

# SHERIFF'S SALE COST SHEET

US Bank NA vs. Michael & Amy Holderness  
 NO. 113-09 ED NO. 585-09 JD DATE/TIME OF SALE Sept. 2 2000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>41.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>367.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1024.92</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1279.92</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>11.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$ <u>875.60</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>925.60</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 2699.52

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Michael & Amy Halderson

NO. 113 09 ED NO. 583 09 JD

DATE/TIME OF SALE: Sept. 2 0900

BID PRICE (INCLUDES COST) \$ 170,000.00

POUNDAGE - 2% OF BID \$ 2400.00

TRANSFER TAX - 2% OF FAIR MKT \$ 0.00

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5299.52

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

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

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

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

TOTAL DUE: \$ 5299.52

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 3949.52

151193

**Purcell, Krug & Haller**

1719 North Front Street  
Harrisburg, PA 17102

METRO BANK  
60-184-313

CHECK NO. 151193

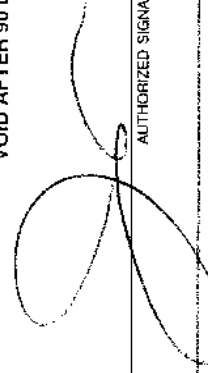
CHECK DATE 09/15/2009

CHECK AMOUNT  
\$3,949.52

PAY TO THE ORDER OF Three thousand nine hundred forty-nine and fifty-two/100\*\*\*\*\*

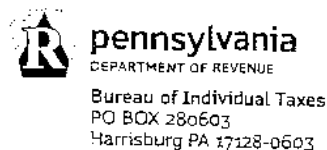
COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈ 151193⑈ ⑆031301846⑆ 51 320931 2⑈



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name Leon P. Haller, Esquire		Telephone Number: ( 717 ) 234-4178	
Street Address 1719 North Front Street	City Harrisburg	State PA	ZIP Code 17102

### B. TRANSFER DATA

### Date of Acceptance of Document

Grantor(s)/Lessor(s) Sheriff of Columbia County		Grantee(s)/Lessee(s) THE SECRETARY OF VETERANS AFFAIRS OF WASHINGTON, D.C., His Successors and/or	
Street Address 35 West Main Street		Street Address Assigns c/o Countrywide Home Loan	
City Bloomsburg	State PA	ZIP Code 17815	City 2375 N. Glenville Drive Richardson,
			State TX
			ZIP Code 75082

### C. REAL ESTATE LOCATION

Street Address 654 Old Reading Road		City, Township, Borough Locust Township	
County Columbia County	School District	Tax Parcel Number 20-05-039	

### D. VALUATION DATA

1. Actual Cash Consideration \$120,000.00	2. Other Consideration + 0.00	3. Total Consideration = \$120,000.00
4. County Assessed Value \$34,231.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = \$126,312.39

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (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/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be 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

Leon P. Haller, Esquire

Date

9/14/09

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

LAW OFFICES

PURCELL, KRUG & HALLER  
1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178  
TELECOPIER (717) 233-1149

September 14, 2009

OFFICE OF THE SHERIFF  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

Re: U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING  
FINANCE AGENCY vs. MICHAEL A. HALDERMAN & AMY B. HALDERMAN  
No. 2009-CV-583

Dear Sheriff:

Enclosed please find our check in the amount of \$3,949.52 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded.

THE GRANTEE SHOULD BE:

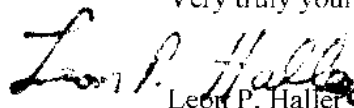
The Secretary of Veterans Affairs of Washington, D.C.  
His Successors and/or Assigns  
C/o Countrywide Home Loans  
ATTN: VA REO  
2375 N Glenville Drive  
MSRGV-B-85  
Richardson, TX 75082.

Please have the Recorder return the recorded deed to me in the enclosed envelope, along with the recording receipt.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

  
Leon P. Haller

LPH/kb  
Enclosure

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 12, 19, 26, 2009 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 26<sup>th</sup> day of August, 2009.....  
.....  
(Notary Public)

My commission expires ~~on~~ COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

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

.....

LAW OFFICES  
**Purcell, Krug & Haller**

HOWARD B. KRUG  
LEON P. HALLER  
JOHN W. PURCELL JR.  
JILL M. WINEKA  
NICHOLE M. STALEY O'GORMAN  
LISA A. RYNARD

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
FAX (717) 233-1149

JOHN W. PURCELL (1924-2009)

JOSEPH NISSLEY (1910-1982)

August 18, 2009

113  
Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

Re: 2009-CV-583 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY vs. MICHAEL A. HALDERMAN  
AMY B. HALDERMAN

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

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

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, 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 *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *6/8/09*  
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 2560 0002 1259 7919

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, 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:

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL  
600 ARCH STREET ROOM 325  
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *DAVID NIGRO* C. Date of Delivery *JUN 5 2009*  
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 2560 0002 1259 7926

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, 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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 04 2009*  
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 2560 0002 1259 7902

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY  
A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *DAVID NIGRO* C. Date of Delivery *JUN 04 2009*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:



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

PLAINTIFF

VS.

