

# SHERIFF'S SALE COST SHEET

US Bank vs. Wetman  
 NO. 193-08 ED NO. 1323-08 JD DATE/TIME OF SALE 5:00pm

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>7.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>371.50</u>

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>—</u>	
WATER 20	\$ <u>—</u>	
TOTAL *****		\$ <u>—</u>

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC. <u>21.1091 2.</u>	\$ <u>31.50</u>	
TOTAL *****		\$ <u>31.50</u>

TOTAL COSTS (OPENING BID) \$ 708.00

Refund \* 642.00

1350 Dep

# UNION COUNTY SHERIFF

103 S. 2ND ST  
LEWISBURG, PA 17837-1903

1046

PAY  
TO THE  
ORDER OF

DATE 12/15/08

60-7269-2313

Columbia County Sheriff

\$ 23.50

Twenty Three Dollars and Fifty Cents

DOLLARS



Sovereign Bank

Security Printing  
Incident  
Date in Title

FOR Refund - U.S. Bank, N.A. vs Wertman's

⑈001046⑈ ⑈231372691⑈

0251078981⑈

*Joanne M. Boyer*

December 15, 2008

U.S. BANK NATIONAL ASSOCIATION  
AS TRUSTEE

VS

SARAH L. WERTMAN  
HAROLD A. WERTMAN

OUT CO 16 PAGE: 104

COST SHEET FOR SERVICE

NO: # 2008-ED-193

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

Docket	\$ 9.00
Service	\$ 9.00
Extra Service	\$ 6.00
Surcharge	\$
Affidavit	\$ 3.50
Mileage	\$ 4.00
Not Found	\$
Deputation	\$
Misc.	\$
Total	\$ 31.50

Writ of Poss.	\$
Arrest	\$
Commitment	\$
Removal	\$
Sheriff Time	\$

DEPOSIT: \$ 55.00  
REFUND: \$ 23.50

RECEIPT# 587254  
CHECK # 1046

12/15/08

UPON YOUR REQUEST A PROOF OF SERVICE WILL BE SENT TO YOU  
ORIGINAL RETURN OF SERVICE IS FILED WITH THE UNION COUNTY PROTHONOTARY

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 193  
B. Received by (Printed Name) *[Signature]* Agent  
C. Date of Delivery *[Signature]* Addressee  
NOV 19 2008  
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

Return Receipt

102595-02-M-1540

Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 193  
B. Received by (Printed Name) *[Signature]* Agent  
Lee Simmons Date of Delivery  
NOV 19 2008  
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

102595-02-M-1540

ANJA  
SHERIFF SALE

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 193  
B. Received by (Printed Name) *[Signature]* Agent  
Date of Delivery  
NOV 19 2008  
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Date of Delivery  
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☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

2007 2560 0002 1259 6479

102595-02-M-1540

2007 2560 0002 1259 6523

102595-02-M-1540

Return Receipt

102595-02-M-1540

Domestic Return Receipt

2007 2560 0002 1259 6530

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

# UNION COUNTY SHERIFF'S OFFICE

ERNEST R. RITTER, III, ACTING SHERIFF

103 South Second Street  
Lewisburg, Pennsylvania 17837 • (570) 524-8716 • Fax (570) 524-8731



December 15, 2008

U.S. BANK NATIONAL ASSOCIATION  
AS TRUSTEE

VS

SARAH L. WERTMAN  
HAROLD A. WERTMAN

OUT CO 16 PAGE: 104

## *COST SHEET FOR SERVICE*

NO: # 2008-ED-193

## WRIT OF EXECUTION MORTGAGE FORECLOSURE

Docket	\$ 9.00
Service	\$ 9.00
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Surcharge	\$
Affidavit	\$ 3.50
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Sheriff Time	\$

DEPOSIT: \$ 55.00  
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CHECK # 1046

12/15/08

UPON YOUR REQUEST A PROOF OF SERVICE WILL BE SENT TO YOU  
ORIGINAL RETURN OF SERVICE IS FILED WITH THE UNION COUNTY PROTHONOTARY

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE

193ED2008

VS

MORTGAGE FORECLOSURE

SARAH L. WERTMAN  
HAROLD A. WERTMAN

NOW, TUESDAY, DECEMBER 09, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF UNION COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, SARAH WERTMAN, AT 1415 WILLIAM PENN, LEWISBURG, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 186  
BLOOMSBURG, PA 17015  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

