

SHERIFF'S SALE COST SHEET

US Bank N.A. vs. Richard Smith
 NO. 103-07 ED NO. 1857-06 JD DATE/TIME OF SALE Aug 29 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>2650</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>4.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>341.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>751.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>976.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>4650</u>
TOTAL ***** \$ <u>5150</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>15</u>
SCHOOL DIST. 20	\$ <u>1709.02</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>1709.02</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>90.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2052.60

Article Number

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

Article Addressed to:

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* JUN 20 2007 C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number 7006 2760 0004 5957 6516
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* JUN 21 2007 C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7006 2760 0004 5957 6493
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* JUN 20 2007 C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7006 2760 0004 5957 6523
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY
A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
PH: 717-234-4178 X 126
FAX: 717-234-1206

fax transmittal

To: SHERIFF'S OFFICE

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Fax: 570-389-5622

Phone: 570-389-5624

Re: SHERIFFS SALE

RICHARD W. DONALD

2006-CV-1857-MF

From: Purcell, Krug & Haller

1719 N. Front Street
Harrisburg, PA 17102

Ph: 717-234-4178

Fax: 717-234-1206

BARB VILLARRIAL

Date: August 27, 2007

Pages: 1 PAGE

PROPERTY: 480 SCENIC AVENUE

☒ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

**Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 8/29/07. AMOUNT
REALIZED \$11,500.00**

**IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER
IMMEDIATELY.**

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Richard Donald

NO. 103-07 ED NO. 1857-06 JD

DATE/TIME OF SALE: Aug. 27 0900

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 \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 August 8, 15, 22, 2007 as printed and published; 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 23rd day of AUGUST, 2007..

.....
.....

My commission expires July 3, 2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Carpenter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

SHERIFF'S SALE COST SHEET

US Bank vs. Richard Donald
 NO. 163-07 ED NO. 163-06 JD DATE/TIME OF SALE 5:44 PM

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$15.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$24.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$11.92	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$4.00	
NOTARY	\$10.00	
TOTAL ****	\$227.92	
WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$737.08	
SOLICITOR'S SERVICES	\$75.00	
TOTAL ****	\$287.08	
PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL ****	\$	
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST.	20	
DELINQUENT	20	
TOTAL ****	\$5.00	
MUNICIPAL FEES DUE:		
SEWER	20	
WATER	20	
TOTAL ****	\$	
SURCHARGE FEE (DSTE)	\$	
MISC. <i>Ref</i>	\$250.00	
TOTAL ****	\$250.00	
TOTAL COSTS (OPENING BID)	\$1350.00	

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

RICHARD W. DONALD,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1857-MF

IN MORTGAGE FORECLOSURE


RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/21/2007, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

RICHARD W. DONALD
480 SCENIC AVENUE
BLOOMSBURG, PA 17815

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
480 SCENIC AVENUE
BLOOMSBURG, PA 17815

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINKA
BRIAN J. TYLER
NICHOLE M. STALEY O'GORMAN

HERSHEY
(717) 533-3836
JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL
VALERIE A. GUNNOF
COUNSEL

RICHARD W. DONALD
480 SCENIC AVENUE
BLOOMSBURG, PA 17815

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsbuurg, PA 17815

TENANT/OCCUPANT
480 SCENIC AVENUE
BLOOMSBURG, PA 17815

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 

Leon P. Haller PA 1.D.15700
Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

RICHARD W. DONALD,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1857-MF

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: Wednesday, August 29, 2007

TIME: 9:00 o'clock AM, prevailing local time

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**480 SCENIC AVENUE
BLOOMSBURG, PA 17815**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2006-CV-1857-MF

JUDGMENT AMOUNT \$56,334.64

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

RICHARD W. DONALD

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THAT certain piece, parcel and lot of land situate in Wonderview Development in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a rebar set at the northeast corner of lands of Leon H. and Nell O. Greenly (Wonderview, Lot #94), said rebar also being on the southerly right of way line of Scenic Avenue; THENCE along said right of way line North 76 degrees 13 minutes 55 seconds East 105.00 feet to a rebar set at the northwest corner of other lands of Richard J. and Mary Donald (Wonderview, Lot #96); THENCE along the westerly line of other lands of said Donald (Lot #96) South 00 degrees 46 minutes 05 seconds East 160.00 feet to a rebar set on line of lands of Leon H. and Nell O. Greenly; THENCE along line of other lands of said Greenly South 86 degrees 41 minutes 31 seconds West 102.41 feet to a rebar set; THENCE North 00 degrees 46 minutes 05 seconds West 140.91 feet to the place of BEGINNING.