MICHAEL A. HALDERMAN  
AMY B. HALDERMAN,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-583

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**


I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/8/2009, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

MICHAEL A. HALDERMAN  
654 OLD READING ROAD  
CATAWISSA, PA 17820

AMY B. HALDERMAN  
728 A GREENE STREET  
BERWICK, PA 18603

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

TENANT/OCCUPANT  
654 OLD READING ROAD  
CATAWISSA, PA 17820

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

LAW OFFICES

*Purcell, Krug & Haller*

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
FAX (717) 233-1149

HOWARD B. KRUG  
LEON P. HALLER  
JOHN W. PURCELL JR.  
JILL M. WINEKA  
NICHOLE M. STALEY O'GORMAN  
LISA A. RYNARD  
LATOYA C. WINFIELD

HERSHEY  
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL  
VALERIE A. GUNN  
Of Counsel

MICHAEL A. HALDERMAN  
654 OLD READING ROAD  
CATAWISSA, PA 17820

AMY B. HALDERMAN  
728 A GREENE STREET  
BERWICK, PA 18603

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

TENANT/OCCUPANT  
654 OLD READING ROAD  
CATAWISSA, PA 17820

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

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

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

By: 

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

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

PLAINTIFF

VS.

MICHAEL A. HALDERMAN  
AMY B. HALDERMAN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-583

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: Wednesday, September 2, 2009

TIME: 9:00 O'CLOCK A.M.; prevailing local time

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

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

THE LOCATION of your property to be sold is:

**654 OLD READING ROAD  
CATAWISSA, PA 17820**

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

**No. 2009-CV-583**

**JUDGMENT AMOUNT \$198,822.38**

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

**MICHAEL A. HALDERMAN and AMY B. HALDERMAN**

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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

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

**BEGINNING** at an 18 inch hickory on the southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19010 leading from Traffic Route No. 42 to Legislative Route No. 19005, said hickory being at the northwest corner of lands now or formerly of John A. and Ruth Palonis; **THENCE** along the westerly line of lands now or formerly of said Palonis, South 31 degrees 52 minutes 15 seconds West, 233.82 feet to a 15 inch ash; **THENCE** along the same, South 33 degrees 27 minutes 45 seconds West, 320.10 feet to a 15 inch dead maple; **THENCE** along the same, South 23 degrees 33 minutes 40 seconds West, 130.17 feet to an old iron pipe at the northeast corner of lands now or formerly of Joseph A. and Theresa E. Petrusky; **THENCE** along the northerly line of lands now or formerly of said Petrusky, South 87 degrees 53 minutes 14 seconds West, 330.11 feet to an old set stone on the easterly line of lands of Victor J. and Eleanor N. Mihal; **THENCE** along the easterly line of lands of said Mihal, North 05 degrees 18 minutes 46 seconds East, 717.87 feet to an iron pin set on a curve on the southerly right-of-way of the aforementioned Legislative Route No. 19010; **THENCE** along said right-of-way on a curve to the left in an easterly direction having a Delta Angle of 09 degrees 12 minutes 16 seconds, a radius of 1,003.96 feet and a Tangent of 80.82 feet for an Arch Length of 161.28 feet to a point of Tangent; **THENCE** along same, South 81 degrees 00 minutes 24 seconds East, 353.64 feet to a point of curve; **THENCE** along the same on curve to the right in a southeasterly direction having a Delta Angle of 07 degrees 13 minutes 58 seconds, a radius of 889.64 feet and a Tangent of 56.23 feet to an Arch Length of 112.30 feet to the place of beginning.

**CONTAINING** approximately 7.163 Acres of land in all.

**EXCEPTING AND RESERVING** from the above-described parcel of land a 12 foot wide private drive situate near the easterly line of said parcel, as more fully shown on a draft of land prepared for Victor J. Mihal and Eleanor N. Mihal by T. Bryce James and Associates dated July 28, 1982. Said draft in Columbia County Record Book 427, Page 570.

**HAVING** thereon erected a dwelling known as 654 Old Reading Road, Catawissa, PA 17820.

**PARCEL NO.:** 20-05-039.

**BEING THE SAME PREMISES WHICH** David F. Kline and Beth A. Kline, his wife, by deed dated 7/27/06 and recorded 7/28/06 in Columbia County Deed Instrument No. 200607706 granted and conveyed unto Michael A. Halderman and Amy B. Halderman.