**U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE**

**193ED2008**

VS

**MORTGAGE FORECLOSURE**

**SARAH L. WERTMAN  
HAROLD A. WERTMAN**

NOW, TUESDAY, DECEMBER 09, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF UNION COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, HAROLD WERTMAN, AT 1415 WILLIAM PENN, LEWISBURG, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

**IN THE COURT OF COMMON PLEAS  
17TH JUDICIAL DISTRICT  
UNION COUNTY, PENNSYLVANIA**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

NO: 2008-ED-193

VS

SERVE: WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

HAROLD A. WERTMAN  
SARAH L. WERTMAN

UNION COUNTY SHERIFF'S RETURN

And now December 12, 2008, I hereby certify and return, that I DEPUTY JARED S MOWEN served a copy of the above described, WRIT OF EXECUTION MORTGAGE FORECLOSURE, upon HAROLD A. WERTMAN, named defendant, by personally handing to HAROLD A. WERTMAN on DECEMBER 12, 2008 at 2:44P.M. at 1415 WILLIAM PENN DR, LEWISBURG, Union County, Pennsylvania, a true and correct copy of the above described WRIT OF EXECUTION MORTGAGE FORCLOSURE, and made known to HIM the contents of the same.

I further certify and return that I DEPUTY JARED S MOWEN served a copy of the above described, WRIT OF EXECUTION MORTGAGE FORECLOSURE, upon SARAH L. WERTMAN, named defendant, by personally handing to HAROLD A. WERTMAN on DECEMBER 12, 2008 at 2:44 P.M. 1415 WILLIAM PENN DR, LEWISBURG, Union County, Pennsylvania, a true and correct copy of the above described WRIT OF EXECUTION MORTGAGE FORECLOSURE, and made known to HER the contents of the same.

SO ANSWERS  
ERNEST R. RITTER III, ACTING SHERIFF  
UNION COUNTY, PA.

By: [Signature]  
DEPUTY JARED S MOWEN

By: \_\_\_\_\_

PLAINTIFF'S ATTORNEY: COLUMBIA COUNTY SHERIFF

SHERIFF'S FEES:

DOCKET	\$ 9.00
SERVICE	\$ 9.00
SURCHARGE	\$
EXTRA SERVICE	\$ 6.00
AFFIDAVIT	\$ 3.50
MILEAGE	\$ 4.00
DEPUTATION	\$
MISC.	\$
TOTAL	\$ 31.50

Deposit: \$ 55.00

RECEIPT#587254

Refund: \$ 23.50

CHECK#  
Commonwealth of Pennsylvania:  
County of Union

OUT OF COUNTY FEE \$

Sworn to and subscribed before me

this 15<sup>th</sup> day of December 2008

KARA OLDT  
Deputy Prothonotary & Clerk of Courts  
Lewisburg, Union County, PA  
My Commission Expires 1st Mon Jan 2010

[Signature]  
Prothonotary  
My Commission Expires:

193  
**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

December 10, 2008

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE v.  
SARAH L. WERTMAN and HAROLD A. WERTMAN  
59 BUCKHORN ROAD BLOOMSBURG, PA 17815  
Court No. 2008-CV-1323

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for February 25, 2009 due to the following: Loan Modification.

Please be advised that no funds were reported to be received.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your correspondence in this matters.

Very Truly Yours,  
KATHERINE TRAUTZ for  
Phelan Hallinan & Schmieg, LLP



off columbia mail box  
on (2)

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/13/2008

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 193ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT SARAH L. WERTMAN  
HAROLD A. WERTMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
SARAH WERTMAN	MORTGAGE FORECLOSURE
59 BUCKHORN ROAD	
BLOOMSBURG	

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-1-08 TIME 1445 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  
empty sale sign -> century 21  
F. OTHER (SPECIFY) 1415 William Penn  
Lewisburg PA

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

11/17/08

1500

S-11

CC - NA

11/25/08

0959

#5

House is empty

House empty -> century 21  
sale sign

12-1-08

1445

#5

House empty

DEPUTY

J. Miller

DATE

12-1-08

55

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/13/2008

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 193ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT SARAH L. WERTMAN  
HAROLD A. WERTMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
HAROLD WERTMAN	MORTGAGE FORECLOSURE
59 BUCKHORN ROAD	
BLOOMSBURG	

