

# SHERIFF'S SALE COST SHEET

US Bank NA vs. Edward Hinkch  
 NO. 44-08 ED NO. 127-08 JD DATE/TIME OF SALE 6-4-08 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>35.50</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	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>412.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>820.44</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1045.44</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>41.50</u>	
TOTAL *****		\$ <u>51.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>248.47</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1193.28</u>	
TOTAL *****		\$ <u>1441.75</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>164.26</u>	
WATER 20	\$	
TOTAL *****		\$ <u>164.26</u>

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

TOTAL COSTS (OPENING BID) \$ 3244.95

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Edward Marsch

NO. 44-08 ED NO. 127-08 JD

DATE/TIME OF SALE: 6-4-08 0900

BID PRICE (INCLUDES COST) \$ 25000.00

POUNDAGE - 2% OF BID \$ 500.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3994.95

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmiegel  
Therese L. Mull

TOTAL DUE: \$ 3994.95

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2644.95

**PHELAN HALLINAN & SCHMIEG, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fcdphe.com

Nora Ferrer  
Legal Assistant, ext. 1477

Representing Lenders in  
Pennsylvania and New Jersey

June 17, 2008

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: Edward E. Mensch Jr.  
2301-2303 Old Berwick Road  
Bloomsburg, PA 17815  
No. 2008-CV-127MF

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, 1100 Virginia Drive, Fort Washington, PA, 19034.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: GMAC MORTGAGE, LLC

Account No. 169235

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE ONLY**

State Tax Paid

Book Number  
Zip Code Zip Code  
Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name: Daniel G. Schmieg, Esquire Suite 1400 Telephone Number:  
Street Address: One Penn Center at Suburban Station, 1617 JFK Blvd. City: Philadelphia State: PA Area Code ( 215 ) 563-7000 Zip Code: 19103

**B TRANSFER DATA**

Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Columbia County Courthouse  
Grantee(s)/Lessee(s): U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
Street Address: P.O. Box 380, 35 W. Main Street City: Bloomsburg State: PA Zip Code: 17815  
Street Address: 1100 Virginia Drive City: Fort Washington State: PA Zip Code: 19034

**C PROPERTY LOCATION**

Street Address: 2301-2303 Old Berwick Road, Bloomsburg, PA 17815  
City, Township, Borough: Township of Scott  
County: Columbia School District: Township of Scott Tax Parcel Number: 31-3C2-050-00,000

**D VALUATION DATA**

1. Actual Cash Consideration \$3,994.95	2. Other Consideration + -0-	3. Total Consideration = \$3,994.95
4. County Assessed Value \$22,494.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$79,853.70

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200801570, Page Number 2
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party  
Daniel G. Schmieg, ESQUIRE

Date: 6/17/08

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

CHECK NO  
705547

3-1801360  
COMMERCE BANK  
PHILADELPHIA, PA 19149

DATE

AMOUNT

06/17/2008  
\*\*\*\*\*2,644.95

VOID after 180 days

Pay TWO THOUSAND SIX HUNDRED FORTY FOUR AND 95/100 DOLLARS

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

*Francis S. Hallinan*

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

11 705547 036001808136 150866 6

\* Update \*

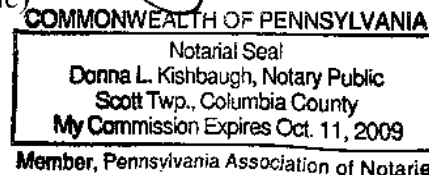
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 May 14, 21, 28, 2008 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 29<sup>th</sup> day of May, 2008.

Donna L. Kishbaugh  
(Notary Public)

My commission expires



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.