7160 3901 9848 2032 5233

**TO:** MICHAEL A. HALDERMAN  
654 OLD READING ROAD  
CATAWISSA, PA 17820

**SENDER:** NOS 09/02/09

**REFERENCE:** PHFA/HALDERMAN

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.61
	Certified Fee	2.80
	Return Receipt Fee	2.30
	Restricted Delivery	4.50
	Total Postage & Fees	

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9848 2032 5226

**TO:** AMY B. HALDERMAN  
728 A GREENE STREET  
BERWICK, PA 18603

**SENDER:** NOS 09/02/09

**REFERENCE:** PHFA/HALDERMAN

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.61
	Certified Fee	2.80
	Return Receipt Fee	2.30
	Restricted Delivery	4.50
	Total Postage & Fees	10.21

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. MICHAEL A. HALDERMAN AMY B. HALDERMAN  
Columbia County Sale 09/02/09

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

MICHAEL A. HALDERMAN  
654 OLD READING ROAD  
CATAWISSA, PA 17820

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

AMY B. HALDERMAN  
728 A GREENE STREET  
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



UNITED STATES POSTAGE  
02 1A \$ 01.15<sup>0</sup>  
0004353871 JUL 09 2009  
MAILED FROM ZIP CODE 17102



PENNSYLVANIA HOUSING FINANCE AGENCY v. MICHAEL A. HALDERMAN AMY B. HALDERMAN  
Columbia County Sale 09/02/09

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT  
654 OLD READING ROAD  
CATAWISSA, PA 17820

Postmark:



UNITED STATES POSTAGE  
02 1A  
0004253871  
\$ 01.15<sup>0</sup>  
JUN 08 2009  
MAILED FROM ZIP CODE 17102

IMOTHY 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) 764-6300

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

US BANK NA

VS.


MICHAEL & AMY HALDERMAN

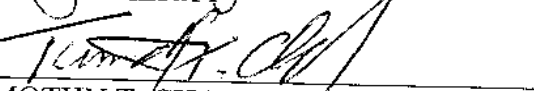
WRIT OF EXECUTION #113 OF 2009 ED

POSTING OF PROPERTY

July 30, 2009      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MICHAEL & AMY HALDERMAN AT 654 OLD READING RD CATAWISSA  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

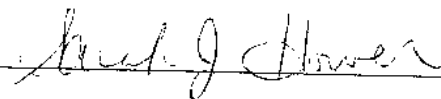
SO ANSWERS:

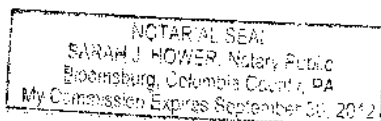
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30<sup>TH</sup> DAY OF JULY 2009





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

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

Docket # 113ED2009

MORTGAGE FORECLOSURE

MICHAEL A. HALDERMAN  
AMY B. HALDERMAN

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 04, 2009, AT 11:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON AMY HALDERMAN AT 728A GREENE STREET, BERWICK BY HANDING TO AMY HALDERMAN, , 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 THURSDAY, JUNE 04, 2009

Melissa M Eckroth  
NOTARY PUBLIC



Timothy T. Chamberlain  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

P. D'Angelo  
X  
P. D'ANGELO  
DEPUTY SHERIFF

Purcell, Krug & Haller  
1719 North Front Street  
Suite  
Harrisburg, PA 17102-2392

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

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

VS

Docket # 113ED2009

MORTGAGE FORECLOSURE

MICHAEL A. HALDERMAN  
AMY B. HALDERMAN

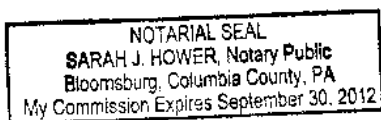
AFFIDAVIT OF SERVICE

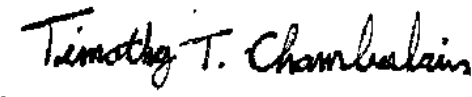
NOW, THIS FRIDAY, JUNE 05, 2009, AT 5:20 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON MICHAEL HALDERMAN AT 654 OLD READING ROAD,  
CATAWISSA BY HANDING TO MICHAEL HALDERMAN, , A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

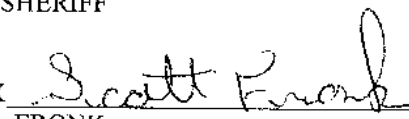
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, JUNE 09, 2009

