

SHERIFF'S SALE COST SHEET

US Bank NA vs. Kerth 2nd FS
 NO. 114-09 ED NO. 638-09 JD DATE/TIME OF SALE Sept. 2 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$165.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$24.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$24.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$5.50
NOTARY	\$10.00
TOTAL ***** \$401.50	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$905.40
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$1130.40	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$41.50
TOTAL ***** \$51.50	

REAL ESTATE TAXES:			
BORO, TWP & COUNTY	20	\$	29,347
SCHOOL DIST.	20	\$	846.40
DELINQUENT	20	\$	3.00
TOTAL ***** \$1238.87			

MUNICIPAL FEES DUE:			
SEWER	20	\$	260.55
WATER	20	\$	
TOTAL ***** \$260.55			

SURCHARGE FEE (DSTE)		\$120.00
MISC.		\$
		\$
TOTAL *****		\$0.00

TOTAL COSTS (OPENING BID) \$3202.82

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

UIS Bank NA VS North Lake

NO. 114 09 ED NO. 658 09 JD

DATE/TIME OF SALE: Sept. 2 1900

BID PRICE (INCLUDES COST) \$ 25,000.00

POUNDAGE - 2% OF BID \$ 500.00

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ 256.82

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3957.82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3957.82

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2607.82

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

151192

CHECK NO. 151192
CHECK DATE 09/15/2009

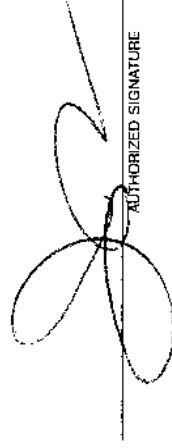
METRO BANK
60-184-313

CHECK AMOUNT
\$2,602.82

PAY TO THE ORDER OF Two thousand six hundred two and eighty-two/100*****

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS


AUTHORIZED SIGNATURE

⑈ 151192⑈ ⑆03130184B⑆ 51 320931 2⑈

250997/04-00

Features: Details on back.

5. 



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603

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

Grantor(s)/Lessor(s):
Sheriff of Columbia County

Street Address:
35 West Main Street

City: Bloomsburg State: PA ZIP Code: 17815

Date of Acceptance of Document

Grantee(s)/Lessee(s): U.S. BANK NATIONAL ASSOCIATION
TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE

Street Address: AGENCY
211 North Front Street

City: Harrisburg State: PA ZIP Code: 17101

C. REAL ESTATE LOCATION

Street Address:
337 Summerhill Avenue

City, Township, Borough:
Borough of Berwick

County:
Columbia County

School District:

Tax Parcel Number:
04A-02-272

D. VALUATION DATA

1. Actual Cash Consideration <u>\$25,000.00</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= \$25,000.00</u>
4. County Assessed Value <u>\$17,472.00</u>	5. Common Level Ratio Factor <u>X 3.69</u>	6. Fair Market Value <u>= \$64,471.68</u>

E. EXEMPTION DATA

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

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

L.P. Haller

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. KEITH T. REDIS
No. 2009-CV-638

Dear Sheriff:

Enclosed please find our check in the amount of \$2,602.82 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded.

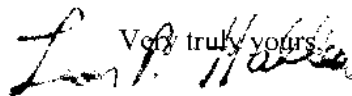
THE GRANTEE SHOULD BE:

U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY
211 NORTH FRONT STREET
HARRISBURG, PA 17101

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 26th day of August 2009

.....
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
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. STALLEY 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

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

Re: 2009-CV-638 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY vs. KEITH T. REDIS

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

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

PLAINTIFF

VS.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

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:

KEITH T. REDIS
337 SUMMERHILL AVENUE
BERWICK, PA 18603

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

TENANT/OCCUPANT
337 SUMMERHILL AVENUE
BERWICK, PA 18603

Shawna McWilliams
337 Summerhill Avenue
Berwick, PA 18603

Robert Spielman, Esquire
29 East Main Street
Bloomsburg, PA 17815-1485

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

KEITH T. REDIS
337 SUMMERHILL AVENUE
BERWICK, PA 18603

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

TENANT/OCCUPANT
337 SUMMERHILL AVENUE
BERWICK, PA 18603

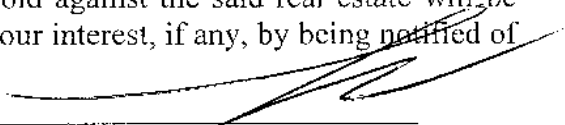
Shawna McWilliams
337 Summerhill Avenue
Berwick, PA 18603

Robert Spielman, Esquire
29 East Main Street
Bloomsburg, PA 17815-1485

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

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
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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.