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

Kevin.olinger@fedphe.com

2/4/

May 1, 2008

Office of the Sheriff  
COLUMBIA County Courthouse

RE: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
V. EDWARD E. MENSCH, JR.  
COLUMBIA COUNTY, NO. 2008-CV-127MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

**\*\*\*\*\*IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.\*\*\*\*\***

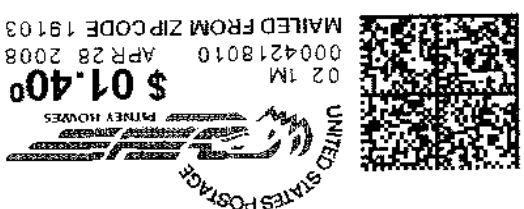
Yours truly,

  
Kevin Olinger  
For PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 06/04/08 SHERIFF'S SALE.\*\*\***



**Name and Address**  
**PHILAN HALLINAN & SCHMIEG, LLP**  
 One Penn Center at Suburban Station Suite 1400  
 Philadelphia, PA 19103-1814 **TEAM 3/**

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 2301-2303 OLD BERWICK ROAD BLOOMSBURG, PA 17815		
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4		AMERIFIRST HOME IMPROVEMENT FINANCE COMPANY 4405 SOUTH 96 <sup>TH</sup> STREET OMAHA, NE 68127		
Total Number of Pieces Listed By Sender		RE: EDWARD E. MENSCH, JR.	TEAM 3	

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



U.S. BANK NATIONAL ASSOCIATION  
AS TRUSTEE

vs.

EDWARD E. MENSCH, JR.

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
:  
: NO. 2008-CV-127MF

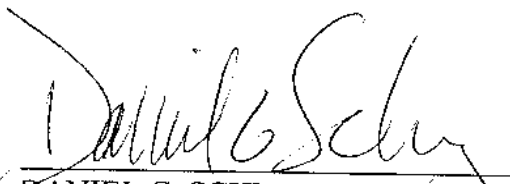
**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF COLUMBIA                     )

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: May 1, 2008

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street  
Bloomsburg, Pennsylvania 17815

Phone (570) 784-6639 • Fax (570) 784-6553

April 30, 2008

Sheriff of Columbia County  
Attention: Timothy T. Chamberlain  
Court House – PO Box 380  
Bloomsburg, PA 17815

Reference:       Docket# 44ED2008     JD# 127JD2008  
                          Edward Mensch, Jr.  
                          2301-2303 Old Berwick Road

Dear Tim:

Scott Township Authority has “Past Due” and current User Fees for Mr. Mensch at the property in question for the sale, which is to take place on June 4, 2008 for \$624.45. The balance in question is the amount due up to and including June 4, 2008

Sincerely,



Sharon Keller  
Administrative Assistant

cc: File

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) 784-6208

US BANK NATIONAL ASSOCIATION AS  
TRUSTEE

Docket # 44ED2008

VS

MORTGAGE FORECLOSURE

EDWARD E. MENSCH, JR.

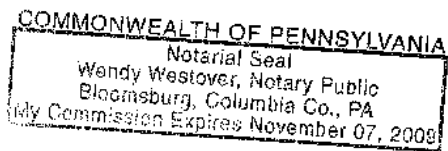
AFFIDAVIT OF SERVICE

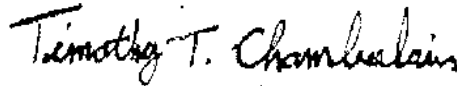
NOW, THIS FRIDAY, MARCH 14, 2008, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON EDWARD MENSCH, JR. AT 2301-2303 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO EDWARD MENSCH, JR. A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 14, 2008

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
C. CARROLL  
DEPUTY SHERIFF

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 NA

VS.


EDWARD MENSCH JR.


WRIT OF EXECUTION #44 OF 2008 ED

POSTING OF PROPERTY

April 29, 2008      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF EDWARD MENSCH JR. AT 2301-2303 OLD BERWICK RD BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30<sup>TH</sup> DAY OF APRIL 2008



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

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:17-MAR-08

FEE:\$5.00

CERT. NO:4388

MENSCH EDWARD E JR  
2303 OLD BERWICK ROAD  
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP  
DEED 20050-4763  
LOCATION: OLD BERWICK ROAD  
PARCEL: 31 -3C2-050-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,134.14	24.14	30.00	1,188.28
TOTAL DUE :					\$1,188.28

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2007

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
dm.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE • P.O. BOX 380  
BLOOMSBURG, PA 17015  
FAX: (717) 389-5625

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 389-6100

Thursday, March 13, 2008

**H. JAMES HOCK-TAX COLLECTOR  
2626 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815-**

**US BANK NATIONAL ASSOCIATION AS TRUSTEE  
VS  
EDWARD E. MENSCH, JR.**

**DOCKET # 44ED2008**

**JD # 127JD2008**

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

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE

Plaintiff

vs.