  
NOTARY PUBLIC



  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
S. FRONK  
DEPUTY SHERIFF

Purcell, Krug & Haller  
1719 North Front Street  
Suite  
Harrisburg, PA 17102-2392

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/2/2009

SERVICE# 1 - OF - 10 SERVICES  
DOCKET # 113ED2009

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

DEFENDANT MICHAEL A. HALDERMAN  
AMY B. HALDERMAN

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
MICHAEL HALDERMAN	MORTGAGE FORECLOSURE
654 OLD READING ROAD	
CATAWISSA	

SERVED UPON Michael Halderman

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

DATE 6-5-09 TIME 1720 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 Scott Frank DATE 6-5-09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/2/2009

SERVICE# 3 - OF - 10 SERVICES  
DOCKET # 113ED2009

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

DEFENDANT MICHAEL A. HALDERMAN  
AMY B. HALDERMAN

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
LYNNE MILLER-TAX COLLECTOR
PO BOX 81
NUMIDIA

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Posted

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) Bebbie Long  
456 N Poorhouse Rd

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY	<u>Scott Frank</u>	_____	_____	DATE <u>6-5-09</u>

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

Wednesday, June 03, 2009

**LYNNE MILLER-TAX COLLECTOR  
PO BOX 81  
NUMIDIA, PA 17858-**

**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY  
VS  
MICHAEL A. HALDERMAN  
AMY B. HALDERMAN**

**DOCKET # 113ED2009**

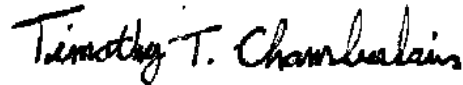
**JD # 583JD2009**

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

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

PLAINTIFF

VS.

MICHAEL A. HALDERMAN  
AMY B. HALDERMAN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-583

*2009-ED-113*

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: September 2, 2009

TIME: 9:00 am

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

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

THE LOCATION of your property to be sold is:

**654 OLD READING ROAD  
CATAWISSA, PA 17820**

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

**No. 2009-CV-583**

**JUDGMENT AMOUNT \$198,822.38**

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

**MICHAEL A. HALDERMAN and AMY B. HALDERMAN**



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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

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

**BEGINNING** at an 18 inch hickory on the southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19010 leading from Traffic Route No. 42 to Legislative Route No. 19005, said hickory being at the northwest corner of lands now or formerly of John A. and Ruth Palonis; **THENCE** along the westerly line of lands now or formerly of said Palonis, South 31 degrees 52 minutes 15 seconds West, 233.82 feet to a 15 inch ash; **THENCE** along the same, South 33 degrees 27 minutes 45 seconds West, 320.10 feet to a 15 inch dead maple; **THENCE** along the same, South 23 degrees 33 minutes 40 seconds West, 130.17 feet to an old iron pipe at the northeast corner of lands now or formerly of Joseph A. and Theresa E. Petrusky; **THENCE** along the northerly line of lands now or formerly of said Petrusky, South 87 degrees 53 minutes 14 seconds West, 330.11 feet to an old set stone on the easterly line of lands of Victor J. and Eleanor N. Mihal; **THENCE** along the easterly line of lands of said Mihal, North 05 degrees 18 minutes 46 seconds East, 717.87 feet to an iron pin set on a curve on the southerly right-of-way of the aforementioned Legislative Route No. 19010; **THENCE** along said right-of-way on a curve to the left in an easterly direction having a Delta Angle of 09 degrees 12 minutes 16 seconds, a radius of 1,003.96 feet and a Tangent of 80.82 feet for an Arch Length of 161.28 feet to a point of Tangent; **THENCE** along same, South 81 degrees 00 minutes 24 seconds East, 353.64 feet to a point of curve; **THENCE** along the same on curve to the right in a southeasterly direction having a Delta Angle of 07 degrees 13 minutes 58 seconds, a radius of 889.64 feet and a Tangent of 56.23 feet to an Arch Length of 112.30 feet to the place of beginning.

**CONTAINING** approximately 7.163 Acres of land in all.

**EXCEPTING AND RESERVING** from the above-described parcel of land a 12 foot wide private drive situate near the easterly line of said parcel, as more fully shown on a draft of land prepared for Victor J. Mihal and Eleanor N. Mihal by T. Bryce James and Associates dated July 28, 1982. Said draft in Columbia County Record Book 427, Page 570.

**HAVING** thereon erected a dwelling known as 654 Old Reading Road, Catawissa, PA 17820.

**PARCEL NO.:** 20-05-039.

**BEING THE SAME PREMISES WHICH** David F. Kline and Beth A. Kline, his wife, by deed dated 7/27/06 and recorded 7/28/06 in Columbia County Deed Instrument No. 200607706 granted and conveyed unto Michael A. Halderman and Amy B. Halderman.

JUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 06/04/2009

Fee: \$5.00

Cert. NO: 6227

HALDERMAN MICHAEL A & AMY B  
654 OLD READING RD  
CATAWISSA PA 17820

District: LOCUST TWP  
Deed: 20060 -7706  
Location: 654 OLD READING RD  
Parcel Id:20 -05 -039-00,000

Assessment: 34,231  
Balances as of 06/04/2009

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

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/2/2009

SERVICE# 4 - OF - 10 SERVICES  
DOCKET # 113ED2009

PLAINTIFF

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

DEFENDANT

MICHAEL A. HALDERMAN

AMY B. HALDERMAN

ATTORNEY FIRM

Purcell, Krug & Haller

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

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON MAUREEN GALT

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 6-4-9 TIME 1545 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eys \_\_\_\_ 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. Galt

DATE 6-4-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/2/2009

SERVICE# 7 - OF - 10 SERVICES  
DOCKET # 113ED2009

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

DEFENDANT MICHAEL A. HALDERMAN  
AMY B. HALDERMAN

ATTORNEY FIRM Purcell, Krug & Haller

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 6-4-9 TIME 1230 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. Curlin

DATE 6-4-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/2/2009

SERVICE# 2 - OF - 10 SERVICES  
DOCKET # 113ED2009

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

DEFENDANT MICHAEL A. HALDERMAN  
AMY B. HALDERMAN

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
AMY HALDERMAN	MORTGAGE FORECLOSURE
728A GREENE STREET	
BERWICK	

SERVED UPON Amy Halderman

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

DATE 06-04-09 TIME 1140 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

Purcell

DATE 06-04-09

# REAL ESTATE OUTLINE

ED # 115-09

DATE RECEIVED 6-2-09  
DOCKET AND INDEX 6-3-09

## 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# 148396

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

SALE DATE Sept. 2, 09 TIME 0900  
POSTING DATE July 30, 09  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Aug. 12  
2<sup>ND</sup> WEEK 19  
3<sup>RD</sup> WEEK 26, 09



# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 113 OF 2009 ED AND CIVIL WRIT NO. 583 OF 2009 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 parcel, piece or tract of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an 18 inch hickory on the southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19010 leading from Traffic Route No. 42 to Legislative Route No. 19005, said hickory being at the northwest corner of lands now or formerly of John A. and Ruth Palonis; THENCE along the westerly line of lands now or formerly of said Palonis, South 31 degrees 52 minutes 15 seconds West, 233.82 feet to a 15 inch ash; THENCE along the same, South 33 degrees 27 minutes 45 seconds West, 320.10 feet to a 15 inch dead maple; THENCE along the same, South 23 degrees 33 minutes 40 seconds West, 130.17 feet to an old iron pipe at the northeast corner of lands now or formerly of Joseph A. and Theresa E. Petrosky; THENCE along the northerly line of lands now or formerly of said Petrosky, South 87 degrees 53 minutes 14 seconds West, 330.11 feet to an old set stone on the easterly line of lands of Victor J. and Eleanor N. Mihal; THENCE along the easterly line of lands of said Mihal, North 05 degrees 18 minutes 46 seconds East, 717.87 feet to an iron pin set on a curve on the southerly right-of-way of the aforementioned Legislative Route No. 19010; THENCE along said right-of-way on a curve to the left in an easterly direction having a Delta Angle of 09 degrees 12 minutes 16 seconds, a radius of 1,003.96 feet and a Tangent of 80.82 feet for an Arch Length of 161.28 feet to a point of Tangent; THENCE along same, South 81 degrees 00 minutes 24 seconds East, 353.64 feet to a point of curve; THENCE along the same on curve to the right in a southeasterly direction having a Delta Angle of 07 degrees 13 minutes 58 seconds, a radius of 889.64 feet and a Tangent of 56.23 feet to an Arch Length of 112.30 feet to the place of beginning.

CONTAINING approximately 7.163 Acres of land in all.

EXCEPTING AND RESERVING from the above-described parcel of land a 12 foot wide private drive situate near the easterly line of said parcel, as more fully shown on a draft of land prepared for Victor J. Mihal and Eleanor N. Mihal by T. Bryce James and Associates dated July 28, 1982. Said draft in Columbia County Record Book 427, Page 570.

HAVING thereon erected a dwelling known as 654 Old Reading Road, Catawissa, PA 17820.

PARCEL NO.: 20-05-039.

BEING THE SAME PREMISES WHICH David F. Kline and Beth A. Kline, his wife, by deed dated 7/27/06 and recorded 7/28/06 in Columbia County Deed Instrument No. 200607706 granted and conveyed unto Michael A. Halderman and Amy B. Halderman.

