

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs George Soriano

NO. 12-09 ED NO. 1951-08 JD

DATE/TIME OF SALE: Mar 25 0900

BID PRICE (INCLUDES COST) \$ 2163.91

POUNDAGE - 2% OF BID \$ 43.28

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2207.19

PURCHASER(S): Flick

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2207.19

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 857.19

SHERIFF'S SALE COST SHEET

US Bank NA vs. George Sorensen
 NO. 12-09 ED NO. 1957-08 JD DATE/TIME OF SALE Mar 25 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>396.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>736.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>961.08</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>571.30</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>279.30</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>370.53</u>
WATER 20	\$
TOTAL ***** \$ <u>370.53</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2163.91

LAW OFFICES

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

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

April 6, 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. GEORJA SORENSEN
No. 2008-CV-1951-MF

Dear Sheriff:

Enclosed please find affidavits of value for the deed to be prepared and recorded following the sale in this case.

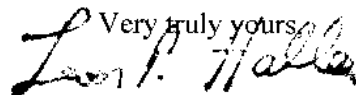
THE GRANTEE SHOULD BE:

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

Please ask the Recorder to 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



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
PAZIP 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

16335

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
PAZIP Code
17101

C. REAL ESTATE LOCATION

Street Address

1604 North Mulberry Street

City, Township, Borough
Berwick Borough

County

Columbia County

School District

Tax Parcel Number

04B-02-038

D. VALUATION DATA

1. Actual Cash Consideration

\$2,163.91

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,163.91

4. County Assessed Value

\$13,006.00

5. Common Level Ratio Factor

X 3.76

6. Fair Market Value

= \$48,902.56

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

4/2/09

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

147047

Purcell, Krug & Haller1719 North Front Street
Harrisburg, PA 17102COMMERCE BANK
60-184-313

CHECK NO.

CHECK DATE

147047

04/07/2009

PAY

Eight hundred fifty-seven and nineteen/100*****

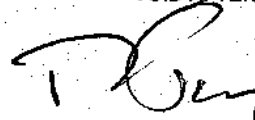
CHECK AMOUNT

\$857.19

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈ 147047 ⑈ ⑆031301846⑆ 51 320931 2⑈

PURCELL, KRUG & HALLER

147047

Vendor COLUMBIA COUNTY SHERIFF

04/07/2009

147047

Reference #

keb P01455-34561

04/07/2009

857.19

857.19

Balance of Sale Costs PHFA/Sorensen

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 March 4, 11, 18, 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.

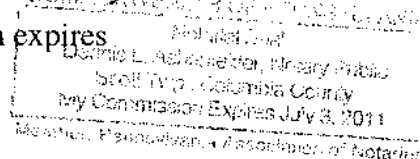
.....
[Signature]

Sworn and subscribed to before me this 19th day of March, 2009.

.....
[Signature]

(Notary Public)

My commission expires



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

.....

12
U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

GEORJA SORENSEN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1951-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE


I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 1/27/2009, 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:

GEORJA SORENSEN
31220 REHOBETH ROAD
WESTOVER, MD 21817

GEORJA SORENSEN
1604 NORTH MULBERRY STREET
BERWICK, PA 18603

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

TENANT/OCCUPANT
1604 NORTH MULBERRY STREET
BERWICK, PA 18603

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

GEORJA SORENSEN
31220 REHOBETH ROAD
WESTOVER, MD 21817

GEORJA SORENSEN
1604 NORTH MULBERRY STREET
BERWICK, PA 18603

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

TENANT/OCCUPANT
1604 NORTH MULBERRY STREET
BERWICK, PA 18603

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 J.D.15700
Attorney for Plaintiff

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

PLAINTIFF

VS.

GEORJA SORENSEN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1951-MF

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: Wednesday, March 25, 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:

**1604 NORTH MULBERRY STREET
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. 2008-CV-1951-MF

JUDGMENT AMOUNT \$78,940.63

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

GEORJA SORENSEN

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

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

BEGINNING at a point on the easterly side of Mulberry Street, Forty (40) feet North of Garfield Avenue, said point being on the Northerly line of Lot No. 31; **THENCE** along same in an easterly direction, parallel with Garfield Avenue Seventy-Five (75) feet; **THENCE** in a Northerly direction, parallel with Mulberry Street, Forty (40) feet to line of Lot No. 33; **THENCE** along same in a Westerly direction, parallel with the first course herein, Seventy-Five (75) feet to Mulberry Street; **THENCE** along same in a southerly direction, Forty (40) feet to the place of beginning.

