

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
DENISE MORRIS

Case Number
2022CV417

PROPERTY ADDRESS

298 MAIN MIFFLIN ROAD, 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>
08/29/2022	Advance Fee	Advance Fee	113779	\$0.00	\$1,350.00
08/29/2022	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/29/2022	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/29/2022	Crying Sale			\$10.00	\$0.00
08/29/2022	Docketing			\$15.00	\$0.00
08/29/2022	Levy			\$15.00	\$0.00
08/29/2022	Mailing Costs			\$30.00	\$0.00
08/29/2022	Posting Handbill			\$15.00	\$0.00
08/29/2022	Press Enterprise Inc.			\$1,579.10	\$0.00
08/29/2022	Sheriff Automation Fund			\$50.00	\$0.00
08/29/2022	Web Posting			\$100.00	\$0.00
10/25/2022	Service			\$150.00	\$0.00
10/25/2022	Service Mileage			\$10.00	\$0.00
10/25/2022	Copies			\$5.00	\$0.00
10/25/2022	Notary Fee			\$10.00	\$0.00
10/25/2022	Tax Claim Search			\$5.00	\$0.00
10/25/2022	Surcharge			\$36.00	\$0.00
				\$2,062.60	\$1,350.00
TOTAL BALANCE:				\$(712.60)	

HILL, TUROWSKI, JAMES & LEHMAN, LLP
Jessica M. Lehman, Esquire
Attorney ID #325230
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770

Attorney for Plaintiff

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

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :
VS. : NO. 2022 - CV - 417
DENISE A. MORRIS, : CIVIL ACTION
DEFENDANT. : MORTGAGE FORECLOSURE

FILED
PROTHONOTARY
OCT 25 A 8 31
CLERK OF COURTS
COUNTY OF COLUMBIA

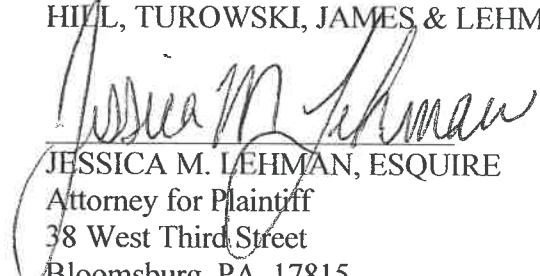
PRAECIPE TO DISCONTINUE FORECLOSURE ACTION

TO THE PROTHONOTARY:

Kindly discontinue and mark the record in the above-captioned matter discontinued without prejudice.

LAW OFFICES
HILL, TUROWSKI, JAMES & LEHMAN, LLP

Date: 10/24/2022


JESSICA M. LEHMAN, ESQUIRE
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #325230

DISCONTINUANCE

AND NOW, this 25th day of October 2022, the above captioned matter is hereby marked discontinued.


PROTHONOTARY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff vs. **Defendant**
FIRST COLUMBIA BANK & TRUST CO vs. DENISE MORRIS

Attorney for the Plaintiff:
HILL, TUROWSKI & JAMES, & LEHMAN LLP
38 W. THIRD STREET
BLOOMSBURG, PA 17815

Sheriff's Sale Date: Wednesday, October 26, 2022
Writ of Execution No. : 2022CV417
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 298 MAIN MIFFLIN ROAD, 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,579.10
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
Tax Claim Search	\$5.00
Surcharge	\$36.00

Total Sheriff Costs \$2,257.60

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs \$71.75

Grand Total: \$2,329.35

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

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

FIRST COLUMBIA BANK & TRUST VS DENISE MORRIS

NO. 75-2022 ED

NO. 417-2022 JD

DATE/TIME OF SALE: OCTOBER 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 \$ _____

75-22
22-417

SHERIFF'S SALE COST SHEET

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>30.00</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>377.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1579.10</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1829.10</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>36.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2329.35

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 09/07/22

Account:

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

Ad ID: 1252181
Description: **Denise A Morris Sale**
Run Dates: 10/05/22 to 10/19/22
Class: 2
Agate Lines: 222
Blind Box:

Total Ad Cost \$1,579.10
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/05/22	10/19/22	3	\$1,579.10

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022CV417

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, OCTOBER 26, 2022
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 parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Mifflinville to Mainville in line of lands now or formerly of Doyle I. Evans and wife, running THENCE by the center line of said road, South 65 degrees West, 125 feet to a point in the center line of said road, THENCE by other lands now or formerly of Ambrose D. Skusser and wife, South 23 1/2 degrees East, 10 feet to a point; THENCE by same North 65 degrees East, 125 feet to a point in line of lands now or formerly of said Evans; THENCE by said Evans line, North 23 1/2 degrees (West), 100 feet to the point in the center line of said public road, the place of BEGINNING.

BEING THE SAME PREMISES which Denise A. Morris, single, formerly known as, Denise A. Hampton, single, by Deed date November 27, 2006, granted and conveyed unto Denise A. Morris, single, Mortgagor herein. ALSO BEING THE SAME PREMISES which Juliet A. Brobst Trust (Lee R. Brobst, Juliet A. Brobst, and J. Daniel Brobst, Trustees), by Deed dated May 5, 2000 and recorded May 11, 2000 in Columbia County to Instrument No. 2000004288, granted and conveyed unto Denise A. Hampton, Denise A. Hampton has since retaken her maiden name is now known as Denise A. Morris.

FOR INFORMATION PURPOSES ONLY BEING KNOWN AS 298 Main Mifflin Road, Bloomsburg, PA, 17815

TAX PARCEL NUMBER: 22 09 012 02

PROPERTY ADDRESS: 298 MAIN MIFFLIN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-09-012-02

Seized and taken into execution to be sold as the property of DENISE MORRIS in suit of FIRST COLUMBIA BANK & TRUST CO.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
DENISE MORRIS

Case Number
2022CV417

SHERIFF'S RETURN OF SERVICE

08/31/2022 02:03 PM - DEPUTY SCOTT MAYERNICK, 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, TC WIT: DENISE MORRIS AT 298 MAIN MIFFLIN ROAD, BLOOMSBURG, PA 17815.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 31, 2022

NOTARY

Commonwealth of Pennsylvania - Notary Seal
Sarah Jane Klingaman - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

Affirmed and subscribed to before me this

31ST day of AUGUST, 2022

Plaintiff Attorney: HILL, TOROWSKI & JAMES, & LEHMAN LLP, 30 W. THIRD STREET, BLOOMSBURG, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
MORRIS, DENISE

Case Number
2022CV417

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 75

Manner: Personal **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 10/26/2022 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DENISE MORRIS

Primary Address: 298 MAIN MIFFLIN ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-31-22 **Time:** 4:03

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP **Phone:** (570) 784-6770

Service Attempts:

Date:	8-30-22	8-30-22				
Time:	8:05	10:00				
Mileage:						
Deputy:	3 1	3 2	3	4	5	6

Service Attempt Notes:

- 1. No Answer - house occupied
- 2. No Answer - def vehicle parked outside.
- 3. _____
- 4. _____
- 5. _____
- 6. _____

MORRIS, DENISE 2022CV417 298 MAIN MIFFLIN ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
MORRIS, DENISE

Case Number
2022CV417

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	75
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	298 MAIN MIFFLIN ROAD 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
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

OCCUPANT
2022CV417
298 MAIN MIFFLIN ROAD, BLOOMSBURG, PA 17815
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
MORRIS, DENISE

Case Number
2022CV417

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	75
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Michele Greenly
Primary Address:	330 Scenic Ave. Bloomsburg, PA 17815
Phone:	570-784-1853 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	8-30-22	Time:	07:55
Deputy:	3	Mileage:	

Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone: (570) 784-6770
---	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

GREENLY, MICHELE

2022CV417

330 SCENIC AVE., BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FIRST COLUMBIA BANK & TRUST CO
vs.
MORRIS, DENISE

Case Number
2022CV417

SERVICE COVER SHEET

(POSTING)

