 23 -05 -072-04,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2017	PRIM	12,545.30	184.73	0.00	12,730.03
TOTAL DUE :					\$12,730.03

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2017

REQUESTED BY: COLUMBIA COUNTY SHERIFF

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2018 - REAL ESTATE

As of Date: 03/14/2018 08:51:31 AM

Owner: BHASIN AND SONS INC

112 DEER LAKE DR

NORTH BABYLON NY 11703

Municipality: MIFFLIN TWP

Parcel #: 23 -05 -072-04,000

Property Desc:

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
023897	G	\$2109.18	04/30/2018	\$2152.22	06/30/2018	\$2367.44	08/31/2018
			Payment				
023897	S	\$185.26	04/30/2018	\$189.04	06/30/2018	\$207.94	08/31/2018
			Payment				
023897	R	\$870.72	04/30/2018	\$888.49	06/30/2018	\$932.91	08/31/2018
			Payment				
Totals:		\$3165.16		\$3229.75		\$3508.29	

Total Paid To Date:

\$0.00

*SRE*

Signature

*3/14/18*

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA ACQUISITIONS LLC  
vs.  
BHASIN AND SONS INC (et al.)

Case Number  
2017CV1443

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 489 WEST THIRD STREET  
MIFFLINVILLE, PA 18635

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-27-10

Time: 1235

Deputy: 8

Mileage:

### Attorney / Originator:

Name: GEBHARDT & SMITH LLP

Phone: 410-385-5109

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2017CV1443

489 WEST THIRD STREET, MIFFLINVILLE, PA 18635

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA ACQUISITIONS LLC  
vs.  
BHASIN AND SONS INC (et al.)

Case Number  
2017CV1443

## SHERIFF'S RETURN OF SERVICE

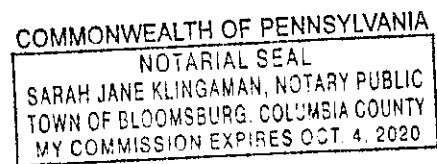
02/27/2018 12:35 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 489 WEST THIRD STREET, MIFFLINVILLE, PA 18635.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

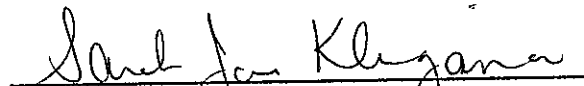
February 27, 2018



NOTARY

Affirmed and subscribed to before me this

27TH day of FEBRUARY, 2018



Plaintiff Attorney: GEBHARDT & SMITH LLP, ONE SOUTH STREET, SUITE 2200, BALTIMORE, MD 21202



IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA ACQUISITION, LLC \*  
488 Seven Isles Drive \*  
Fort Lauderdale, Florida 33301 \*

Plaintiff \*

v. \*

BHASIN AND SONS, INC., \*  
489 West 3rd Street \*  
McElinville, Pennsylvania 17063 \*

and \*

NEENA PETROLEUM, INC., \*  
489 West 3rd Street \*  
McElinville, Pennsylvania 17063 \*

and \*

INDERJIT BHASIN, \*  
132 Deer Lake Drive \*  
South Babylon, New York 11703 \*

and \*

NEENA BHASIN, \*  
132 Deer Lake Drive \*  
South Babylon, New York 11703 \*

Defendants. \*

\* \* \* \* \*

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

Necna Bha

**TAKE NOTICE**

That the public sale of Real Property (real estate) will be held on Wednesday, \_\_\_\_\_, 2018, at the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, Pennsylvania 17815 at 9:00 a.m., prevailing local time.

The Real Property to be sold is delineated in detail in a legal description mainly consisting of a statement of the nature and location of the property. A more particular description of the Real Property is attached hereto as "Exhibit A" and incorporated by reference herein.

The location of your property being sold is:

489 West Third Street, Bloomsburg, Township of Mifflin, Columbia County, Pennsylvania 18631, being identified by Parcel Numbers 23-05-72-04 and 23-05-07300.