SAME being the Westerly one-half of Lot No. Thirty-Two in Evans' Addition to Berwick, PA.

HAVING thereon erected a dwelling known as 1604 North Mulberry Street, Berwick, PA 18603.

PARCEL NO.: 04B-02-038.

BEING THE SAME PREMISES WHICH James M. Rowlands and Heather Lynn Rowlands by deed dated and recorded 5/18/08 in Columbia County Deed Instrument No. 2007-05160, granted and conveyed unto Georja Sorensen.

2. Article Number



7160 3901 9845 7318 3197

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☒ Yes

1. Article Addressed to:

GEORJA SORENSEN
31220 REHOBETH ROAD
WESTOVER, MD 21817

PHFA/SORENSEN
PS Form 3811, January 2005

Domestic Return Receipt

NOS 03/25/09

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Agent
☐ Addressee
☒ Yes
☐ No

2. Article Number



7160 3901 9845 7318 3180

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☒ Yes

1. Article Addressed to:

GEORJA SORENSEN
1604 NORTH MULBERRY STREET
BERWICK, PA 18603

PHFA/SORENSEN
PS Form 3811, January 2005

Domestic Return Receipt

NOS 03/25/09

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Agent
☐ Addressee
☒ Yes
☐ No

7160 3901 9845 7318 3180

TO: GEORJA SORENSEN
1604 NORTH MULBERRY STREET
BERWICK, PA 18603

SENDER: NOS 03/25/09

REFERENCE: PHFA/SORENSEN

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	.59
	Return Receipt Fee	2.70
	Restricted Delivery	2.20
	Total Postage & Fees	4.30

9.79

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9845 7318 3197

TO: GEORJA SORENSEN
31220 REHOBETH ROAD
WESTOVER, MD 21817

SENDER: NOS 03/25/09

REFERENCE: PHFA/SORENSEN

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	.59
	Return Receipt Fee	2.70
	Restricted Delivery	2.20
	Total Postage & Fees	4.30

9.79

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. GEORJA SORENSEN
Columbia County Sale 03/25/09

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:

GEORJA SORENSEN
31220 REHOBETH ROAD
WESTOVER, MD 21817

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:

GEORJA SORENSEN
1604 NORTH MULBERRY 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
ELECTRONIC FUNDS TRANSFER
02 1A \$01.10⁰⁰
0004353371 JAN 27 2009
MAILED FROM ZIP CODE 17102



PENNSYLVANIA HOUSING FINANCE AGENCY v. GEORJA SORENSEN
Columbia County Sale 03/25/09

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

Received from:

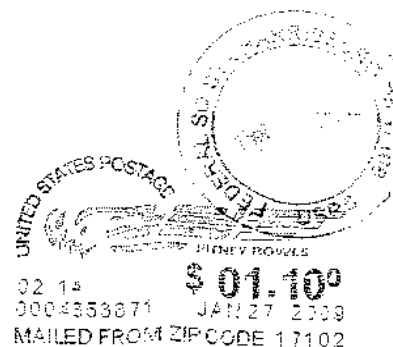
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
1604 NORTH MULBERRY STREET
BERWICK, PA 18603

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.

GEORJA SORENSEN

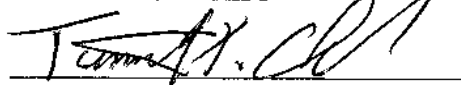
WRIT OF EXECUTION #12 OF 2009 ED

POSTING OF PROPERTY

FEBRUARY 17, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GEORJA SORENSEN AT 1604 NORTH MULBERRY STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

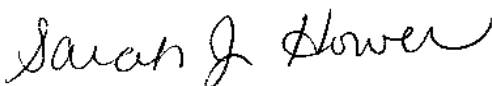
SO ANSWERS:

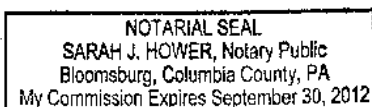

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF FEBRUARY 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