CONTAINING 15,392.50 Square Feet of land in all.

HAVING THEREON ERECTED A DWELLING KNOWN AS 480 SCENIC AVENUE, BLOOMSBURGH, PENNSYLVANIA 17815.

TAX PARCEL: 22-01B-001

BEING THE SAME PREMISES WHICH Richard J. Donald and Mary Donald, his wife, by deed dated 9/20/1991 and recorded 11/25/1991 in Columbia County Deed Book 488, Page 453, granted unto Richard W. Donald.

7160 3901 9849 9752 0714

TO: RICHARD W. DONALD
480 SCENIC AVENUE
BLOOMSBURG, PA 17815

SENDER: NOS 08/29/07

REFERENCE: PIIFA/DONALD

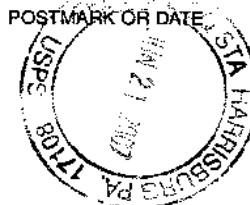
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.58
	Certified Fee	2.65
	Return Receipt Fee	2.15
	Restricted Delivery	4.10
	Total Postage & Fees	9.48

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail



PENNSYLVANIA HOUSING FINANCE AGENCY v. RICHARD W. DONALD
Columbia County Sale 08/29/07

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

RICHARD W. DONALD
480 SCENIC AVENUE
BLOOMSBURG, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
480 SCENIC AVENUE
BLOOMSBURG, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:



UNITED STATES POSTAGE
02 1A \$01.05⁰
0004853871 JUN 21 2007
MAILED FROM ZIP CODE 17102

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

US BANK.

VS.

RICHARD DONALD

WRIT OF EXECUTION #103 OF 2007 ED

POSTING OF PROPERTY

July 27, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RICHARD DONALD. AT 480 SCENIC AVENUE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JULY 2007

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA. 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

US BANK NATIONAL ASSOCIATION
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY

VS

Docket # 103ED2007

MORTGAGE FORECLOSURE

RICHARD W. DONALD

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 22, 2007, AT 10:05 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RICHARD DONALD AT 480 SCENIC AVE., BLOOMSBURG BY HANDING TO RICHARD DONALD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JUNE 25, 2007


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/13/2007

SERVICE# 1 - OF - 9 SERVICES
DOCKET # 103ED2007

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT RICHARD W. DONALD
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED

RICHARD DONALD

480 SCENIC AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Richard

RELATIONSHIP DEF IDENTIFICATION _____

DATE 6-22-7 TIME 10:05 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 6-22-7

Tax Notice 2006 County & Municipality
MAIN TWP

MAKE CHECKS PAYABLE TO:

MARJORIE L LAYTAR
332-C MAIN MIFFLIN ROAD
Bloomsburg PA 17815

HOURS: MONDAYS AT MAIN TWP BLDG: 345 CHURCH
3/6 - 4/10: 6-6:30PM; 4/17 & 4/24: 6-7PM
7/10, 7/17, 7/24, 8/7, 8/14: 6-6:30PM

PHONE: 570-389-1013

DATE
03/01/2006
FOR: COLUMBIA COUNTY

BILL NO.
22433

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	38,785	5.646	214.60	218.98	240.88
SINKING		1.345	51.13	52.17	57.39
TWP RE		.691	26.26	26.80	29.48
The discount & penalty have been calculated for your convenience			291.99 April 30 If paid on or before	297.95 June 30 If paid on or before	327.75 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

DONALD RICHARD W
WONDERVIEW
480 SCENIC AVENUE
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 22 -01B-001-00,000
480 SCENIC AVE
.3547 Acres Land 9,657
Buildings 29,128
Total Assessment 38,785

This tax returned to
courthouse on:
January 1, 2007

FILE COPY

MAY 22 PAID
m

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX NOTICE 2006 SCHOOL REAL ESTATE
MAIN TOWNSHIP

MAKE CHECKS PAYABLE TO:

Marjorie L. Laytar
332 C Main Mifflin Road
Bloomsburg, PA 17815

HOURS MAIN TWP BLDG 6PM-7PM
JUL 10 & 24
AUG 21, 23, 24, 28, 30 & 31
PHONE 570-389-1013

FOR BLOOMSBURG SCHOOL DISTRICT

DATE 07/01/2006

BILL# 000153

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	38785	35.100	1334.12	1361.35	1497.49
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			PAY THIS AMOUNT AUG 31 IF PAID ON OR BEFORE	1334.12 1361.35 OCT 31 IF PAID ON OR BEFORE	1497.49 OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