The judgment or order to which your Real Property is being sold is docketed to:

Pennsylvania Case No. \_\_\_\_\_

The name of the owner of this Real Property is:

Bhasin and \_\_\_\_\_

Judgment: \$ \_\_\_\_\_ 1.63, plus interest after December 13, 2017

A schedule of distribution containing a list of the persons and/or governmental or corporate entities or agencies entitled to receive part of the proceeds of the sale received and disbursed by the Sheriff (for example, to hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff within 30 days after the sale and distribution of the proceeds of sale in accordance with the law. The sale will, in fact, be made unless someone objects by filing exceptions to it within 10 days of the date it is filed. Information about the schedule of

distribution may be obtained from Sheriff of Columbia County, 35 West Main Street, Bloomsburg, Pennsylvania 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. It has been filed because there is a judgment against you. It may cause your property to be held to be sold to satisfy a person's judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD BRING THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE ADDRESS LISTED FURTHER BIRTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Free Legal Services**  
100 East Fifth Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760

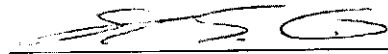
**Prothonotary Lawyer Referral Service**  
**Pennsylvania Bar Association**  
P.O. Box 186  
Erie, Pennsylvania 17108  
814-692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a Petition with the Court of Common Pleas of Columbia County to open the judgment and file a meritorious defense against the person or company that has the judgment against you. You may also file a petition with the same

Court of Common Pleas of Columbia County if there is a defect in the obligation or procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper legal reasons. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition to set aside the sale for the legal issues or rights mentioned in the preceding paragraph must be filed with the Court of Common Pleas of Columbia County at one of the court's scheduled business court sessions. The petition must be served on the Sheriff for the Creditor at least two (2) business days before the proposed Order or Rule. A proposed Order or Rule must be attached to the petition. If a hearing date is desired, such date must be obtained from the Court of Common Pleas of Columbia County by contacting or telephoning 570-389-5667.



Michael D. Nord, Esquire  
P.A. Bar No. 52486  
Shaan S. Chima, Esquire  
P.A. Bar No. 312429  
GEBHARDT & SMITH LLP  
One South Street, Suite 2200  
Baltimore, Maryland 21202  
(410) 385-5109

*Counsel for Plaintiff, Pennsylvania  
Acquisitions I, LLC*

HT "A"

Property description      ed.

EXHIBIT A

All that CERTAIN parcel of land situated in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEING KNOWN AND CALLED West Township, Bloomsburg, PA.

TRACT NO. 1:

BEGINNING at a point in the easterly boundary line of Route 242 (LR. 19021), said point being the southwesterly corner of land now or late of Lawrence G. Lebo and Catherine G. Lebo; thence (1) easterly along land now or late of said Lebo, a distance of 275 feet, more or less, to a point in the right of way of IN-80; thence (2) southerly along the right of way of IN-80, a distance of 250 feet to a point; thence (3) westerly along a line parallel to Course 1, a distance of 540 feet, more or less, to a point in said line of Route 242; thence (4) northerly along said line of Route 242, a distance of 100 feet, more or less, to an angle point; thence (5) northerly still along said line of Route 242, a distance of 85 feet, more or less, to the point of BEGINNING.

THIS DOCUMENT CONVEYS TO THE BUYER OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDER THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND TO THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DITCHES MAY BE RUN TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE OR RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TRACT NO. 2:

BEGINNING at an iron pin on the Easterly boundary line of Route 339 leading from Mifflinville to Mahanville; thence (1) easterly along the Easterly boundary line of Route 339 North 2353 minutes east a distance of 137.7 feet to an iron pin corner; thence (2) southerly along said line North 2353 minutes east a distance of 593.5 feet to an iron pin in land now or late of Tracydale Improvement Company; thence (3) easterly along the Easterly boundary line of lands now or late of The Tracydale Improvement Company North 230 minutes east a distance of 272.5 feet to an iron pin in the Easterly boundary line of the aforesaid lands; thence (4) southerly along said line North 230 minutes east a distance of 137.7 feet to the point of BEGINNING. Containing 0.44 of an acre, more or less.