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

12ED2009

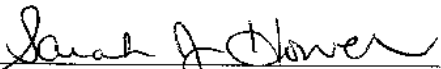
GEORJA SORENSEN

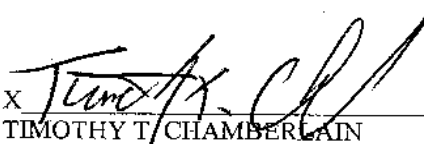
AFFIDAVIT OF SERVICE

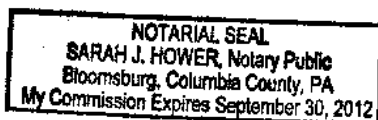
NOW, THIS THURSDAY, FEBRUARY 19, 2009, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO GEORJA SORENSEN AT 31220 REHOBETH ROAD,
WESTOVER WITH GEORJA SORENSEN SIGNING FOR A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, FEBRUARY 19, 2009


NOTARY PUBLIC

X 
TIMOTHY T. CHAMBERLAIN
SHERIFF



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

JUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/28/2009

Fee: \$5.00

Cert. NO: 5556

SORENSEN GEORJA
1604 MULBERRY STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20070 -5160
Location: 1604 MULBERRY ST 1/2
Parcel Id:04B-02 -038-00,000

Assessment: 13,006
Balances as of 01/28/2009

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

BY: Timothy T. Chamberlain Per: dm.
Sheriff

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

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Georja Sorensen
31220 Reheboth Road
Westover, MD 21817

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *Georja Sorensen* C. Date of Delivery *1-21-04*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 9041

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

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) *[Name]* C. Date of Delivery *JAN 20 2004*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 9171

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Name]* C. Date of Delivery *JAN 20 2004*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 9188

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-11

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

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Name]* C. Date of Delivery *JAN 21 2004*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

BERWICK AREA SCHOOL DISTRICT **2008 SCHOOL REAL ESTATE DATE 07/01/2008** Bill# 003781 Original

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:
CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

HOURS Mon, Tue, Thur: 9:30am-4:00pm
 Closed Wednesday and Friday
 Closed Holidays
 PHONE 570-752-7442

The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.

A SORESEN GEORJA
I 1604 MULBERRY STREET
L BERWICK PA 18603

PROPERTY DESCRIPTION
 PARCEL 04B02 03800000
 1604 MULBERRY ST 2500.00
 20070-5160
 0.07 ACRES 51506.00

SCHOOL PENALTY
 DELINQUENT TAX TO
 COURTHOUSE 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2008 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & HOLIDAYS.
 CLOSED FRIDAYS
PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SORESEN GEORJA
 1604 MULBERRY STREET
 BERWICK PA 18603

FOR: COLUMBIA COUNTY **DATE** **BILL NO.**
 03/01/2008 6063

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	13.006	6.146	78.33	79.93	87.92
SINKING		1.345	17.14	17.49	19.24
FIRE		1.25	15.93	16.26	17.07
LIGHT		1.75	22.30	22.76	23.90
BORO RE		10.6	135.10	137.86	144.75
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT					
If paid on or before April 30 268.80 274.30 292.88					
If paid on or before June 30 274.30 292.88					

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	LAND	BUILDINGS	TOTAL ASSESSMENT
		2%	5%	04B-02-038-00,000	2,500	10,506	13,006
		10%		1604 MULBERRY ST			
				.0689 Acres			

FILE COPY

4-25-08

Connie C. Gingher

Connie C. Gingher

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 1/14/2009

SERVICE# 2 - OF - 11 SERVICES
 DOCKET # 12ED2009

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

DEFENDANT GEORJA SORENSEN
 ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
TENANT(S)
1604 NORTH MULBERRY STREET
BERWICK

PAPERS TO SERVED
 MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-15-9 TIME 1450 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) HOBC IS EMPTY

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J Carter DATE 1-15-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/14/2009

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 12ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

GEORJA SORENSEN
Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

CONNIE

RELATIONSHIP

Tax Collector

IDENTIFICATION

DATE 1-15-9

TIME 1:10

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

- A. PERSONAL SERVICE AT POA POB X 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. Adair

DATE 1-15-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/14/2009

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 12ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

GEORJA SORENSEN
Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Berwick Sewer / Christy Rummig
RELATIONSHIP clerk IDENTIFICATION _____

DATE 1/15/09 TIME 14:50 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

[Signature] DATE _____



January 15, 2009

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

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

GEORJA SORENSEN

DOCKET # 12ED2009

JD # 1951JD2008

Dear Timothy:

The amount due on the sewer account #109261 for the property located at 1604 North Mulberry Street in Berwick, Pa through March 31, 2009 is \$370.53.