M DONALD RICHARD W
A WONDERVIEW
I 480 SCENIC AVENUE
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 22 01B00100000	15609
480 SCENIC AVE	9657.00
0488-0453	29128.00
0.36 ACRES	

THIS TAX RETURNED
TO COURT HOUSE
JANUARY 1, 2007

Copy 1

NAME AND ADDRESS CORRECTION REQUESTED

OCT 02 PAID

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/13/2007

SERVICE# 2 - OF - 9 SERVICES
DOCKET # 103ED2007

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT RICHARD W. DONALD
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED

MARJORIE LAYTAR-TAX COLLECTOR
332-C MAIN MIFFLIN RD
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MARJORIE LAYTAR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06-20-07 TIME 1550 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA U POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Pam Delt

DATE 06-20-07

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/18/2007

Fee: \$5.00

Cert. NO: 3551

DONALD RICHARD W
WONDERVIEW
480 SCENIC AVENUE
BLOOMSBURG PA 17815

District: MAIN TWP
Deed: 0488 -0453
Location: 480 SCENIC AVENUE LO
Parcel Id:22 -01B-001-00,000

Assessment: 38,785
Balances as of 06/18/2007

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

By: Timothy T. Chamberlain, Sheriff
dm.

Per: _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/13/2007

SERVICE# 3 - OF - 9 SERVICES
DOCKET # 103ED2007

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT RICHARD W. DONALD
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JOE HORVAT

RELATIONSHIP Deputy Director IDENTIFICATION _____

DATE 6-18-11 TIME 1420 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Acker

DATE 6-18-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/13/2007

SERVICE# 6 - OF - 9 SERVICES
DOCKET # 103ED2007

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

RICHARD W. DONALD
Purcell, Krug & Haller

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

DEB Miller

RELATIONSHIP

Clerk

IDENTIFICATION

DATE 6-18-7

TIME 1400

MILEAGE

OTHER

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE:

- A. PERSONAL SERVICE AT POA ___ POB ☒ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

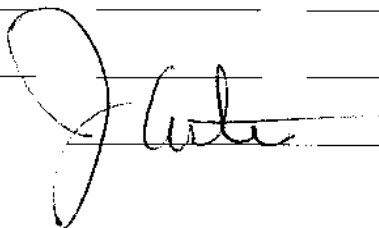
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

6-18-7

REAL ESTATE OUTLINE

ED # 105-07

DATE RECEIVED 8-13-07
DOCKET AND INDEX 8-13-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>10713</u>

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

SALE DATE	<u>Aug. 29</u>	TIME <u>0900</u>
POSTING DATE	<u>July 25</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug. 8</u>	
	2 ND WEEK <u>15</u>	
	3 RD WEEK <u>22 07</u>	

SHERIFF'S SALE

WEDNESDAY AUGUST 29, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 103 OF 2007 ED AND CIVIL WRIT NO. 1857 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT certain piece, parcel and lot of land situate in Wonderview Development in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a rebar set at the northeast corner of lands of Leon H. and Nell O. Greenly (Wonderview, Lot #94), said rebar also being on the southerly right of way line of Scenic Avenue; THENCE along said right of way line North 76 degrees 13 minutes 55 seconds East 105.00 feet to a rebar set at the northwest corner of other lands of Richard J. and Mary Donald (Wonderview, Lot #96); THENCE along the westerly line of other lands of said Donald (Lot #96) South 00 degrees 46 minutes 05 seconds East 160.00 feet to a rebar set on line of lands of Leon H. and Nell O. Greenly; THENCE along line of other lands of said Greenly South 86 degrees 41 minutes 31 seconds West 102.41 feet to a rebar set; THENCE North 00 degrees 46 minutes 05 seconds West 140.91 feet to the place of BEGINNING.

CONTAINING 15,392.50 Square Feet of land in all.

HAVING THEREON ERECTED A DWELLING KNOWN AS 480 SCENIC AVENUE, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 22-01B-001

BEING THE SAME PREMISES WHICH Richard J. Donald and Mary Donald, his wife, by deed dated 9/20/1991 and recorded 11/25/1991 in Columbia County Deed Book 488, Page 453, granted unto Richard W. Donald.