Townships / Parcel Numbers / Owners:  
23 - 2-04 & 23 - 2-05 / [Name]

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA ACQUISITIONS I, LLC \*  
408 Seven Isles Drive \*  
Fort Lauderdale, Florida 33301 \*

Plaintiff, \*

CIVIL DIVISION  
Case No.: 2017-ED-156

v. \*

BHASIN AND SONS, INC., \*  
489 West 3rd Street \*  
Mifflinville, Pennsylvania 18631 \*

and \*

NEENA PETROLEUM, INC., \*  
489 West 3rd Street \*  
Mifflinville, Pennsylvania 18631 \*

and \*

SHERIFF'S SALE OF REAL  
PROPERTY

INDERJIT BHASIN, \*  
112 Deer Lake Drive \*  
North Babylon, New York 11703 \*

and \*

WRIT OF EXECUTION  
MONEY JUDGMENT

NEENA BHASIN, \*  
112 Deer Lake Drive \*  
North Babylon, New York 11703 \*

Defendants. \*

\* \* \* \* \*

WRIT OF EXECUTION

NOTICE UNDER RULE 3252

To: Bhasin and Sons, Inc.

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

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

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

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

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

**North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760**



**Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, Pennsylvania 17108  
1-800-692-7375**

**WRIT OF EXECUTION**  
**(REVERSE SIDE)**

CASE NO.: 2017-ED-156

PLAINTIFF: Pennsylvania Acquisitions I, LLC

Vs.

DEFENDANT: Bhasin and Sons, Inc.

ADDRESS OF PROPERTY: 489 West Third Street, Bloomsburg, Township of Mifflin,  
Columbia County, Pennsylvania 18631

TAX PARCEL: Nos. 23-05-72-04 and 23-05-07300

TYPE OF WRIT: WRIT OF EXECUTION  
MONEY JUDGMENT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA ACQUISITIONS I, LLC\*  
408 Seven Isles Drive  
Fort Lauderdale, Florida 33301

Plaintiff,

v.

BHASIN AND SONS, INC.,  
489 West 3rd Street  
Mifflinville, Pennsylvania 18631

and

NEENA PETROLEUM, INC.,  
489 West 3rd Street  
Mifflinville, Pennsylvania 18631

and

INDERJIT BHASIN,  
112 Deer Lake Drive  
North Babylon, New York 11703

and

NEENA BHASIN,  
112 Deer Lake Drive  
North Babylon, New York 11703

Defendants.

CIVIL DIVISION

Case No.: 2017-ED-156

SHERIFF'S SALE OF REAL  
PROPERTY

WRIT OF EXECUTION  
MONEY JUDGMENT

\* \* \* \* \*

WRIT OF EXECUTION

To the Sheriff of Columbia County, Pennsylvania:

To satisfy the judgment, interest, costs and expenses in the above matter, you are directed to levy upon and sell the following real property owned by Bhasin and Sons, Inc.:

The Real Property generally known as 489 West Third Street, Bloomsburg, Township of Mifflin, Columbia County, Pennsylvania 18631, being identified as Tax Parcel Numbers 23-05-72-04 and 23-05-07300, as is more particularly described on Exhibit A attached hereto and incorporated by reference herein.

AMOUNT DUE AS OF DECEMBER 13, 2017:

Principal:	\$673,321.95
Interest through 12/13/2017:	\$40,731.31
Late Charges:	\$10,146.40
Costs and Expenses:	\$15,992.28
Real Estate Taxes Advanced:	\$14,167.36
Attorneys' Fees:	\$71,405.33
<i>Per Diem:</i>	\$110.68
Total Due under Count I as of December 13, 2017:	<u>\$825,764.63</u>

*Barbara N Silvette*  
Name of Prothonotary/Clerk

Dated: 12/21/2017

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

MAJOR EXEMPTIONS UNDER PENNSYLVANIA  
AND FEDERAL LAW

1. \$300 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.