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

Sincerely,

Kristy Romig
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:
DATE RECEIVED 1/14/2009

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 12ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

GEORJA SORENSEN
Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN GLE

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 1-15-09 TIME 1015 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

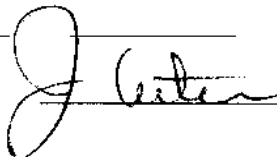
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 1-15-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/14/2009

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 12ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

GEORJA SORENSEN
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 1-14-9 TIME 7605 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) _____

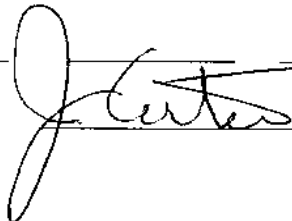
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-14-9

REAL ESTATE OUTLINE

ED # 12-08

DATE RECEIVED 1-14-09
DOCKET AND INDEX 1-14-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>144640</u>

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

SALE DATE Nov 25, 09 TIME 0900
POSTING DATE Feb. 18, 09
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Nov 2</u>
2 ND WEEK	<u>11</u>
3 RD WEEK	<u>12, 09</u>

Purcell, Krug & Haller
: 1719 North Front Street
: Harrisburg, Pennsylvania 17102-2392
: (717) 234-4178 ext. 152
: FAX (717) 236-6120

facsimile transmittal

To: Sheriff's Office - Real Estate Dept. Fax: 1-570-389-5625

From: Misty L. Dunlap Date: January 14, 2009

Re: Sorensen, Georja Pages: 2, including cover page

CC:

☐ Urgent ☐ For Your Review ☐ Please Comment ☐ Please Reply ☐ Original Will Follow

☐ Per our discussion

To whom it may concern,

Here is a copy of the requested Military Affidavit for Georja Sorensen.

Thank you

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via U.S. Postal Service.

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

PLAINTIFF

VS.

GEORJA SORENSEN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1951-MF

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

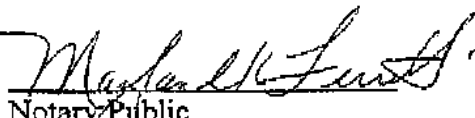
COUNTY OF DAUPHIN :

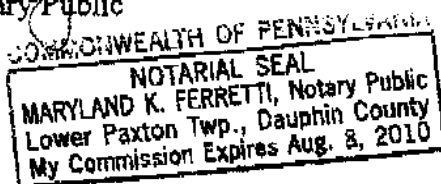
Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within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

Sworn to and subscribed :

before me this 12 day :

of January 20 08 :


Notary Public




LEON P. HALLER, ESQUIRE

SHERIFF'S SALE

WEDNESDAY MARCH 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 12 OF 2009 ED AND CIVIL WRIT NO. 1951 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the easterly side of Mulberry Street, Forty (40) feet North of Garfield Avenue, said point being on the Northerly line of Lot No. 31; THENCE along same in an easterly direction, parallel with Garfield Avenue Seventy-Five (75) feet; THENCE in a Northerly direction, parallel with Mulberry Street, Forty (40) feet to line of Lot No. 33; THENCE along same in a Westerly direction, parallel with the first course herein, Seventy-Five (75) feet to Mulberry Street; THENCE along same in a southerly direction, Forty (40) feet to the place of beginning.

SAME being the Westerly one-half of Lot No. Thirty-Two in Evans' Addition to Berwick, PA. HAVING thereon erected a dwelling known as 1604 North Mulberry Street, Berwick, P A 18603. PARCEL NO.: 04B-02-038.

BEING THE SAME PREMISES WHICH James M. Rowlands and Heather Lynn Rowlands by deed dated and recorded 5/18/08 in Columbia County Deed Instrument No. 2007-05160, granted and conveyed unto Georja Sorensen.

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 MARCH 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 12 OF 2009 ED AND CIVIL WRIT NO. 1951 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the easterly side of Mulberry Street, Forty (40) feet North of Garfield Avenue, said point being on the Northerly line of Lot No. 31; THENCE along same in an easterly direction, parallel with Garfield Avenue Seventy-Five (75) feet; THENCE in a Northerly direction, parallel with Mulberry Street, Forty (40) feet to line of Lot No. 33; THENCE along same in a Westerly direction, parallel with the first course herein, Seventy-Five (75) feet to Mulberry Street; THENCE along same in a southerly direction, Forty (40) feet to the place of beginning.

SAME being the Westerly one-half of Lot No. Thirty-Two in Evans' Addition to Berwick, PA. HAVING thereon erected a dwelling known as 1604 North Mulberry Street, Berwick, P A 18603. PARCEL NO.: 04B-02-038.