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-1-08 TIME 1445 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

empty - Century 21 sales sign

F. OTHER (SPECIFY) 1415 William Penn

Lewisburg, PA

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>11/17/08</u>	<u>1500</u>	<u>11</u>	<u>NA - LC</u>
<u>11/25/08</u>	<u>0959</u>	<u>#5</u>	<u>House is empty</u>
<u>12-1-08</u>	<u>1445</u>	<u>#5</u>	<u>House empty, century 21 sign</u>

DEPUTY

[Signature]

DATE

12-1-08

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) 784-6100

Postmaster

Bloomsbury PA 17819

Date 12-4-03

City, State, ZIP Code

**Request for Change of Address or Boxholder  
Information Needed for Service of Legal Process**

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name: Harold &amp; Sarah Westman

Address: 59 Buckhorn Rd, Bloomsburg

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself):
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting pro se - except a corporation acting pro se must cite statute):
3. The names of all known parties to the litigation:
4. The court in which the case has been or will be heard:
5. The docket or other identifying number if one has been issued:
6. The capacity in which this individual is to be served (e.g. defendant or witness):

**WARNING**

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

Signature

Printed Name

Address

City, State, ZIP Code

35 West Main  
Bloomsbury PA 17815

**FOR POST OFFICE USE ONLY**

No change of address order on file. NEW ADDRESS or

BOXHOLDER'S POSTMARK

- ☐ Not known at address given  
☐ Moved, left no forwarding address.  
☐ No such address.

NAME and STREET ADDRESS

1415 WILLIAM PENN  
LEWISBURG, PA

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) 784-6390

Friday, November 14, 2008

**DENISE OTTAVIANI-TAX COLLECTOR  
116 FROSTY VALLEY ROAD  
BLOOMSBURG, PA 17815-**

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
VS  
SARAH L. WERTMAN  
HAROLD A. WERTMAN**

**DOCKET # 193ED2008**

**JD # 1323JD2008**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

*2008 Taxes  
Paid See  
enclosed copies  
11/21/08*

**Tax Notice** 2008 County & Municipality

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

Denise D. Ottaviani  
116 Frosty Valley Road  
Bloomsburg PA 17815

**HOURS:** MARCH - APRIL: TUE & THUR 1PM TO 6PM  
JUNE 17, 19, 24, 26: 1 PM TO 6 PM  
OR BY APPOINTMENT

**PHONE:** 570-784-9310

**FOR: COLUMBIA COUNTY**

**DATE**  
03/01/2008

**BILL NO.**  
20233

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	31,540	6.146	189.96	193.84	213.22
SINKING		1.345	41.57	42.42	46.66
FIRE		.85	26.27	26.81	29.49
TWP RE		2.5	77.27	78.85	86.74
The discount & penalty have been calculated for your convenience			335.07	341.92	376.11
<b>PAY THIS AMOUNT</b>			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

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

WERTMAN HAROLD A & SARAH L  
59 BUCKHORN ROAD  
BLOOMSBURG PA 17815

1988

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

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	LAND	BUILDINGS	TOTAL ASSESSMENT
2%	2%	10%	10%	18-02A-013-00,000	3168 Acres	2,760	28,780
							31,540
<b>FILE COPY</b>							

BLOOMSBURG SCHOOL DISTRICT

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

DENISE D. OTTAVIANI  
116 FROSTY VALLEY ROAD  
BLOOMSBURG, PA 17815

2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 017268 TAXCOLLECTOR COPY

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACD AMOUNT	10% PENALTY
REAL ESTATE	31,540	36.200	947.32	966.65	1063.32
INSTALMENT PLAN					
First Payment	322.22				
Second Payment	322.22				
Final Payment	322.21				
ASSESSED VALUE	1141.75				
HOMESTEAD REDUCTION	-4837				
TAXABLE ASSESSMENT	26703				

SCHOOL PENALTY AT 10%

A WERTMAN HAROLD A & SARAH L  
I 59 BUCKHORN ROAD  
T BLOOMSBURG PA 17815

PROPERTY DESCRIPTION  
PARCEL 18 02A01300000

ACCT: 16312

59 BUCKHORN RD  
20051-3869  
0.32 ACRES

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 1, 2009

NAME AND ADDRESS CORRECTION REQUESTED

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/13/2008

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 193ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT SARAH L. WERTMAN  
HAROLD A. WERTMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DENISE OTTAVIANI-TAX COLLECTOR