1. 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 7957

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.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *DAVID PIERCE* 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 7933

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 6 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 7940

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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

PLAINTIFF

VS.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

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:

**337 SUMMERHILL AVENUE
BERWICK, PA 18603**

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

No. 2009-CV-638

JUDGMENT AMOUNT \$82,826.64

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

KEITH T. REDIS

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly boundary line of Summerhill Avenue at the southwest corner of Lot No. 244; thence in a northwesterly direction along the westerly boundary line of Lot No. 244, a distance of 150 feet to the southerly boundary line of a 15 foot alley; thence along the southerly boundary line of said alley in a westerly direction for a distance of 45 feet to the northeast corner of Lot No. 242; thence along the easterly boundary line of Lot No. 242 in a southerly direction for a distance of 150 feet to the northerly boundary line of Summerhill Avenue; thence along the northerly boundary line of Summerhill Avenue in an easterly direction for a distance of 45 feet to a point, the place of beginning.

THIS description is intended to cover and this deed to convey Lot No. 243 in the Duval Dickson fourth plot of lots as marked and shown on plot or plan, and

THIS deed is accepted by the Grantee with the understanding that the aforesaid premises may be used as a professional office or as a residence and may not be used for any purpose which will compete with the business operated by the grantors in former chain of title on the southerly side of Summerhill Avenue at its intersection with Walnut Street, Borough of Berwick, Columbia County, Pennsylvania, unless said grantors in former chain of title or their successors in title agree to a change in said use. This restriction shall bind the Grantee, their heirs, successors in title and assigns, and shall be a covenant which runs with the land.

HAVING thereon erected a dwelling known as 337 Summerhill Avenue, Berwick, PA 18603.

PARCEL NO.: 04A-02-272.

BEING THE SAME PREMISES WHICH Nathan J. Snively and Rebecca J. Snively, his wife by deed dated 8/2/05 and recorded 8/3/05 in Columbia County Deed Instrument No. 200508169, granted and conveyed unto Keith T. Redis.

7160 3901 9848 2032 5158

TO: KEITH T. REDIS
337 SUMMERHILL AVENUE
BERWICK, PA 18603

SENDER: NOS 09/02/09

REFERENCE: PITFA/REDIS

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. KEITH T. REDIS
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:

KEITH T. REDIS
337 SUMMERHILL AVENUE
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:

Shawna McWilliams
337 Summerhill Avenue
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
0004353671 JUN 08 2009
MAILED FROM ZIP CODE 17102

PENNSYLVANIA HOUSING FINANCE AGENCY v. KEITH T. REDIS
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
337 SUMMERHILL AVENUE
BERWICK, PA 18603

Postmark:

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

Received from:

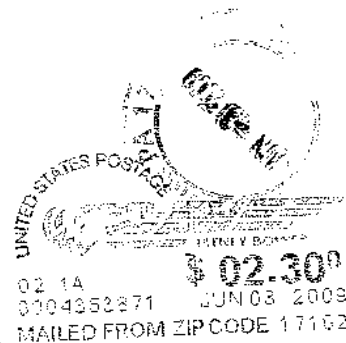
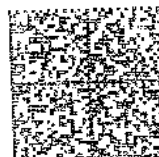
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Robert Spickman, Esquire
29 East Main Street
Bloomsburg, PA 17815-1485

Postmark:



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.

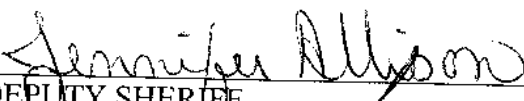
KEITH REDIS

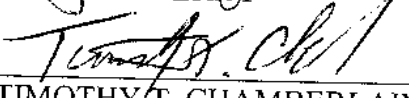
WRIT OF EXECUTION #114 OF 2009 ED

POSTING OF PROPERTY

July 30, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KEITH REDIS AT 337 SUMMERHILL AVENUE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

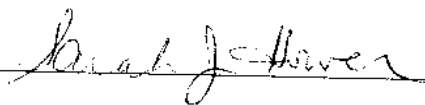
SO ANSWERS:

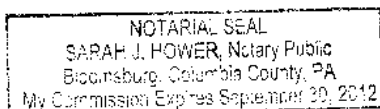

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH 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 # 114ED2009

MORTGAGE FORECLOSURE

KEITH T. REDIS

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 04, 2009, AT 4:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KEITH REDIS AT 302 DUVAL STREET, BERWICK BY HANDING TO KEITH REDIS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

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

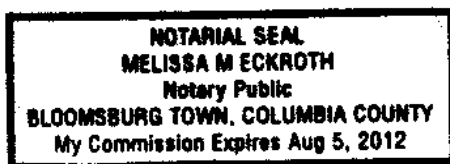
Melissa M Eckroth
NOTARY PUBLIC

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

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





PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

Wednesday, June 03, 2009

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY
VS
KEITH T. REDIS**

DOCKET # 114ED2009

JD # 638JD2009

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.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

2009-ED-114
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:

**337 SUMMERHILL AVENUE
BERWICK, PA 18603**

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

No. 2009-CV-638

JUDGMENT AMOUNT \$82,826.64

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

KEITH T. REDIS

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly boundary line of Summerhill Avenue at the southwest corner of Lot No. 244; thence in a northwesterly direction along the westerly boundary line of Lot No. 244, a distance of 150 feet to the southerly boundary line of a 15 foot alley; thence along the southerly boundary line of said alley in a westerly direction for a distance of 45 feet to the northeast corner of Lot No. 242; thence along the easterly boundary line of Lot No. 242 in a southerly direction for a distance of 150 feet to the northerly boundary line of Summerhill Avenue; thence along the northerly boundary line of Summerhill Avenue in an easterly direction for a distance of 45 feet to a point, the place of beginning.

THIS description is intended to cover and this deed to convey Lot No. 243 in the Duval Dickson fourth plot of lots as marked and shown on plot or plan, and

THIS deed is accepted by the Grantee with the understanding that the aforesaid premises may be used as a professional office or as a residence and may not be used for any purpose which will compete with the business operated by the grantors in former chain of title on the southerly side of Summerhill Avenue at its intersection with Walnut Street, Borough of Berwick, Columbia County, Pennsylvania, unless said grantors in former chain of title or their successors in title agree to a change in said use. This restriction shall bind the Grantee, their heirs, successors in title and assigns, and shall be a covenant which runs with the land.

HAVING thereon erected a dwelling known as 337 Summerhill Avenue, Berwick, PA 18603.

PARCEL NO.: 04A-02-272.

BEING THE SAME PREMISES WHICH Nathan J. Snavely and Rebecca J. Snavely, his wife by deed dated 8/2/05 and recorded 8/3/05 in Columbia County Deed Instrument No. 200508169, granted and conveyed unto Keith T. Redis.

In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION
NOTICE OF LIEN

TO:

TIMOTHY T CHAMERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876

Email:

Obligor:

KEITH T. REDIS
337 SUMMERHILL AVENUE
BERWICK, PA 18603

Obligee:

JENNIFER L. REDIS

IV-D Case #: 324106783

SSN: 189-54-2277 **Date of Birth:** 08/28/75

This lien results from a support order, entered on JULY 25, 2007 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 008167 .

As of JUNE 9, 2009 , the obligor owes unpaid support in the amount of \$1,454.99 . This judgement may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: 337 SUMMERHILL AVENUE, BERWICK, PA 18603

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Paul C Keller
Authorized Agent

6/9/09
Date

Paul C Keller 570-357-8870
Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

Print name, e-mail address, phone and fax number

I certify that _____ appeared before me and is known to me as the individual who signed the above.

State of _____

County of _____

)
) ss.
)

Notary Public Debra Welliver

Date 6-9-09

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Debra Welliver, Notary Public
Town Of Bloomsburg, Columbia County
My Commission Expires Oct. 26, 2011

My appointment expires 10/26/11

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB 0970-0153 Expiration Date: 02/28/2011

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) 533-2835

JOSEPH NISSLEY (1910-1981)

JOHN W. PURCELL
VALERIE A. GUNN
Cf Counsel

KEITH T. REDIS
337 SUMMERHILL AVENUE
BERWICK, PA 18603

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

TENANT/OCCUPANT
337 SUMMERHILL AVENUE
BERWICK, PA 18603

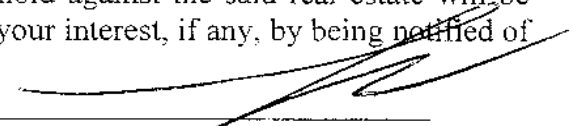
Shawna McWilliams
337 Summerhill Avenue
Berwick, PA 18603