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	298 MAIN MIFFLIN ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	8-31-22	Time:	
Deputy:	SM	Mileage:	

2022CV417

298 MAIN MIFFLIN ROAD, BLOOMSBURG, PA 17815

Attorney / Originator:

Name: HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone: (570) 784-6770
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

NO EXPIRATION

HILL, TUROWSKI, JAMES & LEHMAN, LLP
Jessica M. Lehman, Esquire
Attorney ID #325230
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770

Attorney for Plaintiff

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

FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :
VS. : NO. 2022 - CV - 417
: NO. 2022 - EX D-95
DENISE A. MORRIS, : CIVIL ACTION
DEFENDANT. : MORTGAGE FORECLOSURE

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)

Issue Writ of Execution in the above captioned matter:

Balance of Principal as of May 19, 2022	\$ 37,389.96
Accrued but unpaid interest from December 16, 2021 through May 19, 2022 (\$4.838422569 per diem)	\$ 740.40
Late charges to-date (\$29.08/month)	\$ 238.40
Expenses for Title Search/Sheriff/Filing Fees	\$ 540.00
Writ of Execution Filing Fees	\$ 25.00
Sheriff's Service Fees	\$ 1,350.00
Attorneys' fees	\$ 3,000.00

TOTAL \$43,283.76 Plus costs.

PROTHONOTARY, Court of Common Pleas
Of Columbia County, Pennsylvania

DATED: Aug 26, 2022

BY: Barbara N. Silvette EA

CLERK OF SEV. COURTS
My Com. Ex. 1st Monday in 2024

REAL ESTATE OUTLINE

ED # 2022 ED 75

DATE RECEIVED 8-26-2022
DOCKET AND INDEX 2022 CV 417

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR _____ X CK# 113779

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

SALE DATE Oct. 26th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK 10-5
2ND WEEK 10-12
3RD WEEK 10-19

LEGAL DESCRIPTION

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

BEGINNING at a point in the center of the public road leading from Mifflinville to Mainville in line of lands now or formerly of Doyle I. Evans and wife, running **THENCE** by the center line of said road, South 65 degrees West, 125 feet to a point in the center line of said road, **THENCE** by other lands now or formerly of Ambrose D. Slusser and wife, South 23 ½ degrees East, 10 feet to a point; **THENCE** by same North 65 degrees East, 125 feet to a point in line of lands now or formerly of said Evans; **THENCE** by said Evans line, North 23 ½ degrees (West), 100 feet to the point in the center line of said public road, the place of **BEGINNING**.

BEING THE SAME PREMISES which Denise A. Morris, single, formerly known as, Denise A. Hampton, single, by Deed date November 27, 2006, granted and conveyed unto Denise A. Morris, single, Mortgager herein. **ALSO BEING THE SAME PREMISES** which Juliet A. Brobst Trust (Lee R. Brobst, Juliet A. Brobst, and J. Daniel Brobst, Trustees), by Deed dated May 5, 2000 and recorded May 11, 2000 in Columbia County to Instrument No. 2000004288, granted and conveyed unto Denise A. Hampton. Denise A. Hampton has since retaken her maiden name is now known as Denise A. Morris.

FOR INFORMATION PURPOSES ONLY BEING KNOWN AS 298 Main Mifflin Road, Bloomsburg, PA, 17815

TAX PARCEL NUMBER: 22 09 012 02

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

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

HILL, TUROWSKI, JAMES & LEHMAN, LLP



JESSICA M. LEHMAN, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

570-784-6770

Attorney ID #325230

DATED: _____

8/26/22

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

A X

FIRST COLUMBIA BANK & TRUST CO
vs.
MORRIS, DENISE

Case Number
2022CV417

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	75
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Cou		
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:	Jodi Cook		
Relation:	Director Domestic Relations		
Date:	08/29/22	Time:	13:52
Deputy:	RAK #7	Mileage:	

Attorney / Originator:

Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2022CV417 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