116 FROSTY VALLEY ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

*DENISE OTTAVIANI (TAX COLLECTOR AT OFFICE IN  
116 FROSTY VALLEY ROAD Bldg)*

RELATIONSHIP

IDENTIFICATION

DATE

*11/14/08*

TIME

*1440*

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

*C. Perry*

DATE

*11/17/08*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/13/2008

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 193ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT SARAH L. WERTMAN  
HAROLD A. WERTMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON ONE KACON ( Director )

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 11/17/08 TIME 19:5 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. Peramy DATE 11/17/08

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 11/14/2008

Fee: \$5.00

Cert. NO: 5359

WERTMAN HAROLD A & SARAH L  
59 BUCKHORN ROAD  
BLOOMSBURG PA 17815

District: HEMLOCK TWP  
Deed: 20051 -3869  
Location: 59 BUCKHORN RD  
Parcel Id:18 -02A-013-00,000

Assessment: 31,540  
Balances as of 11/14/2008

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

By: Timothy T. Chamberlain, Sheriff Per: dm.



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/13/2008

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 193ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT SARAH L. WERTMAN  
HAROLD A. WERTMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380	
BLOOMSBURG	

SERVED UPON DEB

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 11-14-08 TIME 1315 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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ATTEMPTS  
DATE

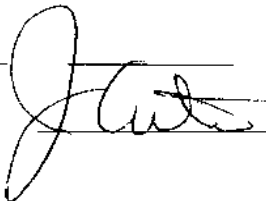
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 11-14-08

# REAL ESTATE OUTLINE

ED # 93-08

DATE RECEIVED

11/13/08

DOCKET AND INDEX

11/12/08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LKA

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF SALE

✓

WAIVER OF WATCHMAN

✓

AFFIDAVIT OF LIENS LIST

✓

CHECK FOR \$1,350.00 OR

✓

CK# 1871681

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

SALE DATE

Feb. 25, 09

TIME 0900

POSTING DATE

Jan 31, 09

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

Feb. 4

2<sup>ND</sup> WEEK

11

3<sup>RD</sup> WEEK

18, 09

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 193 OF 2008 ED AND CIVIL WRIT NO. 1323 OF 2008 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:

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CONTAINING 13,640.91 square feet, Said description taken from a survey prepared by Ted L. Oman and Associates, Inc., dated March 29, 2002, and recorded in Columbia County Map Book 8, Page 403.

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TITLE TO SAID PREMISES IS VESTED IN Harold A. Wertman and Sarah L. Wertman, h/w, by Deed from Denise D. Vandine and Michael D. Vandine, w/h, dated 12/16/2005, recorded 12/21/2005, in Deed Mortgage Inst# 200513869.

Premises being: 59 BUCKHORN ROAD, BLOOMSBURG, PA 17815

Tax Parcel #18-02A-013,00.000

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Philadelphia, PA 19103

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Tax Parcel #18-02A-013,00.000

## 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  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffcolumbiacounty.com](http://www.sheriffcolumbiacounty.com)



# SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 193 OF 2008 ED AND CIVIL WRIT NO. 1323 OF 2008 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 tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a rebar set located along the eastern right-of-way of Pennsylvania State Route No. 0044 and being the southeastern corner of land now or late of Larry P. and Sylvia J. Knorr, thence along land now or late of Larry P. and Sylvia J. Knorr and lands now or late of Charles J. and June M. Greco, North 62 degrees 40 minutes 58 seconds East, 283.70 feet to a rebar set on lands now or late of K Investments Limited; thence along lands now or late of K Investments Limited, South 15 degrees 39 minutes 05 seconds East, 50 feet to a rebar set; thence along lands now or late of Brian E. and Marie E. Keller and lands now or late of George C. and Arline M. Fry, South 62 degrees 30 minutes 34 seconds West, 268.91 feet to a mag nail set; thence along the eastern right-of-way line of Pennsylvania State Route No. 0044, North 32 degrees 41 minutes 21 seconds West, 50 feet to a rebar set, the place of BEGINNING.

CONTAINING 13,640.91 square feet, Said description taken from a survey prepared by Ted L. Oman and Associates, Inc., dated March 29, 2002, and recorded in Columbia County Map Book 8, Page 403.