Robert Spielman, Esquire
29 East Main Street
Bloomsburg, PA 17815-1485

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

DOMESTIC RELATIONS
2009 JUN 9 AM 11 09

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

PLAINTIFF

VS.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

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:

**337 SUMMERHILL AVENUE
BERWICK, PA 18603**

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

No. 2009-CV-638

JUDGMENT AMOUNT \$82,826.64

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

KEITH T. REDIS

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly boundary line of Summerhill Avenue at the southwest corner of Lot No. 244; thence in a northwesterly direction along the westerly boundary line of Lot No. 244, a distance of 150 feet to the southerly boundary line of a 15 foot alley; thence along the southerly boundary line of said alley in a westerly direction for a distance of 45 feet to the northeast corner of Lot No. 242; thence along the easterly boundary line of Lot No. 242 in a southerly direction for a distance of 150 feet to the northerly boundary line of Summerhill Avenue; thence along the northerly boundary line of Summerhill Avenue in an easterly direction for a distance of 45 feet to a point, the place of beginning.

THIS description is intended to cover and this deed to convey Lot No. 243 in the Duval Dickson fourth plot of lots as marked and shown on plot or plan, and

THIS deed is accepted by the Grantee with the understanding that the aforesaid premises may be used as a professional office or as a residence and may not be used for any purpose which will compete with the business operated by the grantors in former chain of title on the southerly side of Summerhill Avenue at its intersection with Walnut Street, Borough of Berwick, Columbia County, Pennsylvania, unless said grantors in former chain of title or their successors in title agree to a change in said use. This restriction shall bind the Grantee, their heirs, successors in title and assigns, and shall be a covenant which runs with the land.

HAVING thereon erected a dwelling known as 337 Summerhill Avenue, Berwick, PA 18603.

PARCEL NO.: 04A-02-272.

BEING THE SAME PREMISES WHICH Nathan J. Snavey and Rebecca J. Snavey, his wife by deed dated 8/2/05 and recorded 8/3/05 in Columbia County Deed Instrument No. 200508169, granted and conveyed unto Keith T. Redis.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 386
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 # 114ED2009

MORTGAGE FORECLOSURE

KEITH T. REDIS

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 05, 2009, AT 2:17 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON SHAWNA MCWILLIAMS AT SHERIFF'S OFFICE, BLOOMSBURG
BY HANDING TO SHAWNA MCWILLIAMS, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

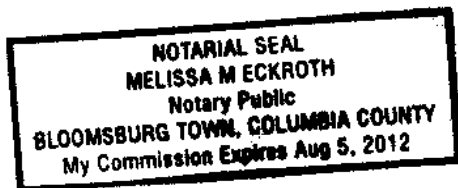
SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

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

Melissa M Eckroth
NOTARY PUBLIC



Jennifer Allison
X J. ALLISON
DEPUTY SHERIFF



June 9, 2009

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

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

VS.

KEITH T. REDIS

DOCKET # 114ED2009

JD # 638JD2009

Dear Timothy:

The amount due on the sewer account #139143 for the property located at 337 Summerhill Avenue Berwick, Pa through September 30, 2009 is \$260.55.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 114ED2009

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

KEITH T. REDIS
Purcell, Krug & Haller

PERSON/CORP TO SERVED
KEITH REDIS
337 SUMMERHILL AVENUE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

302
DUVAL

SERVED UPON KEITH REDIS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06.04.09 TIME 1645 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) 302 DUVAL
BERWICK

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>06.04.09</u>	<u>1025</u>	<u>DANIELLO</u>	<u>L/C</u>

DEPUTY

Pau Doh DATE 06.04.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 114ED2009

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

KEITH T. REDIS
Purcell, Krug & Haller

1103 FERRIS AV.

PERSON/CORP TO SERVED
SHAWNA MCWILLIAMS
337 SUMMERHILL AVENUE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Shawna McWilliams

RELATIONSHIP def IDENTIFICATION _____

DATE 6-5-09 TIME 1417 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) 1103 FERRIS AV.
BERWICK

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>06 04 09</u>	<u>1025</u>	<u>DANGELD</u>	<u>U/L</u>
<u>06 04 09</u>	<u>1600</u>	<u>DANGELD</u>	<u>U/L AT FERRIS ADDRESS</u>