EDWARD E. MENSCH, JR.

Defendant(s)

: COLUMBIA COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2008-CV-127MF

:

:

:

:

2008-ED-44

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

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

TO: EDWARD E. MENSCH, JR.  
2301-2303 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Your house (real estate) at 2301-2303 OLD BERWICK ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on June 4, 2008, at 9:00 am in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815, to enforce the court judgment of \$ 77,736.10 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**:

I. The sale will be cancelled if you pay to the mortgagee 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 more chance you will have of stopping the sale. (See notice on page two 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 (814) 272-9350.

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 the 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 house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 E. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

ALL THAT CERTAIN messuage and lot of land situate on Main Street, in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

On the north by an alley; on the east by lot now or late of Phillip Angle; on the south by Main Street, and on the west by an alley, being 60 feet in width and 180 feet in depth.

EXCEPTING AND RESERVING, however the following described lot of land which J. Wilson Hummel and Mary Hummel, his wife, by deed dated July 16, 1948, recorded at Bloomsburg, PA, in Deed Book 128, Page 505, granted and conveyed to A.D. Hunsinger and Lucille Hunsinger, his wife: All that certain piece, parcel and lot of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows: One the south by land of J. Wilson Hummel and Mary Hummel, his wife, 60 feet in width; on the west by Worman Street, 70 feet; on the north by an alley, 60 feet; and on the east by land of Harry Laubauch, 70 feet.

BEING THE SAME premises transferred and conveyed by Steven D. Beach and Valerie L. Beach unto Valerie L. Beach by Deed dated December 14, 1992, and recorded in the Office of the Recorder of Deeds in and for Columbia County on December 18, 1992, in Deed Book 520, Page 1019.

PARCEL NUMBER #: 31-3C2-050-00,000

PREMISES ADDRESS: 2301-2303 OLD BERWICK ROAD, BLOOMSBURG, PA 169235

TITLE TO SAID PREMISES IS VESTED IN Edward E. Mensch, Jr., by Deed from Valerie L. Beach, dated 05/11/2005, recorded 05/11/2005, in Deed Mortgage Inst# 200504763.

# 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:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

# COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☒ Address
- B. Received by (Printed Name) C. Date of Delivery **MAR 17 2006**
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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  
(Transfer from service label)

7007 0710 0002 4094 6450

S Form 3811, February 2004

Domestic Return Receipt

102595-02

# 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 ☒ Agent ☒ Address
- B. Received by (Printed Name) C. Date of Delivery **MAR 17 2006**
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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  
(Transfer from service label)

7007 0710 0002 4094 6481

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

# 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:

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

# COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☒ Address
- B. Received by (Printed Name) C. Date of Delivery **MAR 17 2006**
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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  
(Transfer from service label)

7007 0710 0002 4094 6474

S 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 ☒ Agent ☒ Address
- B. Received by (Printed Name) C. Date of Delivery **MAR 17 2006**
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

# 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:

Amesbury First Home Improvement, Inc.  
460 South 96th St.  
Omaha, NE 68127

# COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☒ Address
- B. Received by (Printed Name) C. Date of Delivery **MAR 17 2006**
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/13/2008

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 44ED2008

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT EDWARD E. MENSCH, JR.  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

EDWARD MENSCH, JR.

2301-2303 OLD BERWICK ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON EDWARD MENSCH JR

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

DATE 3/14/08 TIME 1545 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA ☒ B. HOUSEHOLD MEMBER: 181 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

3/14/08 1010 59 NA-LC

DEPUTY

B. J. Carroll

DATE

3/14/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/13/2008

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 44ED2008

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT EDWARD E. MENSCH, JR.  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP TAX OFFICE CLERK IDENTIFICATION \_\_\_\_\_

DATE 3/14/08 TIME 0830 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

☒ OTHER (SPECIFY) SERVED ON TAX  
OFFICE CLERK

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY

E. J. Carroll

DATE

3/14/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/13/2008

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 44ED2008

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT EDWARD E. MENSCH, JR.  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

DOMESTIC RELATIONS

MORTGAGE FORECLOSURE

15 PERRY AVE.

BLOOMSBURG

SERVED UPON GAIL KELLER

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

DATE 3/14/08 TIME 0930 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) SERVED ON DIRECTOR  
OF DOMESTIC RELATIONS

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

C. A. Carroll

DATE

3/14/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/13/2008

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 44ED2008

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT EDWARD E. MENSCH, JR.  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

SCOTT TWP SEWER

MORTGAGE FORECLOSURE

TENNY ST.