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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

SHERIFF'S SALE

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Leon Haller
1719 North Front Street
Harrisburg, PA 17102

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

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Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

RICHARD W. DONALD,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1857-MF

2007-ED-103
IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **480 SCENIC AVENUE BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment	\$56,334.64
Interest	\$1,688.40
Per diem of \$8.04 to 8/1/07	
Late Charges	\$143.36
(\$20.48 per month to 8/1/07)	
Escrow Deficit	\$1,685.60

TOTAL WRIT \$59,852.00

PLUS COSTS:

Dated: 6/12/07

Fanni B. Dine
PROTHONOTARY

By Elizabeth A. Burren
DEPUTY

(SEAL)

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

Costs
Complaints \$90.50 paid
Subpoena \$3.00 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Satisfy \$7.00

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

RICHARD W. DONALD,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1857-MF

Writ 2007-EO-103
IN MORTGAGE FORECLOSURE

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(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

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COUNTY OF COLUMBIA :

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TOTAL WRIT \$59,852.00

PLUS COSTS:

Dated: 6/12/07

Tami B. Kelie
PROTHONOTARY

By Elinor A. Berman
DEPUTY

(SEAL)

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

Costs		
Complaint	\$ 90.50	paid
Suspense	\$ 5.00	paid
Judgment	\$14.00	paid
Writ	\$23.00	paid
Satisfy	\$ 7.00	

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

RICHARD W. DONALD,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1857-MF

Writ 2007-ED-103
IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

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COUNTY OF COLUMBIA :

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Escrow Deficit	\$1,685.60

TOTAL WRIT \$59,852.00

PLUS COSTS:

Dated: 6/12/07

Fanni B. Kline
PROTHONOTARY

(SEAL)

By Elizabeth A. Brennan
DEPUTY

Cost
Complaint \$90.00 paid
Subpoena \$ 3.00 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Satisfy \$ 7.00

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: June 1, 2007

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

***U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY***

VS.

RICHARD W. DONALD

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2006-CV-1857-MF

SERVICE TO BE MADE ON DEFENDANT: RICHARD W. DONALD

ADDRESS FOR "PERSONAL SERVICE":

RICHARD W. DONALD at: 480 SCENIC AVENUE BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Maryland Ferretti / mferretti@pkh.com
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **RICHARD W. DONALD**

Filed to No. **2006-CV-1857-MF**

INSTRUCTIONS

This is real estate execution. The property is located at:

480 SCENIC AVENUE BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

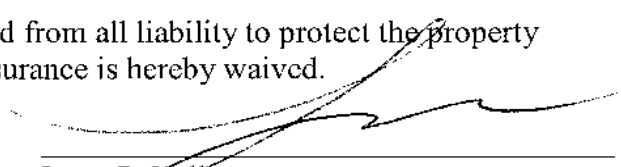
The parties to be served **PERSONALLY** and their addresses are as follows:

RICHARD W. DONALD, 480 SCENIC AVENUE BLOOMSBURG, PA 17815

WAIVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

NOW, June 1, 2007 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Hatter
Attorney for Plaintiff
PA I.D. #15700

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

RICHARD W. DONALD,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1857-MF

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

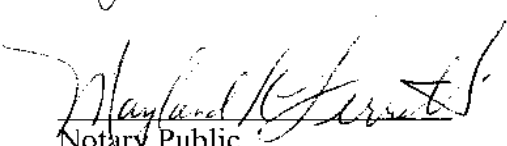
COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant (s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :

before me this 1st day :

of June 2007 :


Notary Public


LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARYLAND K. FERRETTI, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Aug. 8, 2010

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

RICHARD W. DONALD,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1857-MF

IN MORTGAGE FORECLOSURE

COPY

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

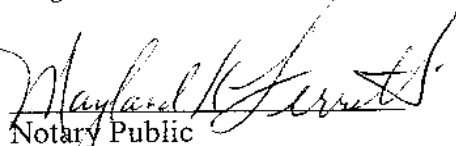
COUNTY OF DAUPHIN :

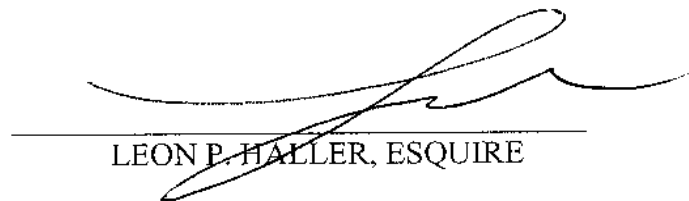
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Sworn to and subscribed :

before me this 1st day :

of June 2007 :