DEPUTY

J. Allison

DATE

6-5-09

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/04/2009

Fee: \$5.00

Cert. NO: 6226

REDIS KEITH T
337 SUMMERHILL AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20050 -8169
Location: 337 SUMMERHILL AVE LO
Parcel Id: 04A-02 -272-00,000

Assessment: 17,472
Balances as of 06/04/2009

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 114ED2009

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

KEITH T. REDIS
Purcell, Krug & Haller

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06.04.09 TIME 1510 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

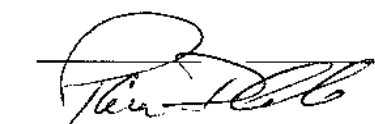
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

06.04.09

Tax Notice 2009 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C. Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County		DATE 03/01/2009		BILL NO. 5571	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	17,472	6.146	105.23	107.38	118.12
SINKING		1.345	23.03	23.50	25.85
FIRE		1.25	21.40	21.84	22.93
LIGHT		1.75	29.97	30.58	32.11
BORO RE		10.6	181.50	185.20	194.46
The discount & penalty have been calculated for your convenience		PAY THIS AMOUNT	361.13 April 30 If paid on or before	368.50 June 30 If paid on or before	393.47 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

REDIS KEITH T
337 SUMMERHILL AVENUE
BERWICK PA 18603

This tax returned to
courthouse on:
January 1, 2010

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04A-02 -272-00,000			
337 SUMMERHILL AVE			
.155 Acres		Land	3,375
		Buildings	14,097
		Total Assessment	17,472

FILE COPY

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

not paid as of 6-4-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 114ED2009

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

KEITH T. REDIS
Purcell, Krug & Haller

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

RELATIONSHIP Client IDENTIFICATION _____

DATE 06.04.09 TIME 1500 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

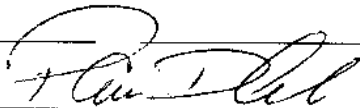
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 06.04.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/2/2009

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 114ED2009

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

KEITH T. REDIS
Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer IDENTIFICATION _____

DATE 6-4-9 TIME 1545 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

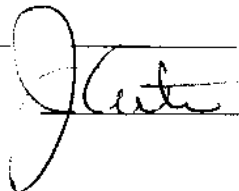
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-4-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 114ED2009

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

KEITH T. REDIS
Purcell, Krug & Haller

PERSON/CORP TO SERVED
ROBERT SPIELMAN, ESQ.
29 EAST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON NORRIS MARCFISKY

RELATIONSHIP SELF IDENTIFICATION _____

DATE 6-4-9 TIME 1240 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

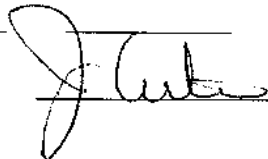
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-4-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/2/2009

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 114ED2009

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

KEITH T. REDIS
Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 6-4-9 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. L. Lister

DATE 6-4-9

REAL ESTATE OUTLINE

ED # 11409

DATE RECEIVED

5-2-09

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# 146,297

****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

1ST WEEK

Aug 12

2ND WEEK

13

3RD WEEK

22 09

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 114 OF 2009 ED AND CIVIL WRIT NO. 638 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 lot, piece or parcel of land situate in the Borough of Berwick, formerly Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly boundary line of Summerhill Avenue at the southwest corner of Lot No. 244; thence in a northwesterly direction along the westerly boundary line of Lot No. 244, a distance of 150 feet to the southerly boundary line of a 15 foot alley; thence along the southerly boundary line of said alley in a westerly direction for a distance of 45 feet to the northeast corner of Lot No. 242; thence along the easterly boundary line of Lot No. 242 in a southerly direction for a distance of 150 feet to the northerly boundary line of Summerhill Avenue; thence along the northerly boundary line of Summerhill Avenue in an easterly direction for a distance of 45 feet to a point, the place of beginning. THIS description is intended to cover and this deed to convey Lot No. 243 in the Duval Dickson fourth plot of lots as marked and shown on plot or plan, and

THIS deed is accepted by the Grantee with the understanding that the aforesaid premises may be used as a professional office or as a residence and may not be used for any purpose which will compete with the business operated by the grantors in former chain of title on the southerly side of Summerhill Avenue at its intersection with Walnut Street, Borough of Berwick, Columbia County, Pennsylvania, unless said grantors in former chain of title or their successors in title agree to a change in said use. This restriction shall bind the Grantee, their heirs, successors in title and assigns, and shall be a covenant which runs with the land.