**TERMS OF SALE**

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 113 OF 2009 ED AND CIVIL WRIT NO. 583 OF 2009 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 parcel, piece or tract of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an 18 inch hickory on the southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19010 leading from Traffic Route No. 42 to Legislative Route No. 19005, said hickory being at the northwest corner of lands now or formerly of John A. and Ruth Palonis; THENCE along the westerly line of lands now or formerly of said Palonis, South 31 degrees 52 minutes 15 seconds West, 233.82 feet to a 15 inch ash; THENCE along the same, South 33 degrees 27 minutes 45 seconds West, 320.10 feet to a 15 inch dead maple; THENCE along the same, South 23 degrees 33 minutes 40 seconds West, 130.17 feet to an old iron pipe at the northeast corner of lands now or formerly of Joseph A. and Theresa E. Petrosky; THENCE along the northerly line of lands now or formerly of said Petrosky, South 87 degrees 53 minutes 14 seconds West, 330.11 feet to an old set stone on the easterly line of lands of Victor J. and Eleanor N. Mihal; THENCE along the easterly line of lands of said Mihal, North 05 degrees 18 minutes 46 seconds East, 717.87 feet to an iron pin set on a curve on the southerly right-of-way of the aforementioned Legislative Route No. 19010; THENCE along said right-of-way on a curve to the left in an easterly direction having a Delta Angle of 09 degrees 12 minutes 16 seconds, a radius of 1,003.96 feet and a Tangent of 80.82 feet for an Arch Length of 161.28 feet to a point of Tangent; THENCE along same, South 81 degrees 00 minutes 24 seconds East, 353.64 feet to a point of curve; THENCE along the same on curve to the right in a southeasterly direction having a Delta Angle of 07 degrees 13 minutes 58 seconds, a radius of 889.64 feet and a Tangent of 56.23 feet to an Arch Length of 112.30 feet to the place of beginning.

CONTAINING approximately 7.163 Acres of land in all.

EXCEPTING AND RESERVING from the above-described parcel of land a 12 foot wide private drive situate near the easterly line of said parcel, as more fully shown on a draft of land prepared for Victor J. Mihal and Eleanor N. Mihal by T. Bryce James and Associates dated July 28, 1982. Said draft in Columbia County Record Book 427, Page 570.

HAVING thereon erected a dwelling known as 654 Old Reading Road, Catawissa, PA 17820.

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Leon Haller  
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Harrisburg, PA 17102

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

PLAINTIFF

VS.

MICHAEL A. HALDERMAN  
AMY B. HALDERMAN,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-583

*2009-ED-113*  
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **654 OLD READING ROAD CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment	\$198,822.38
Interest	\$3,143.70
Per diem of \$29.94 to 8/15/09	
Late Charges	\$134.19
(\$44.73 per month to 8/15/09)	
Escrow Deficit	\$1,474.60

**TOTAL WRIT \$203,574.87**

PLUS COSTS:

Dated: 36-12-19

Tamara B. Kline  
PROTHONOTARY

(SEAL)

By Barbara A. Kline  
DEPUTY

Prothonotary  
My Comm. Exp. 12/31/2012

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

PLAINTIFF

VS.

MICHAEL A. HALDERMAN

AMY B. HALDERMAN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

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**TOTAL WRIT \$203,574.87**

PLUS COSTS:

Dated: 10-22-09

Tam B. Kline  
PROTHONOTARY

(SEAL)

By Barbara N. Kline  
DEPUTY  
My Comm. Expires 12/31/12



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

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VS.

MICHAEL A. HALDERMAN

AMY B. HALDERMAN,

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IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-583

*2009-ED-113*

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praccipe for the writ of execution was filed, the following information concerning the real property located at **654 OLD READING ROAD CATAWISSA, PA 17820:**

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

MICHAEL A. HALDERMAN  
654 OLD READING ROAD  
CATAWISSA, PA 17820

AMY B. HALDERMAN  
728 A GREENE STREET  
BERWICK, PA 18603

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

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

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

**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

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

6. Name and address of every other person who has any **record interest** in the property and whose interest may be affected by the sale: **UNKNOWN**

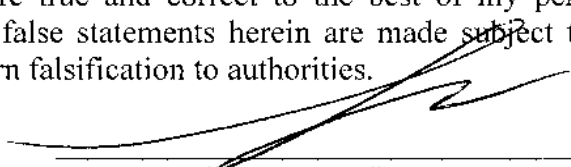
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT  
654 OLD READING ROAD  
CATAWISSA, PA 17820

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

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



---

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

DATE: June 1, 2009

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

PLAINTIFF

VS.