BLOOMSBURG

SERVED UPON SHARON KELLER

RELATIONSHIP ADMIN. ASSIST. IDENTIFICATION \_\_\_\_\_

DATE 3/14/08 TIME 1030 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) SERVED ON ADMIN. ASSIST.  
AT SCOTT TWP. SEWER AUTH. OFFICE

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

E. A. Carroll

DATE

3/14/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/13/2008

SERVICE# 3 - OF - 13 SERVICES  
DOCKET # 44ED2008

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT EDWARD F. MENSCH, JR.  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TENANT(S)

2301-2303 OLD BERWICK ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JEREMY CREASY

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

DATE 3/14/08 TIME 1450 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

3/14/08 1010 59 NA-LC

DEPUTY

C. A. Carroll

DATE

3/14/08



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/13/2008

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 44ED2008

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT EDWARD E. MENSCH, JR.  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON H. JAMES HOCK

RELATIONSHIP TAX COLLECTOR IDENTIFICATION \_\_\_\_\_

DATE 3/14/08 TIME 1130 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

B. A. Carroll

DATE

3/14/08

\* AFTER SERVICE TAX DOCUMENTS WERE  
FURNISHED TO THIS DEPUTY

# REAL ESTATE OUTLINE

ED # 44-08

DATE RECEIVED 3-13-08  
DOCKET AND INDEX 3-13-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	called 3-13
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>675740</u>

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

SALE DATE	<u>June 4, 08</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 30, 08</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>May 14</u>	
	2 <sup>ND</sup> WEEK <u>21</u>	
	3 <sup>RD</sup> WEEK <u>28, 08</u>	

# SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 44 OF 2008 ED AND CIVIL WRIT NO. 127 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 message and lot of land situate on Main Street, in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

On the north by an alley; on the east by lot now or late of Phillip Angle; on the south by Main Street, and on the west by an alley, being 60 feet in width and 180 feet in depth.

EXCEPTING AND RESERVING, however the following described lot of land which J. Wilson Hummel and Mary Hummel, his wife, by deed dated July 16, 1948, recorded at Bloomsburg, PA, in Deed Book 128, Page 505, granted and conveyed to A.D. Hunsinger and Lucille Hunsinger, his wife:

All that certain piece, parcel and lot of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows: One the south by land of J. Wilson Hummel and Mary Hummel, his wife, 60 feet in width; on the west by Worman Street, 70 feet; on the north by an alley, 60 feet; and on the east by Land of Harry Laubach, 70 feet.

BEING THE SAME premises transferred and conveyed by Steven D. Beach and Valerie L. Beach unto Valerie L. Beach by Deed dated December 14, 1992, and recorded in the Office of the Recorder of Deeds in and for Columbia County on December 18, 1992, in Deed Book 526, Page 1019.

PARCEL NUMBER 4: 31-3C2-050-00,000

PREMISES ADDRESS: 2301-2303 OLD BERWICK ROAD, BLOOMSBURG, PA 168235

TITLE TO SAID PREMISES IS VESTED IN Edward E. Mensch, Jr., by Deed from Valerie L. Beach, dated 05/11/2005, recorded 05/11/2005, in Deed Mortgage Inst# 200504763.

## 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. Schmiegel  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 44 OF 2008 ED AND CIVIL WRIT NO. 127 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 message and lot of land situate on Main Street, in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

On the north by an alley; on the east by lot now or late of Phillip Angley; on the south by Main Street, and on the west by an alley, being 60 feet in width and 180 feet in depth.

EXCEPTING AND RESERVING, however the following lesser bed lot of land with J. Wilson Hummel and Mary Hummel, his wife, by deed dated July 16, 1946, recorded at Bloomsburg, PA, in Deed Book 128, Page 305, granted and conveyed to A.C. Hunsinger and Lucille Hunsinger, his wife:

All that certain piece, parcel and lot of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows: One the south by land of J. Wilson Hummel and Mary Hummel, his wife, 60 feet in width; on the west by Worman Street, 70 feet; on the north by an alley, 60 feet; and on the east by land of Harry Laubauch, 70 feet.