Notary Public


LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARYLAND K. FERRETTI, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Aug. 8, 2010

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

RICHARD W. DONALD,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1857-MF

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **480 SCENIC AVENUE BLOOMSBURG, PA 17815:**

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

RICHARD W. DONALD
480 SCENIC AVENUE
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

5. Name and address of every other person who has any **record lien** on the property:
UNKNOWN

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: **UNKNOWN**

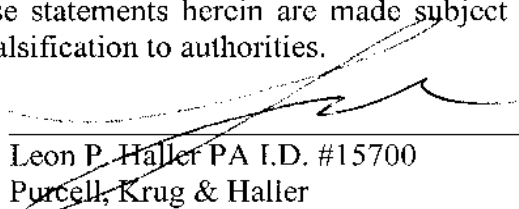
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
480 SCENIC AVENUE
BLOOMSBURG, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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. Section 4904 relating to unsworn falsification to authorities.



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: June 1, 2007

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
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COPY

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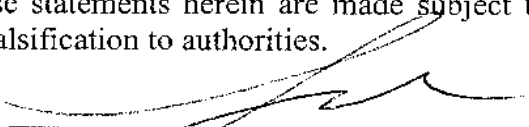
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NO. 2006-CV-1857-MF

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**480 SCENIC AVENUE
BLOOMSBURG, PA 17815**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2006-CV-1857-MF

JUDGMENT AMOUNT \$56,334.64

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

RICHARD W. DONALD

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THAT certain piece, parcel and lot of land situate in Wonderview Development in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a rebar set at the northeast corner of lands of Leon H. and Nell O. Greenly (Wonderview, Lot #94), said rebar also being on the southerly right of way line of Scenic Avenue; THENCE along said right of way line North 76 degrees 13 minutes 55 seconds East 105.00 feet to a rebar set at the northwest corner of other lands of Richard J. and Mary Donald (Wonderview, Lot #96); THENCE along the westerly line of other lands of said Donald (Lot #96) South 00 degrees 46 minutes 05 seconds East 160.00 feet to a rebar set on line of lands of Leon H. and Nell O. Greenly; THENCE along line of other lands of said Greenly South 86 degrees 41 minutes 31 seconds West 102.41 feet to a rebar set; THENCE North 00 degrees 46 minutes 05 seconds West 140.91 feet to the place of BEGINNING.

CONTAINING 15,392.50 Square Feet of land in all.

HAVING THEREON ERECTED A DWELLING KNOWN AS 480 SCENIC AVENUE, BLOOMSBURGH, PENNSYLVANIA 17815.

TAX PARCEL: 22-01B-001

BEING THE SAME PREMISES WHICH Richard J. Donald and Mary Donald, his wife, by deed dated 9/20/1991 and recorded 11/25/1991 in Columbia County Deed Book 488, Page 453, granted unto Richard W. Donald.

ALL THAT certain piece, parcel and lot of land situate in Wonderview Development in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

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FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

Vs.

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DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
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CIVIL ACTION LAW

NO. 2006-CV-1857-MF

IN MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE
PURSUANT TO PA. R.C.P. 237.1

I hereby certify that on May 23, 2007 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 
Leon P. Haller PA I.D. # 15700
Attorney for Plaintiff
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

U.S. BANK NATIONAL ASSOCIATION
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY.

Plaintiff

VS.

RICHARD W. DONALD

Defendant

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2006-CV-1857-MF

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: May 23, 2007

TO:

RICHARD W. DONALD
480 SCENIC AVENUE
BLOOMSBURG, PA 17815

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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 SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY LAWYER REFERRAL SERVICE
NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
570-784-8760

PURCELL, KRUG & HALLER

By 

LEON P. HALLER, Attorney for Plaintiff

I.D. # 15706

1719 N. Front St., Harrisburg, PA 17102

(717) 234-1178

130773

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCE BANK
80-184-313

CHECK NO. CHECK DATE

130773 06/07/2007

CHECK AMOUNT

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100
DOLLARS*****

*****1,350.00

TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

⑈130773⑈ ⑆03130184⑆ 51 320931 2⑈

MP

Security Features Included.



Details on back.