HAVING thereon erected a dwelling known as 337 Summerhill Avenue, Berwick, PA 18603. PARCEL NO.: 04A-02-272. BEING THE SAME PREMISES WHICH Nathan J. Snavelly and Rebecca J. Snavelly, his wife by deed dated 8/2/05 and recorded 8/3/05 in Columbia County Deed Instrument No. 200508169, granted and conveyed unto Keith T. Redis.

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

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:00 AM

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

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

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

PLAINTIFF

VS.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

2009-ED-114

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: **337 SUMMERHILL AVENUE BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$82,826.64
Interest	\$1,267.20
Per diem of \$10.77 to 8/15/09	
Late Charges	\$51.72
(\$17.24 per month to 8/15/09)	
Escrow Deficit	\$1,680.45

TOTAL WRIT \$85,826.01

PLUS COSTS:

Dated: June 2, 2009

c. Lame B. Kline

PROTHONOTARY

(SEAL)

By _____

DEPUTY

Prothonotary of the Courts

My Comm. Expires on Monday in 2012

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

PLAINTIFF

VS.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

2009-ED-114

IN MORTGAGE FORECLOSURE

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

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COUNTY OF COLUMBIA :

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Escrow Deficit	\$1,680.45

TOTAL WRIT \$85,826.01

PLUS COSTS:

Dated: *June 2, 2009*

Laura B. Kline

PROTHONOTARY

(SEAL)

By _____
DEPUTY
Prothonotary & Clerk of Sec. Courts
My Comm. Expires Sunday in 2012

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

PLAINTIFF

VS.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

2009-ED 114
IN MORTGAGE FORECLOSURE

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(MORTGAGE FORECLOSURE)
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Escrow Deficit	\$1,680.45

TOTAL WRIT \$85,826.01

PLUS COSTS:

Dated: *June 4, 2009*

Lami B. Kleue
PROTHONOTARY

(SEAL)

By _____
DEPUTY
Prothonotary & Clerk of the Courts
My Comm. Exp. 12/31/2012

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

PLAINTIFF

VS.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

2009-ED-114

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 exccution was filed, the following information concerning the real property located at **337 SUMMERHILL AVENUE BERWICK, PA 18603:**

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

KEITH T. REDIS
337 SUMMERHILL AVENUE
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

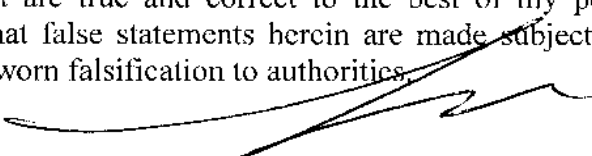
TENANT/OCCUPANT
337 SUMMERHILL AVENUE
BERWICK, PA 18603

Shawna McWilliams
337 Summerhill Avenue
Berwick, PA 18603

Robert Spielman, Esquire
29 East Main Street
Bloomsburg, PA 17815-1485

(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.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

2009-ED-114
IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **337 SUMMERHILL AVENUE BERWICK, PA 18603:**

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

KEITH T. REDIS
337 SUMMERHILL AVENUE
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

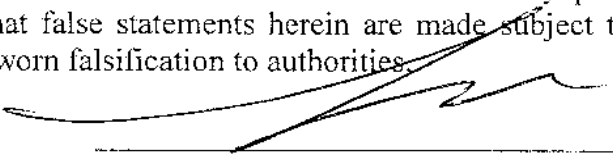
TENANT/OCCUPANT
337 SUMMERHILL AVENUE
BERWICK, PA 18603

Shawna McWilliams
337 Summerhill Avenue
Berwick, PA 18603

Robert Spielman, Esquire
29 East Main Street
Bloomsburg, PA 17815-1485

(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

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): **KEITH T. REDIS**

Filed to No. **2009-CV-638**

INSTRUCTIONS

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

337 SUMMERHILL AVENUE BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

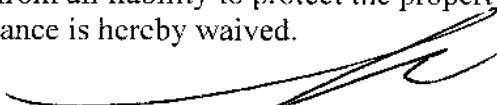
The parties to be served **PERSONALLY** and their addresses are as follows:

KEITH T. REDIS, 337 SUMMERHILL AVENUE 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.

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(A more complete legal description accompanies these documents.)