7. Certain insurance proceeds.

8. Such other exemptions as may be provided by law.

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA ACQUISITIONS I, LLC \*  
408 Seven Isles Drive \*  
Fort Lauderdale, Florida 33301 \*

Plaintiff, \*

v. \*

CIVIL DIVISION  
Case No.: 2017-ED-156

BHASIN AND SONS, INC., \*  
489 West 3rd Street \*  
Mifflinville, Pennsylvania 18631 \*

and \*

NEENA PETROLEUM, INC., \*  
489 West 3rd Street \*  
Mifflinville, Pennsylvania 18631 \*

and \*

SHERIFF'S SALE OF REAL  
PROPERTY

INDERJIT BHASIN, \*  
112 Deer Lake Drive \*  
North Babylon, New York 11703 \*

and \*

WRIT OF EXECUTION  
MONEY JUDGMENT

NEENA BHASIN, \*  
112 Deer Lake Drive \*  
North Babylon, New York 11703 \*

Defendants. \*

\* \* \* \* \*

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above-named defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon,

(a) I desire that my \$300 statutory exemption be

(i) set aside in kind (specify property to be set aside in kind):

(ii) paid in cash following the sale of the property levied upon;  
or

(b) I claim the following exemption (specify property and basis of exemption):

(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) my \$300 statutory exemption:  in cash;  in kind (specify property):

(b) other (specify amount and basis of exemption):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

(Address)

(Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct, understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date:

\_\_\_\_\_  
(Defendant)

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA  
COUNTY:

35 West Main Street  
Bloomsburg, Pennsylvania 17815  
570-389-5622



# SHERIFF'S OFFICE OF COLUMBIA COUNTY



Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLANIA ACQUISTIONS LLC  
vs.  
BHASIN AND SONS INC (et al.)

Case Number  
2017CV1443

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 154

**Manner:** < Not Specified > **Expires:** **Warrant:**

**Notes:** SALE DATE & TIME: 04/04/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** NEENA PETROLEUM INC

**Primary Address:** 489 WEST 3RD STREET  
MIFFLINVILLE, PA 18631

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:** 1-10-18 **Time:** 17:00

**Deputy:** 3 **Mileage:**

### Attorney / Originator:

**Name:** GEBHARDT & SMITH LLP **Phone:** 410-385-5109

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	

### Service Attempt Notes:

1. Business Vacant - For 6-8 months -

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

NEENA PETROLEUM INC

2017CV1443

489 WEST 3RD STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLANIA ACQUISITIONS LLC  
vs.  
BHASIN AND SONS INC (et al.)

Case Number  
2017CV1443

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	Central Columbia SD		
<b>Primary Address:</b>	4777 Old Berwick Road Bloomsburg, PA 17815		
<b>Phone:</b>	570-784-2850	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	ALLISON LIVZIEY		
<b>Relation:</b>	TRANSIT / SUPERVISOR		
<b>Date:</b>	1-10-18	<b>Time:</b>	1148
<b>Deputy:</b>	J	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> GEBHARDT & SMITH LLP	<b>Phone:</b> 410-385-5109
-----------------------------------	----------------------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	

**Service Attempt Notes:**

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

CENTRAL COLUMBIA SD 2017CV1443 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# 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 01/09/18

Account:

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

Ad ID:	1126617
Description:	Bhasin and Sons, Inc
Sheriff Sale	
Run Dates:	03/14/18 to 03/28/18
Class:	2
Agate Lines:	243
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,470.00</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	03/14/18	03/28/18	3	\$1,470.00

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1443

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, APRIL 04, 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 tract or parcel of ground SITUATE in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:  
BEING KNOWN AS: 489 West Third street, Bloomsburg, PA.