BEING THE SAME premises transferred and conveyed by Steven D. Beach and Valerie L. Beach unto Valerie L. Beach by Deed dated December 14, 1992, and recorded in the Office of the Recorder of Deeds in and for Columbia County on December 18, 1992, in Deed Book 520, Page 1919.

PARCEL NUMBER #: 31-302-050-00,000

PREMISES ADDRESS: 2301-2303 OLD BERWICK ROAD, BLOOMSBURG, PA 169235

TITLE TO SAID PREMISES IS VESTED IN Edward E. Mensch, Jr., by Deed from Valerie L. Beach, dated 05/11/2005, recorded 05/11/2005, in Deed Mortgage Inst# 200504763.

## 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.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183 and RULE 2357**

**U.S. BANK NATIONAL ASSOCIATION AS : COURT OF COMMON PLEAS**  
**TRUSTEE : COLUMBIA COUNTY, PA**

**Plaintiff**

**vs.**

**EDWARD E. MENSCH, JR.**

**Defendant(s)**

**: NO: 2008-CV-127MF**

**: WRIT OF EXECUTION**

**: (MORTGAGE FORECLOSURE)**

**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 described property (specifically described property below):

Premises: 2301-2303 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$ 77,736.10

Additional Fees and Costs \$

Interest from 03/11/08 - \$ \_\_\_\_\_  
to sale date  
(per diem-\$12.78)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk Tami B. Kline  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: 3-13-2008  
(Seal)

## DESCRIPTION

ALL THAT CERTAIN messuage and lot of land situate on Main Street, in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

On the north by an alley; on the east by lot now or late of Phillip Angle; on the south by Main Street, and on the west by an alley, being 60 feet in width and 180 feet in depth.

EXCEPTING AND RESERVING, however the following described lot of land which J. Wilson Hummel and Mary Hummel, his wife, by deed dated July 16, 1948, recorded at Bloomsburg, PA, in Deed Book 128, Page 505, granted and conveyed to A.D. Hunsinger and Lucille Hunsinger, his wife: All that certain piece, parcel and lot of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows: One the south by land of J. Wilson Hummel and Mary Hummel, his wife, 60 feet in width; on the west by Worman Street, 70 feet; on the north by an alley, 60 feet; and on the east by land of Harry Laubauch, 70 feet.

BEING THE SAME premises transferred and conveyed by Steven D. Beach and Valerie L. Beach unto Valerie L. Beach by Deed dated December 14, 1992, and recorded in the Office of the Recorder of Deeds in and for Columbia County on December 18, 1992, in Deed Book 520, Page 1019.

PARCEL NUMBER #: 31-3C2-050-00,000

PREMISES ADDRESS: 2301-2303 OLD BERWICK ROAD, BLOOMSBURG, PA 169235

TITLE TO SAID PREMISES IS VESTED IN Edward E. Mensch, Jr., by Deed from Valerie L. Beach, dated 05/11/2005, recorded 05/11/2005, in Deed Mortgage Inst# 200504763.

**Phelan Hallinan & Schmieg, L.L.P.**  
**By: DANIEL G. SCHMIEG**  
**Identification No. 62205**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

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

**Plaintiff**

**vs.**

**EDWARD E. MENSCH, JR.**

**Defendant(s)**

**: COLUMBIA COUNTY**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2008-CV-127MF**

**:**

**:**

**:**


*2008-ED-44*

**CERTIFICATION**

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are 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, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE

Plaintiff

vs.

EDWARD E. MENSCH, JR.

Defendant(s)

: COLUMBIA COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2008-CV-127MF

:

:

:

:

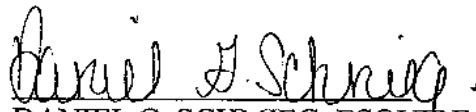
*2008-ED-44*

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are 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, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE

Plaintiff

vs.

EDWARD E. MENSCH, JR.