BEING THE SAME PREMISES which Denise D. Lazicki, now Denise D. Vandine and Michael D. Vandine, her husband, by deed dated May 23, 2003, and recorded on May 29, 2003, to Instrument Number 200306476 granted and conveyed unto Denise D. Vandine and Michael D. Vandine, wife and husband, grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Harold A. Wertman and Sarah L. Wertman, h/w, by Deed from Denise D. Vandine and Michael D. Vandine, w/h, dated 12/16/2005, recorded 12/21/2005, in Deed Mortgage Inst# 200513869.

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Plaintiff's Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/13/2008

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 193ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT SARAH L. WERTMAN  
HAROLD A. WERTMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
HEMLOCK SEWER C/O GAREY	MORTGAGE FORECLOSURE
BITTENBENDER	
82 BUCKHORN ROAD	
BLOOMSBURG	

SERVED UPON Faxed 11-13-08

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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

JK

DATE \_\_\_\_\_

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

Friday, November 14, 2008

**HEMLOCK SEWER C/O GAREY BITTENBENDER  
82 BUCKHORN ROAD  
BLOOMSBURG, PA 17815-**

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
VS  
SARAH L. WERTMAN  
HAROLD A. WERTMAN**

**DOCKET # 193ED2008**

**JD # 1323JD2008**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
  2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
  3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
  4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
  5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
  6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
- You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

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Premises being: 59 BUCKHORN ROAD, BLOOMSBURG, PA 17815  
Tax Parcel #18-02A-013,00.000

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

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE

vs.

SARAH L. WERTMAN

HAROLD A. WERTMAN

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-1323 Term 200  

2008-EP-193

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 59 BUCKHORN ROAD, BLOOMSBURG, PA 17815  
(See Legal Description attached)

Amount Due	<u>\$102,051.01</u>
Additional Fees and Costs	<u>\$2,056.00</u>
Interest from 09/16/08 to Sale at \$16.78per diem	\$_____and costs.

Tami B. Klein KPB  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated 11-13-08  
(SEAL)

PHS#173333

## DESCRIPTION

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Tax Parcel #18-02A-013,00.000



Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center Plaza  
1617 JFK Boulevard, Ste.1400  
Philadelphia, PA 19103  
(215) 320-0007

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

: **COLUMBIA COUNTY**

:

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO. 2008-CV-1323**

:

: *2008-ED-193*

:

vs.

SARAH L. WERTMAN  
HAROLD A. WERTMAN

## VERIFICATION OF NON-MILITARY SERVICE

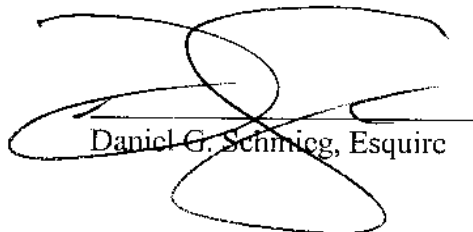
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant SARAH L. WERTMAN is over 18 years of age and resides at **59 BUCKHORN ROAD, BLOOMSBURG, PA 17815.**

(c) that defendant HAROLD A. WERTMAN is over 18 years of age, and resides at **59 BUCKHORN ROAD, BLOOMSBURG, PA 17815 .**

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



Daniel G. Schmieg, Esquire

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE  
1100 VIRGINIA DRIVE  
FORT WASHINGTON, PA 19034**

**Plaintiff,**

**v.**

**SARAH L. WERTMAN  
HAROLD A. WERTMAN  
59 BUCKHORN ROAD  
BLOOMSBURG, PA 17815**

**Defendant(s).**

: **COLUMBIA COUNTY**  
:  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-1323**  
: *2008-ED-193*  
:  
:  
:  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE**, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **59 BUCKHORN ROAD, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**SARAH L. WERTMAN**

**59 BUCKHORN ROAD  
BLOOMSBURG, PA 17815**

**HAROLD A. WERTMAN**

**59 BUCKHORN ROAD  
BLOOMSBURG, PA 17815**

2. Name and address of Defendant(s) in the judgment:

NAME


LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**SAME AS ABOVE**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
4. Name and address of the last recorded holder of every mortgage of record:
- |  |   |
|--|---|
| NAME   | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| MERS AS A NOMINEE<br>FOR EQUIFIRST CORPORATION | 3300 SW 34 <sup>TH</sup> AVENUE, STE 101<br>OCALA, FL 34474                           |
| MERS AS A NOMINEE<br>FOR EQUIFIRST CORPORATION | P.O. BOX 2026<br>FLINT, MI 48501  |
| EQUIFIRST CORPORATION                          | 500 FOREST POINT CIRCLE<br>CHARLOTTE, NC 28273  |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- |   |   |
|---|---|
| NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT                                       | 59 BUCKHORN ROAD<br>BLOOMSBURG, PA 17815  |
| DOMESTIC RELATIONS OF<br>COLUMBIA COUNTY              | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

November 7, 2008  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE  
1100 VIRGINIA DRIVE  
FORT WASHINGTON, PA 19034

Plaintiff,

v.