TRACT NO. 1:  
BEGINNING at a point in the easterly line of Route 242 (LR 19021), said point being the southwesterly corner of land now or late of Lawrence G. Lebo and Catherine G. Lebo, thence (1) easterly along land now or late of said Lebo, a distance of 275 feet, more or less, to a point in the right of way of IN-80; thence (2) southeasterly along the right of way of IN-80, a distance of 250 feet to a point; thence (3) westerly along a line parallel to Course 1, a distance of 540 feet, more or less, to a point in said line of Route 242; thence (4) northerly along said line of Route 242, a distance of 110 feet, more or less, to an angle point; thence (5) northerly still along said line of Route 242, a distance of 85 feet, more or less, to the point of BEGINNING.

THIS DOCUMENT DOES NOT INCLUDE OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT OF REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TRACT NO. 2:  
BEGINNING at an iron pin on the Easterly boundary line of Route 339 leading from Mifflinville to Mainville; thence along the Easterly boundary line of Route 339 North 2353 minutes east 132.75 feet to an iron pin corner; thence north 7230 minutes east 94 feet to an iron pin corner; thence south 5924 minutes east 135 feet to an iron pin in land now or late of Tracydale Improvement Company; thence along the Northerly boundary line of lands now or late of The Tracydale Improvement Company south 7230 minutes west 272.5 feet to an iron pin in the Easterly boundary line of the aforesaid route 339, the place of BEGINNING. Containing 0.44 of an acre, more or less.

Tax IDs / Parcel Nos. / UPI Numbers:  
23-05-72-04 & 23-05-07300

PROPERTY ADDRESS: 489 WEST THIRD STREET, MIFFLINVILLE, PA 18635

UPI / TAX PARCEL NUMBER: 23-05-72-04 & 23-05-07300

Seized and taken into execution to be sold as the property of BHASIN AND SONS INC, NEENA PETROLEUM INC, INDEBJIT BHASIN, NEENA BHASIN in suit of PENNSYLVANIA ACQUISITIONS LLC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid et 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:  
GEBHARDT & SMITH LLP  
BALTIMORE, MD 410-385-5109

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1443

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, APRIL 04, 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 tract or parcel of ground SITUATE in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEING KNOWN AS: 489 West Third street, Bloomsburg, PA.

TRACT NO. 1:

BEGINNING at a point in the easterly line of Route 242 (LR. 19021), said point being the southwesterly corner of land now or late of Lawrence G. Lebo and Catherine G. Lebo; thence (1) easterly along land now or late of said Lebo, a distance of 275 feet, more or less, to a point in the right of way of IN-80; thence (2) southeasterly along the right of way of IN-80, a distance of 250 feet to a point; thence (3) westerly along a line parallel to Course 1, a distance of 540 feet, more or less, to a point in said line of Route 242; thence (4) northerly along said line of Route 242, a distance of 110 feet, more or less, to an angle point; thence (5) northerly still along said line of Route 242, a distance of 85 feet, more or less, to the point of BEGINNING.

THIS DOCUMENT DOES NOT INCLUDE OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT OF REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR SUCH LAND. THE INCLUSION OF

THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TRACT NO. 2:

BEGINNING at an iron pin on the Easterly boundary line of Route 339 leading from Mifflinville to Mainville; thence along the Easterly boundary line of Route 339 North 2353 minutes east 132.75 feet to an iron pin corner; thence north 7230 minutes east 94 feet to an iron pin corner; thence south 5924 minutes east 135 feet to an iron pin in land now or late of Tracydale Improvement Company; thence along the Northerly boundary line of lands now or late of The Tracydale Improvement Company south 7230 minutes west 272.5 feet to an iron pin in the Easterly boundary line of the aforesaid route 339, the place of BEGINNING. Containing 0.44 of an acre, more or less.

Tax IDs / Parcel Nos. / UPI Numbers:

23-05-72-04 & 23-05-07300

PROPERTY ADDRESS: 489 WEST THIRD STREET, MIFFLINVILLE, PA 18635

UPI / TAX PARCEL NUMBER: 23-05-72-04 & 23-05-07300

Seized and taken into execution to be sold as the property of BHASIN AND SONS INC, NEENA PETROLEUM INC, INDERJIT BHASIN, NEENA BHASIN in suit of PENNSYLANIA ACQUISITIONS 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:  
GEBHARDT & SMITH LLP  
BALITMORE, MD 410-385-5109

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLANIA ACQUISITIONS LLC  
vs.  
BHASIN AND SONS INC (et al.)