MICHAEL A. HALDERMAN  
AMY B. HALDERMAN,  
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IN THE COURT OF COMMON PLEAS  
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CIVIL ACTION LAW

NO. 2009-CV-583

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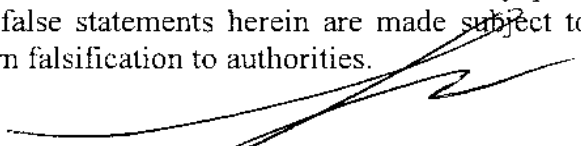
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IN THE COURT OF COMMON PLEAS  
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CIVIL ACTION LAW

NO. 2009-CV-583

2009-ED-113

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE:

TIME:

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

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

THE LOCATION of your property to be sold is:

**654 OLD READING ROAD  
CATAWISSA, PA 17820**

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

**No. 2009-CV-583**

**JUDGMENT AMOUNT \$198,822.38**

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

**MICHAEL A. HALDERMAN and AMY B. HALDERMAN**

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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

PURCELL, KRUG & HALLER  
Attorneys for Plaintiff  
1719 North Front Street  
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TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant(s): **MICHAEL A. HALDERMAN and AMY B. HALDERMAN**

Filed to No. **2009-CV-583**

**INSTRUCTIONS**

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

**654 OLD READING ROAD CATAWISSA, PA 17820**

(A more complete legal description accompanies these documents.)

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

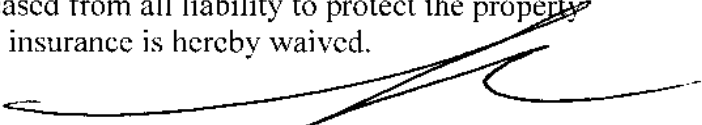
**MICHAEL A. HALDERMAN, 654 OLD READING ROAD CATAWISSA, PA 17820**

**AMY B. HALDERMAN, 728 A GREENE STREET BERWICK, PA 18603**

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, June 1, 2009** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Leon P. Haller  
Attorney for Plaintiff  
PA I.D. #15700

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(A more complete legal description accompanies these documents.)

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

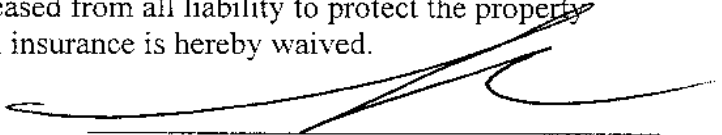
**MICHAEL A. HALDERMAN, 654 OLD READING ROAD CATAWISSA, PA 17820**

**AMY B. HALDERMAN, 728 A GREENE STREET BERWICK, PA 18603**

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, June 1, 2009** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant(s): **MICHAEL A. HALDERMAN and AMY B. HALDERMAN**

Filed to No. **2009-CV-583**

**INSTRUCTIONS**

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

**654 OLD READING ROAD CATAWISSA, PA 17820**

(A more complete legal description accompanies these documents.)

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

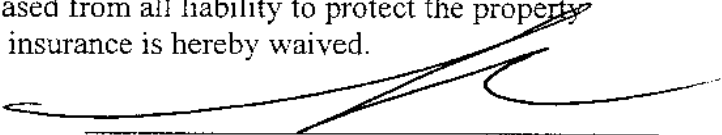
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**NOW, June 1, 2009** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Leon P. Haller  
Attorney for Plaintiff  
PA I.D. #15700

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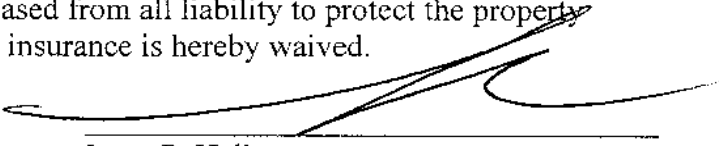
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Leon P. Haller  
Attorney for Plaintiff  
PA I.D. #15700