A -

FIRST COLUMBIA BANK & TRUST CO
vs.
MORRIS, DENISE

Case Number
2022CV417

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	75
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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:	Stephanie Yutko		
Relation:	TAX Claim Employee		
Date:	08/29/22	Time:	13:57
Deputy:	R.A.K #7	Mileage:	

Attorney / Originator:

Name:	HILL, TUROWSKI & JAMES, & LEHMAN LLP	Phone:	(570) 784-6770
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C 2022CV417 PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

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:

✓ Bureau Investment Group
Successor in Interest to
HSBC Card Services, INC.
1717 Central Street
Evanston, IL 60201

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:

Denise A. Morris
298 Main Mifflin Road
Bloomsburg, PA 17815

HILL, TUROWSKI, JAMES & LEHMAN, LLP
Jessica M. Lehman, Esquire
Attorney ID #325230
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770

Attorney for Plaintiff

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


FIRST COLUMBIA BANK & TRUST CO. :
PLAINTIFF, :
VS. : NO. 2022 – CV – 417
DENISE A. MORRIS, : CIVIL ACTION
DEFENDANT. : MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT


COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS.

I, JOANNA P. DILLON, 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, Denise A. Morris, 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, Denise A. Morris, are not now, nor was Defendant, Denise A. Morris, 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
Dannelle Galutia, Notary Public
Columbia County
My commission expires January 31, 2025
Commission number 1305079


JOANNA P. DILLON, Vice President/Loan
Operations Manager
First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED to
before me, a Notary Public, this
24th day of August, 2022,
2022.


NOTARY PUBLIC
My Commission Expires: Jan 31, 2025

HILL, TUROWSKI, JAMES & LEHMAN, LLP

Jessica M. Lehman, Esquire

Attorney ID #325230

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770

Attorney for Plaintiff

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

FIRST COLUMBIA BANK & TRUST CO. :

PLAINTIFF, :

VS. :

NO. 2022 – CV – 417

NO. 2022 – EX – _____

DENISE A. MORRIS,

DEFENDANT. :

CIVIL ACTION

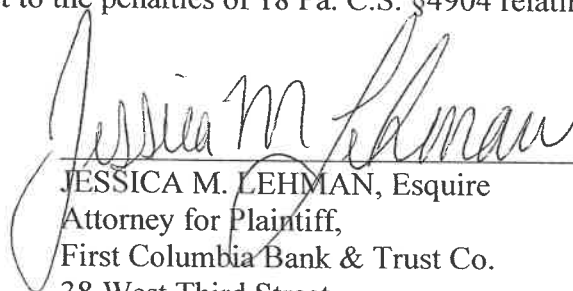
MORTGAGE FORECLOSURE

CERTIFICATION TO SHERIFF
AS TO THE SALE OF REAL ESTATE

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

- FHA Mortgage
- Tenant occupied
- Vacant
- Commercial
- As a result of Complaint in Assumpsit
- Act 6 and/or Act 91 complied with

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



JESSICA M. LEHMAN, Esquire
Attorney for Plaintiff,
First Columbia Bank & Trust Co.
38 West Third Street
Bloomsburg, PA 17815
570-784-6770
Attorney ID #325230

LEGAL DESCRIPTION

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

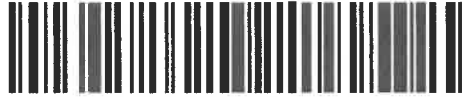
BEGINNING at a point in the center of the public road leading from Mifflinville to Mainville in line of lands now or formerly of Doyle I. Evans and wife, running **THENCE** by the center line of said road, South 65 degrees West, 125 feet to a point in the center line of said road, **THENCE** by other lands now or formerly of Ambrose D. Slusser and wife, South 23 ½ degrees East, 10 feet to a point; **THENCE** by same North 65 degrees East, 125 feet to a point in line of lands now or formerly of said Evans; **THENCE** by said Evans line, North 23 ½ degrees (West), 100 feet to the point in the center line of said public road, the place of **BEGINNING**.