Defendant(s)

: COLUMBIA COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2008-CV-127MF

:

*2008-CV-127MF 44*

**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, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **2301-2303 OLD BERWICK 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)

**EDWARD E. MENSCH, JR.**

**2301-2303 OLD BERWICK 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**

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

  
DANIEL G. SCHMIEG, ESQUIRE

**Phelan Hallinan & Schmieg, L.L.P.**

**By: DANIEL G. SCHMIEG**

**Identification No. 62205**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

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

**Plaintiff**

**vs.**

**EDWARD E. MENSCH, JR.**

**Defendant(s)**

**: COLUMBIA COUNTY**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2008-CV-127MF**

**:**

**:**

**:**

**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 EDWARD E. MENSCH, JR. is over 18 years of age and resides at 2301-2303 OLD BERWICK 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  
Attorney for Plaintiff

Date: MARCH 10, 2008

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE

Plaintiff

vs.

EDWARD E. MENSCH, JR.

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-127MF  
: 2008-ED-44  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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**2301-2303 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS

**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

**NONE**

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

NAME

LAST KNOWN ADDRESS

**AMERIFIRST HOME IMPROVEMENT FINANCE COMPANY      4405 SOUTH 96<sup>TH</sup> STREET  
OMAHA, NE 68127**

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

**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:

**NONE**

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 OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**TENANT/OCCUPANT**

**2301-2303 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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

  
**DANIEL G. SCHMIEG, ESQUIRE**  
Attorney for Plaintiff

**DATE: March 10, 2008**

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
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Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE

Plaintiff

vs.

EDWARD E. MENSCH, JR.

Defendant(s)

: COLUMBIA COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2008-CV-127MF

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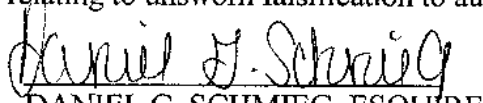
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DANIEL G. SCHMIEG, ESQUIRE

Date: MARCH 10, 2008

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE

Plaintiff

vs.

EDWARD E. MENSCH, JR.

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
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: NO. 2008-CV-127MF  
:  
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LAST KNOWN ADDRESS

EDWARD E. MENSCH, JR.

2301-2303 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

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LAST KNOWN ADDRESS

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NAME

LAST KNOWN ADDRESS

**AMERIFIRST HOME IMPROVEMENT  
FINANCE COMPANY**

**4405 SOUTH 96<sup>TH</sup> STREET  
OMAHA, NE 68127**

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**NONE**

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**NONE**

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 OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

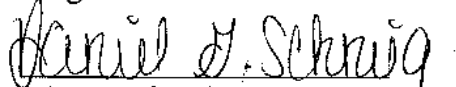
**TENANT/OCCUPANT**

**2301-2303 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**DATE: March 10, 2008**

WAIVER OF WATCHMAN Any deputy sheriff levying upon or attaching any property under within 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.

(SEAL)  
[Signature]  
(Attorney for Plaintiff(s))

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

2. Article Number (Transfer from service label) 7007 0710 0002 4094 6498  
OF INSURANCE—Now, 20, the Sheriff is released from all liability to protect the property described in the within named by insurance, which insurance is hereby waived.

(SEAL)  
[Signature]  
(Attorney for Plaintiff(s))

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

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

HARRY A. ROADARMEL  
COLUMBIA County, Pa.  
your hands

\_\_\_\_\_, 20\_\_\_\_

Sheriff

Sir: — There will be placed in

for service a Writ of EXECUTION (REAL ESTATE), styled as follows: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE vs EDWARD E. MENSCH, JR.

The defendant will be found at 2301-2303 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

\_\_\_\_\_  
Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what goods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall be with Street and Number of the premises. he old deed or mortgage.

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:

COMPLETE THIS SECTION ON DELIVERY

- A. Signature [Signature]  
B. Received by (Printed Name) [Signature]  
C. Date of Delivery [Signature]  
D. Is delivery address different from that on label? If YES, enter delivery address below: ☐ No



WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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 o 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.

*Edward J. Sherry*  
(Seal)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, \_\_\_\_\_, 20\_\_\_\_\_, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

\_\_\_\_\_  
(Seal)  
(Attorney for Plaintiff(s))

\_\_\_\_\_, 20 \_\_\_\_\_

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

your hands

Sir: --- There will be placed in

for service a Writ of .....EXECUTION (REAL ESTATE)....., styled as

follows: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE vs  
EDWARD E. MENSCH, JR.