SARAH L. WERTMAN  
HAROLD A. WERTMAN  
59 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-1323  
:  
: 2008-ED-193  
:  
:  
:  
:

Defendant(s).

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BLOOMSBURG, PA 17815

HAROLD A. WERTMAN

59 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the judgment:

NAME

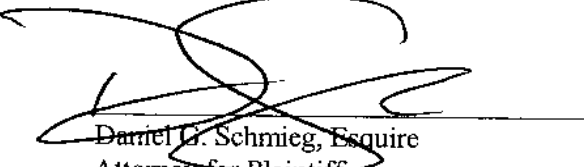
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Attorney for Plaintiff

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1100 VIRGINIA DRIVE  
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Plaintiff,

v.

SARAH L. WERTMAN  
HAROLD A. WERTMAN  
59 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

: COLUMBIA COUNTY  
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: NO. 2008-CV-1323  
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Defendant(s).

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LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

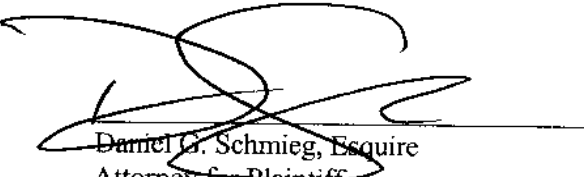
SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
4. Name and address of the last recorded holder of every mortgage of record:
- |  |   |
|--|---|
| NAME   | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| MERS AS A NOMINEE<br>FOR EQUIFIRST CORPORATION | 3300 SW 34 <sup>TH</sup> AVENUE, STE 101<br>OCALA, FL 34474                           |
| MERS AS A NOMINEE<br>FOR EQUIFIRST CORPORATION | P.O. BOX 2026<br>FLINT, MI 48501  |
| EQUIFIRST CORPORATION                          | 500 FOREST POINT CIRCLE<br>CHARLOTTE, NC 28273  |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- |   |   |
|---|---|
| NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT                                       | 59 BUCKHORN ROAD<br>BLOOMSBURG, PA 17815  |
| DOMESTIC RELATIONS OF<br>COLUMBIA COUNTY              | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

November 7, 2008

Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE**

**1100 VIRGINIA DRIVE**

**FORT WASHINGTON, PA 19034**

**Plaintiff,**

**v.**

**SARAH L. WERTMAN**

**HAROLD A. WERTMAN**

**59 BUCKHORN ROAD**

**BLOOMSBURG, PA 17815**

**: COLUMBIA COUNTY**  
**:**  
**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2008-CV-1323**  
**:**  
**: 2008-ED-193**  
**:**  
**:**  
**:**

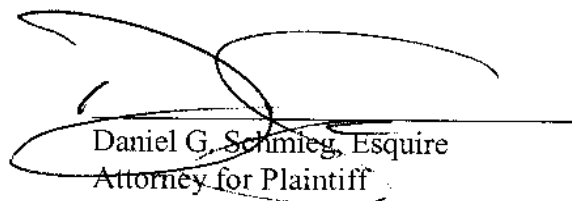
**Defendant(s).**

**CERTIFICATION**

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff



**Phelan Hallinan & Schmieg, LLP**  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

**U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE  
1100 VIRGINIA DRIVE  
FORT WASHINGTON, PA 19034**

**Plaintiff,**

**v.**

**SARAH L. WERTMAN  
HAROLD A. WERTMAN  
59 BUCKHORN ROAD  
BLOOMSBURG, PA 17815**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
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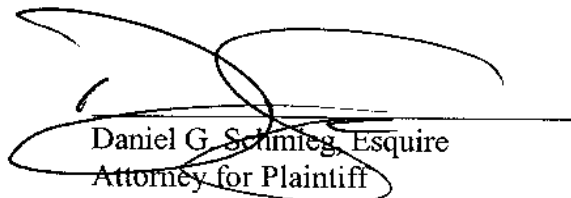
**Defendant(s).**