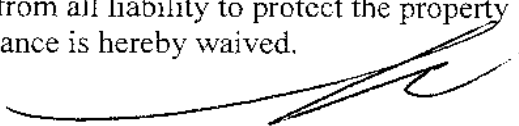
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Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

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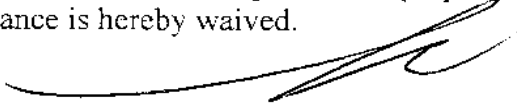
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Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

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:

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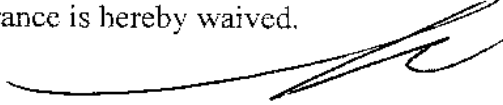
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Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

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

PLAINTIFF

VS.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

2009-ED 114

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:

**337 SUMMERHILL AVENUE
BERWICK, PA 18603**

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

No. 2009-CV-638

JUDGMENT AMOUNT \$82,826.64

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

KEITH T. REDIS

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly boundary line of Summerhill Avenue at the southwest corner of Lot No. 244; thence in a northwesterly direction along the westerly boundary line of Lot No. 244, a distance of 150 feet to the southerly boundary line of a 15 foot alley; thence along the southerly boundary line of said alley in a westerly direction for a distance of 45 feet to the northeast corner of Lot No. 242; thence along the easterly boundary line of Lot No. 242 in a southerly direction for a distance of 150 feet to the northerly boundary line of Summerhill Avenue; thence along the northerly boundary line of Summerhill Avenue in an easterly direction for a distance of 45 feet to a point, the place of beginning.

THIS description is intended to cover and this deed to convey Lot No. 243 in the Duval Dickson fourth plot of lots as marked and shown on plot or plan, and

THIS deed is accepted by the Grantee with the understanding that the aforesaid premises may be used as a professional office or as a residence and may not be used for any purpose which will compete with the business operated by the grantors in former chain of title on the southerly side of Summerhill Avenue at its intersection with Walnut Street, Borough of Berwick, Columbia County, Pennsylvania, unless said grantors in former chain of title or their successors in title agree to a change in said use. This restriction shall bind the Grantee, their heirs, successors in title and assigns, and shall be a covenant which runs with the land.

HAVING thereon erected a dwelling known as 337 Summerhill Avenue, Berwick, PA 18603.

PARCEL NO.: 04A-02-272.

BEING THE SAME PREMISES WHICH Nathan J. Snaveley and Rebecca J. Snaveley, his wife by deed dated 8/2/05 and recorded 8/3/05 in Columbia County Deed Instrument No. 200508169, granted and conveyed unto Keith T. Redis.

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly boundary line of Summerhill Avenue at the southwest corner of Lot No. 244; thence in a northwesterly direction along the westerly boundary line of Lot No. 244, a distance of 150 feet to the southerly boundary line of a 15 foot alley; thence along the southerly boundary line of said alley in a westerly direction for a distance of 45 feet to the northeast corner of Lot No. 242; thence along the easterly boundary line of Lot No. 242 in a southerly direction for a distance of 150 feet to the northerly boundary line of Summerhill Avenue; thence along the northerly boundary line of Summerhill Avenue in an easterly direction for a distance of 45 feet to a point, the place of beginning.

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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.

KEITH T. REDIS

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2009-CV-638

SERVICE TO BE MADE ON DEFENDANT: KEITH T. REDIS

ADDRESS FOR "PERSONAL SERVICE":

KEITH T. REDIS at: 337 SUMMERHILL AVENUE BERWICK, PA 18603

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.

KEITH T. REDIS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

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 day :

of June 20 09 :


Notary Public


LEON P. HALLER, ESQUIRE

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.

KEITH T. REDIS,

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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-638

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NON-MILITARY AFFIDAVIT

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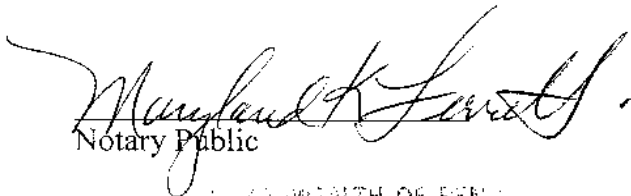
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LEON P. HALLER, ESQUIRE

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 Sheriffs sale of real estate.

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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

148397

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO.

CHECK DATE

148397

06/01/2009

CHECK AMOUNT
\$1,350.00

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

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈ 148397 ⑈ ⑆ 031301846⑆ 51 320931 2⑈