The defendant will be found at 2301-2303 OLD BERWICK  
ROAD, BLOOMSBURG, PA. 17815.

\_\_\_\_\_  
Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description.....

.....  
.....  
.....

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE

Plaintiff

vs.

EDWARD E. MENSCH, JR.

Defendant(s)

: COLUMBIA COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2008-CV-127MF

:

:

:

:

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

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

**TO: EDWARD E. MENSCH, JR.  
2301-2303 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815**

Your house (real estate) at **2301-2303 OLD BERWICK ROAD, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of \$ **77,736.10** 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 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 more chance you will have of stopping the sale. (See notice on page two 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 (814) 272-9350.

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 the 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 house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 E. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

ALL THAT CERTAIN message and lot of land situate on Main Street, in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

On the north by an alley; on the east by lot now or late of Phillip Angle; on the south by Main Street, and on the west by an alley, being 60 feet in width and 180 feet in depth.

EXCEPTING AND RESERVING, however the following described lot of land which J. Wilson Hummel and Mary Hummel, his wife, by deed dated July 16, 1948, recorded at Bloomsburg, PA, in Deed Book 128, Page 505, granted and conveyed to A.D. Hunsinger and Lucille Hunsinger, his wife: All that certain piece, parcel and lot of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows: One the south by land of J. Wilson Hummel and Mary Hummel, his wife, 60 feet in width; on the west by Worman Street, 70 feet; on the north by an alley, 60 feet; and on the east by land of Harry Laubauch, 70 feet.

BEING THE SAME premises transferred and conveyed by Steven D. Beach and Valerie L. Beach unto Valerie L. Beach by Deed dated December 14, 1992, and recorded in the Office of the Recorder of Deeds in and for Columbia County on December 18, 1992, in Deed Book 520, Page 1019.

PARCEL NUMBER #: 31-3C2-050-00,000

PREMISES ADDRESS: 2301-2303 OLD BERWICK ROAD, BLOOMSBURG, PA 169235

TITLE TO SAID PREMISES IS VESTED IN Edward E. Mensch, Jr., by Deed from Valerie L. Beach, dated 05/11/2005, recorded 05/11/2005, in Deed Mortgage Inst# 200504763.

## DESCRIPTION

ALL THAT CERTAIN messuage and lot of land situate on Main Street, in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

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On the north by an alley; on the east by lot now or late of Phillip Angle; on the south by Main Street, and on the west by an alley, being 60 feet in width and 180 feet in depth.

EXCEPTING AND RESERVING, however the following described lot of land which J. Wilson Hummel and Mary Hummel, his wife, by deed dated July 16, 1948, recorded at Bloomsburg, PA, in Deed Book 128, Page 505, granted and conveyed to A.D. Hunsinger and Lucille Hunsinger, his wife: All that certain piece, parcel and lot of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows: One the south by land of J. Wilson Hummel and Mary Hummel, his wife, 60 feet in width; on the west by Worman Street, 70 feet; on the north by an alley, 60 feet; and on the east by land of Harry Laubauch, 70 feet.

BEING THE SAME premises transferred and conveyed by Steven D. Beach and Valerie L. Beach unto Valerie L. Beach by Deed dated December 14, 1992, and recorded in the Office of the Recorder of Deeds in and for Columbia County on December 18, 1992, in Deed Book 520, Page 1019.

PARCEL NUMBER #: 31-3C2-050-00,000

PREMISES ADDRESS: 2301-2303 OLD BERWICK ROAD, BLOOMSBURG, PA 169235

TITLE TO SAID PREMISES IS VESTED IN Edward E. Mensch, Jr., by Deed from Valerie L. Beach, dated 05/11/2005, recorded 05/11/2005, in Deed Mortgage Inst# 200504763.

## DESCRIPTION

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360  
CHECK NO  
675740

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The  
Order

Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

DATE	AMOUNT
03/10/2008	*****1,350.00

VOID after 180 days

*Thomas S. Hallinan*

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SECURITY FEATURES  
VOID after 180 days

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