**CERTIFICATION**

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE**

**1100 VIRGINIA DRIVE**

**FORT WASHINGTON, PA 19034**

**Plaintiff,**

**v.**

**SARAH L. WERTMAN**

**HAROLD A. WERTMAN**

**59 BUCKHORN ROAD**

**BLOOMSBURG, PA 17815**

**: COLUMBIA COUNTY**  
**:**  
**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2008-CV-1323**  
**:**  
**: 2008-ED-193**  
**:**  
**:**  
**:**

**Defendant(s).**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: SARAH L. WERTMAN**  
**59 BUCKHORN ROAD**  
**BLOOMSBURG, PA 17815**

**HAROLD A. WERTMAN**  
**59 BUCKHORN ROAD**  
**BLOOMSBURG, PA 17815**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **59 BUCKHORN ROAD, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$102,051.01** obtained by U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

1. The Sale will be cancelled if you pay to the Mortgagee, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

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

BEGINNING at a rebar set located along the eastern right-of-way of Pennsylvania State Route No. 0044 and being the southeastern corner of land now or late of Larry P. and Sylvia J. Knorr, thence along land now or late of Larry P. and Sylvia J. Knorr and lands now or late of Charles J. and June M. Greco, North 62 degrees 40 minutes 58 seconds East, 283.70 feet to a rebar set on lands now or late of K Investments Limited; thence along lands now or late of K. Investments Limited, South 15 degrees 39 minutes 05 seconds East, 50 feet to a rebar set; thence along lands now or late of Brian E. and Marie E. Keller and lands now or late of George C. and Arline M. Fry, South 62 degrees 30 minutes 34 seconds West, 268.91 feet to a mag nail set; thence along the eastern right-of-way line of Pennsylvania State Route No. 0044, North 32 degrees 41 minutes 21 seconds West, 50 feet to a rebar set, the place of BEGINNING.

CONTAINING 13,640.91 square feet, Said description taken from a survey prepared by Ted L. Oman and Associates, Inc., dated March 29, 2002, and recorded in Columbia County Map Book 8, Page 403.

BEING THE SAME PREMISES which Denise D. Lazicki, now Denise D. Vandine and Michael D. Vandine, her husband, by deed dated May 23, 2003, and recorded on May 29, 2003, to Instrument Number 200306476 granted and conveyed unto Denise D. Vandine and Michael D. Vandine, wife and husband, grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Harold A. Wertman and Sarah L. Wertman, h/w, by Deed from Denise D. Vandine and Michael D. Vandine, w/h, dated 12/16/2005, recorded 12/21/2005, in Deed Mortgage Inst# 200513869.

Premises being: 59 BUCKHORN ROAD, BLOOMSBURG, PA 17815  
Tax Parcel #18-02A-013,00.000

## DESCRIPTION

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

BEGINNING at a rebar set located along the eastern right-of-way of Pennsylvania State Route No. 0044 and being the southeastern corner of land now or late of Larry P. and Sylvia J. Knorr, thence along land now or late of Larry P. and Sylvia J. Knorr and lands now or late of Charles J. and June M. Greco, North 62 degrees 40 minutes 58 seconds East, 283.70 feet to a rebar set on lands now or late of K Investments Limited; thence along lands now or late of K. Investments Limited, South 15 degrees 39 minutes 05 seconds East, 50 feet to a rebar set; thence along lands now or late of Brian E. and Marie E. Keller and lands now or late of George C. and Arline M. Fry, South 62 degrees 30 minutes 34 seconds West, 268.91 feet to a mag nail set; thence along the eastern right-of-way line of Pennsylvania State Route No. 0044, North 32 degrees 41 minutes 21 seconds West, 50 feet to a rebar set, the place of BEGINNING.

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Tax Parcel #18-02A-013,00.000

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Premises being: 59 BUCKHORN ROAD, BLOOMSBURG, PA 17815  
Tax Parcel #18-02A-013,00.000

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Premises being: 59 BUCKHORN ROAD, BLOOMSBURG, PA 17815  
Tax Parcel #18-02A-013,00.000



# SHERIFF'S RETURN

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

Plaintiff

vs.