BEING THE SAME PREMISES which Denise A. Morris, single, formerly known as, Denise A. Hampton, single, by Deed date November 27, 2006, granted and conveyed unto Denise A. Morris, single, Mortgager herein. **ALSO BEING THE SAME PREMISES** which Juliet A. Brobst Trust (Lee R. Brobst, Juliet A. Brobst, and J. Daniel Brobst, Trustees), by Deed dated May 5, 2000 and recorded May 11, 2000 in Columbia County to Instrument No. 2000004288, granted and conveyed unto Denise A. Hampton. Denise A. Hampton has since retaken her maiden name is now known as Denise A. Morris.

FOR INFORMATION PURPOSES ONLY BEING KNOWN AS 298 Main Mifflin Road, Bloomsburg, PA, 17815

TAX PARCEL NUMBER: 22 09 012 02

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



71901140006000185582

HSBC CARD SERVICES INC
BUREAU INVESTMENT GROUP
1717 CENTRAL STREET

EVANSTON IL 60201-1507

75

Document Receipt

Trans # 19147 Carrier / service: USPS Server First-Class Mail® 8/29/2022 12:00:00 AM

Ship to:

BUREAU INVESTMENT GROUP
1717 CENTRAL STREET

HSBC CARD SERVICES INC

Tracking #: 71901140006000185582

Doc Ref #: 2022ED75

Postage 5.8600

EVANSTON IL 60201-1507

Document Receipt

Trans # 19146 Carrier / service: USPS Server First-Class Mail® 8/29/2022 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000185575

Doc Ref #: 2022ED75

Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000185575

Doc Ref #: 2022ED75

Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000185568

Doc Ref #: 2022ED75

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HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000185551

Doc Ref #: 2022ED75

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 19144 Carrier / service: USPS Server First-Class Mail® 8/29/2022 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000185551

Doc Ref #: 2022ED75

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 19144 Carrier / service: USPS Server First-Class Mail® 8/29/2022 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000185551

Doc Ref #: 2022ED75

Postage 5.8600

HARRISBURG PA 17128

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022CV417

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, OCTOBER 26, 2022
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 parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Mifflinville to Mainville in line of lands now or formerly of Doyle I. Evans and wife, running THENCE by the center line of said road, South 65 degrees West, 125 feet to a point in the center line of said road, THENCE by other lands now or formerly of Ambrose D. Slusser and wife, South 23 1/2 degrees East, 10 feet to a point; THENCE by same North 65 degrees East, 125 feet to a point in line of lands now or formerly of said Evans; THENCE by said Evans line, North 23 1/2 degrees (West), 100 feet to the point in the center line of said public road, the place of BEGINNING.

BEING THE SAME PREMISES which Denise A. Morris, single, formerly known as, Denise A. Hampton, single, by Deed date November 27, 2006, granted and conveyed unto Denise A. Morris, single, Mortgager herein. ALSO BEING THE SAME PREMISES which Juliet A. Brobst Trust (Lee R. Brobst, Juliet A. Brobst, and J. Daniel Brobst, Trustees), by Deed dated May 5, 2000 and recorded May 11, 2000 in Columbia County to Instrument No. 2000004288, granted and conveyed unto Denise A. Hampton. Denise A. Hampton has since retaken her maiden name is now known as Denise A. Morris.

FOR INFORMATION PURPOSES ONLY BEING KNOWN AS 298 Main Mifflin Road, Bloomsburg, PA, 17815

TAX PARCEL NUMBER: 22 09 012 02

PROPERTY ADDRESS: 298 MAIN MIFFLIN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-09-012-02

Seized and taken into execution to be sold as the property of DENISE MORRIS in suit of FIRST COLUMBIA BANK & TRUST CO.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder 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



232 EAST STREET
BLOOMSBURG, PA 17815



www.firstcolumbiabank.com
60-593/313



113779

PAY

TO THE ORDER OF ONE THOUSAND THREE HUNDRED FIFTY and 00/100

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

MEMO

DATE

7/7/2022

AMOUNT

\$1,350.00

AUTHORIZED SIGNATURE

⑈ 113779 ⑈ ⑆ 031305936⑆ 018 529 ⑈

2022 ED 75