Case Number  
2017CV1443

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	154
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	BHASIN AND SONS INC
<b>Primary Address:</b>	489 WEST 3RD STREET MIFFLINVILLE, PA 18631
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	1-10-18	<b>Time:</b>	17:10
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> GEBHARDT & SMITH LLP	<b>Phone:</b> 410-385-5109
-----------------------------------	----------------------------

**Service Attempts:**

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

**Service Attempt Notes:**

1. *Business Vacant - For at least 6-8 months*
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BHASIN AND SONS INC

2017CV1443

489 WEST 3RD STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNSYLVANIA ACQUISITIONS I, LLC \*  
408 Seven Isles Drive  
Fort Lauderdale, Florida 33301 \*

Plaintiff, \*

v. \*

BHASIN AND SONS, INC., \*  
489 West 3rd Street  
Mifflinville, Pennsylvania 18631 \*

and \*

NEENA PETROLEUM, INC., \*  
489 West 3rd Street  
Mifflinville, Pennsylvania 18631 \*

and \*

INDERJIT BHASIN, \*  
112 Deer Lake Drive  
North Babylon, New York 11703 \*

and \*

NEENA BHASIN, \*  
112 Deer Lake Drive  
North Babylon, New York 11703 \*

Defendants. \*

CIVIL DIVISION

Case No.: 2017-CV-1443

2017-ED-156

**COMPLAINT FOR CONFESSION  
OF JUDGMENT OF MONEY**

**SHERIFF'S SALE OF REAL PROPERTY**

\* \* \* \* \*

**PRAECIPE FOR WRIT OF EXECUTION  
UPON A CONFESSED JUDGMENT**

TO THE PROTHONOTARY:

Please Issue a Writ of Execution upon a Judgment entered by Confession in the above-captioned matter:

- (1) directed to the Sheriff of Columbia County;
- (2) against Bhasin and Sons, Inc., Defendant, located at 489 West 3rd Street, Bloomsburg, Pennsylvania 18631; and
- (3) enter this writ in the judgment index against Bhasin and Sons, Inc., Defendant, and as a lis pendens against the following real property:

The Real Property owned by Bhasin and Sons, Inc. and generally known as 489 West Third Street, Bloomsburg, Township of Mifflin, Columbia County, Pennsylvania 18631, being identified as Tax Parcel Numbers 23-05-72-04 and 23-05-07300, and as is more particularly described on Exhibit A attached hereto and incorporated herein by reference.

- (4) Amounts owed under the Note (identified as "Note" in the Complaint), Count I, by Bhasin and Sons, Inc., Defendant:

TOTAL AMOUNTS DUE UNDER COUNT I (as of December 13, 2017) –

Principal:	\$673,321.95	
Interest through 12/13/2017:	\$40,731.31	
Late Charges:	\$10,146.40	
Costs and Expenses:	\$15,992.28	
Real Estate Taxes Advanced:	\$14,167.36	
Attorneys' Fees:	\$71,405.33	
<i>Per Diem:</i> \$110.68		
Total Due under Count I as of December 13, 2017:	<b><u>\$825,764.63</u></b>	

FILED  
 PROTHONOTARY  
 2017 DEC 21 P 2:56  
 CLERK OF COURTS  
 COUNTY OF COLUMBIA



CERTIFICATION

I hereby certify that:

- (a) This praecipe is based upon a judgment entered by confession; and
- (b) Notice will be served at least thirty days prior to the date of the sheriff's sale of real property pursuant to Rule 2958.2.



Michael D. Nord, Esquire  
P.A. Bar No. 52486  
Shaan S. Chima, Esquire  
P.A. Bar No. 312429  
GEBHARDT & SMITH LLP  
One South Street, Suite 2200  
Baltimore, Maryland 21202  
(410) 385-5109

*Counsel for Plaintiff, Pennsylvania  
Acquisitions I, LLC*