SARAH L. WERTMAN

HAROLD A. WERTMAN

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2008-CV-1323 CD Term, 200\_\_

*2008-ED-193*

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200\_\_ at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within

\_\_\_\_\_ upon \_\_\_\_\_

\_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_\_ by handing to \_\_\_\_\_

\_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_  
the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_  
20, \_\_\_\_\_, See return endorsed hereon by Sheriff of  
\_\_\_\_\_ County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE		Court Number 2008-CV-1323 <i>2008-ED-193</i>
Defendant SARAH L. WERTMAN & HAROLD A. WERTMAN		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>SARAH L. WERTMAN</u>	
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.		

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**  
 NOW, \_\_\_\_\_, 200\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
-----------	--------------

**RETURNED:**  
 AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
 of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS Signature of Dep. Sheriff	Date
Signature of Sheriff	Date
Sheriff of _____	

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE		Expiration date Court Number 2008-CV-1323 <i>2008-ED-193</i>
Defendant SARAH L. WERTMAN & HAROLD A. WERTMAN		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. HAROLD A. WERTMAN	
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.	

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>		
PLAINTIFF	Court Number	

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

Court Number

2008-CV-1323 *2008-ED-193*

Defendant

SARAH L. WERTMAN & HAROLD A. WERTMAN

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, 1 wp., State and Zip Code)

59 BUCKHORN ROAD, BLOOMSBURG, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

## DESCRIPTION

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

BEGINNING at a rebar set located along the eastern right-of-way of Pennsylvania State Route No. 0044 and being the southeastern corner of land now or late of Larry P. and Sylvia J. Knorr, thence along land now or late of Larry P. and Sylvia J. Knorr and lands now or late of Charles J. and June M. Greco, North 62 degrees 40 minutes 58 seconds East, 283.70 feet to a rebar set on lands now or late of K Investments Limited; thence along lands now or late of K. Investments Limited, South 15 degrees 39 minutes 05 seconds East, 50 feet to a rebar set; thence along lands now or late of Brian E. and Marie E. Keller and lands now or late of George C. and Arline M. Fry, South 62 degrees 30 minutes 34 seconds West, 268.91 feet to a mag nail set; thence along the eastern right-of-way line of Pennsylvania State Route No. 0044, North 32 degrees 41 minutes 21 seconds West, 50 feet to a rebar set, the place of BEGINNING.

CONTAINING 13,640.91 square feet, Said description taken from a survey prepared by Ted L. Oman and Associates, Inc., dated March 29, 2002, and recorded in Columbia County Map Book 8, Page 403.

BEING THE SAME PREMISES which Denise D. Lazicki, now Denise D. Vandine and Michael D. Vandine, her husband, by deed dated May 23, 2003, and recorded on May 29, 2003, to Instrument Number 200306476 granted and conveyed unto Denise D. Vandine and Michael D. Vandine, wife and husband, grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Harold A. Wertman and Sarah L. Wertman, h/w, by Deed from Denise D. Vandine and Michael D. Vandine, w/h, dated 12/16/2005, recorded 12/21/2005, in Deed Mortgage Inst# 200513869.

Premises being: 59 BUCKHORN ROAD, BLOOMSBURG, PA 17815  
Tax Parcel #18-02A-013,00.000

**PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183**

U.S. BANK NATIONAL ASSOCIATION  
AS TRUSTEE

vs.

SARAH L. WERTMAN

HAROLD A. WERTMAN

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-1323 Term 200\_\_

*2008-ED-193*

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due

\$102,051.01

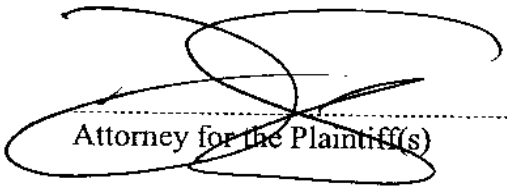
Additional Fees and Costs

\$2,056.00

Interest from 09/16/08 to Sale

\$\_\_\_\_\_ and costs.

At \$16.78 per diem

  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.  
PHS#173333

2008-ED-193  
12-12-08  
12-12-08

### DESCRIPTION

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Premises being: 59 BUCKHORN ROAD, BLOOMSBURG, PA 17815  
Tax Parcel #18-02A-013,00.000

2005  
12  
21  
2005

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148  
3-1807360

CHECK NO  
747069

11/07/2008

DATE	AMOUNT
11/07/2008	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The  
Order  
Of  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

*Travis S. Hallinan*

Void after 180 days

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

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