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

**BEGINNING** at an 18 inch hickory on the southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19010 leading from Traffic Route No. 42 to Legislative Route No. 19005, said hickory being at the northwest corner of lands now or formerly of John A. and Ruth Palonis; **THENCE** along the westerly line of lands now or formerly of said Palonis, South 31 degrees 52 minutes 15 seconds West, 233.82 feet to a 15 inch ash; **THENCE** along the same, South 33 degrees 27 minutes 45 seconds West, 320.10 feet to a 15 inch dead maple; **THENCE** along the same, South 23 degrees 33 minutes 40 seconds West, 130.17 feet to an old iron pipe at the northeast corner of lands now or formerly of Joseph A. and Theresa E. Petrusky; **THENCE** along the northerly line of lands now or formerly of said Petrusky, South 87 degrees 53 minutes 14 seconds West, 330.11 feet to an old set stone on the easterly line of lands of Victor J. and Eleanor N. Mihal; **THENCE** along the easterly line of lands of said Mihal, North 05 degrees 18 minutes 46 seconds East, 717.87 feet to an iron pin set on a curve on the southerly right-of-way of the aforementioned Legislative Route No. 19010; **THENCE** along said right-of-way on a curve to the left in an easterly direction having a Delta Angle of 09 degrees 12 minutes 16 seconds, a radius of 1,003.96 feet and a Tangent of 80.82 feet for an Arch Length of 161.28 feet to a point of Tangent; **THENCE** along same, South 81 degrees 00 minutes 24 seconds East, 353.64 feet to a point of curve; **THENCE** along the same on curve to the right in a southeasterly direction having a Delta Angle of 07 degrees 13 minutes 58 seconds, a radius of 889.64 feet and a Tangent of 56.23 feet to an Arch Length of 112.30 feet to the place of beginning.

**CONTAINING** approximately 7.163 Acres of land in all.

**EXCEPTING AND RESERVING** from the above-described parcel of land a 12 foot wide private drive situate near the easterly line of said parcel, as more fully shown on a draft of land prepared for Victor J. Mihal and Eleanor N. Mihal by T. Bryce James and Associates dated July 28, 1982. Said draft in Columbia County Record Book 427, Page 570.

**HAVING** thereon erected a dwelling known as 654 Old Reading Road, Catawissa, PA 17820.

**PARCEL NO.:** 20-05-039.

**BEING THE SAME PREMISES WHICH** David F. Kline and Beth A. Kline, his wife, by deed dated 7/27/06 and recorded 7/28/06 in Columbia County Deed Instrument No. 200607706 granted and conveyed unto Michael A. Halderman and Amy B. Halderman.

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*TO THE SHERIFF OF COLUMBIA COUNTY:*

## **REQUEST FOR SERVICE**

**DATE: June 1, 2009**

FROM:

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

CASE CAPTION:

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

***VS.***

***MICHAEL A. HALDERMAN  
AMY B. HALDERMAN***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2009-CV-583**

**SERVICE TO BE MADE ON DEFENDANT:**

**MICHAEL A. HALDERMAN**

**ADDRESS FOR "PERSONAL SERVICE":**

**MICHAEL A. HALDERMAN at: 654 OLD READING ROAD CATAWISSA, PA 17820**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

*TO THE SHERIFF OF COLUMBIA COUNTY:*

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AMY B. HALDERMAN***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2009-CV-583**

**SERVICE TO BE MADE ON DEFENDANT:**

**AMY B. HALDERMAN**

**ADDRESS FOR "PERSONAL SERVICE":**

**AMY B. HALDERMAN at: 728 A GREENE STREET BERWICK, PA 18603 COLUMBIA**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff



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

PLAINTIFF

VS.

MICHAEL A. HALDERMAN

AMY B. HALDERMAN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-583

2009-ED-113

IN MORTGAGE FORECLOSURE

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

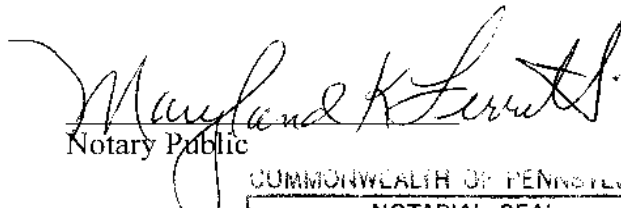
COUNTY OF DAUPHIN :

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

Sworn to and subscribed :

before me this 1<sup>st</sup> day :

of June 20 09 :

  
Notary Public

  
LEON P. HALLER, ESQUIRE

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

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

PLAINTIFF

VS.

MICHAEL A. HALDERMAN  
AMY B. HALDERMAN,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-583

*2009-ED-113*

IN MORTGAGE FORECLOSURE

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

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of June 20 09 :

*Maryland K. Ferretti*  
Notary Public

*[Signature]*  
LEON P. HALLER, ESQUIRE

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

**SHERIFF:**

I am submitting documentation necessary to schedule a Sheriff's sale of real estate.

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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

**Purcell, Krug & Haller**

1719 North Front Street  
Harrisburg, PA 17102

COMMERCE BANK  
60-184-313

CHECK NO.

148396

CHECK DATE

06/01/2009

148396

PAY

One thousand three hundred fifty and NO/100\*\*\*\*\*

CHECK AMOUNT

\$1,350.00

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈ 148396⑈ ⑆031301848⑆ 51 320931 2⑈