BEING THE SAME PREMISES WHICH James M. Rowlands and Heather Lynn Rowlands by deed dated and recorded 5/18/08 in Columbia County Deed Instrument No. 2007-05160, granted and conveyed unto Georja Sorensen.

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 MARCH 25, 2009 AT 9:00 AM

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ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the easterly side of Mulberry Street, Forty (40) feet North of Garfield Avenue, said point being on the Northerly line of Lot No. 31; THENCE along same in an easterly direction, parallel with Garfield Avenue Seventy-Five (75) feet; THENCE in a Northerly direction, parallel with Mulberry Street, Forty (40) feet to line of Lot No. 33; THENCE along same in a Westerly direction, parallel with the first course herein, Seventy-Five (75) feet to Mulberry Street; THENCE along same in a southerly direction, Forty (40) feet to the place of beginning.

SAME being the Westerly one-half of Lot No. Thirty-Two in Evans' Addition to Berwick, PA. HAVING thereon erected a dwelling known as 1604 North Mulberry Street, Berwick, P A 18603. PARCEL NO.: 04B-02-038.

BEING THE SAME PREMISES WHICH James M. Rowlands and Heather Lynn Rowlands by deed dated and recorded 5/18/08 in Columbia County Deed Instrument No. 2007-05160, granted and conveyed unto Georja Sorensen.

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

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

PLAINTIFF

VS.

GEORJA SORENSEN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1951-MF

2009-ED-12
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: **1604 NORTH MULBERRY STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$78,940.63
Interest	\$965.70
Per diem of \$10.73 to 3/01/09	
Late Charges	\$48.30
(\$16.10 per month to 3/01/09)	
Escrow Deficit	\$1,750.45

TOTAL WRIT \$81,705.08

PLUS COSTS:

Dated: 1-14-09

Tami B Kline
PROTHONOTARY

(SEAL)

By Kelly P Brewer
DEPUTY

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

PLAINTIFF

VS.

GEORJA SORENSEN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1951-MF

2009-ED-12

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 **1604 NORTH MULBERRY STREET BERWICK, PA 18603:**

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

GEORJA SORENSEN
31220 REHOBETH ROAD
WESTOVER, MD 21817

GEORJA SORENSEN
1604 NORTH MULBERRY 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**

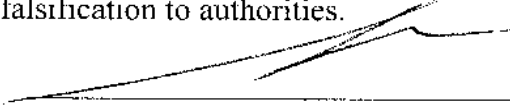
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
1604 NORTH MULBERRY STREET
BERWICK, PA 18603

(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: January 13, 2009

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

PLAINTIFF

VS.

GEORJA SORENSEN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1951-MF

2009-ED-12
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 **1604 NORTH MULBERRY STREET BERWICK, PA 18603:**

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

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31220 REHOBETH ROAD
WESTOVER, MD 21817

GEORJA SORENSEN
1604 NORTH MULBERRY STREET
BERWICK, PA 18603

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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**

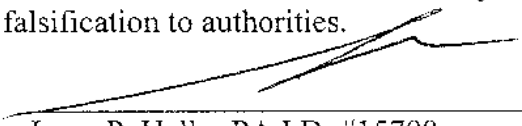
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
1604 NORTH MULBERRY STREET
BERWICK, PA 18603

(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: January 13, 2009

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

PLAINTIFF

VS.

GEORJA SORENSEN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1951-MF

2009-ED-12
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:

**1604 NORTH MULBERRY STREET
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. 2008-CV-1951-MF

JUDGMENT AMOUNT \$78,940.63

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

GEORJA SORENSEN

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

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

BEGINNING at a point on the easterly side of Mulberry Street, Forty (40) feet North of Garfield Avenue, said point being on the Northerly line of Lot No. 31; **THENCE** along same in an easterly direction, parallel with Garfield Avenue Seventy-Five (75) feet; **THENCE** in a Northerly direction, parallel with Mulberry Street, Forty (40) feet to line of Lot No. 33; **THENCE** along same in a Westerly direction, parallel with the first course herein, Seventy-Five (75) feet to Mulberry Street; **THENCE** along same in a southerly direction, Forty (40) feet to the place of beginning.

SAME being the Westerly one-half of Lot No. Thirty-Two in Evans' Addition to Berwick, PA.

HAVING thereon erected a dwelling known as 1604 North Mulberry Street, Berwick, PA 18603.

PARCEL NO.: 04B-02-038.

BEING THE SAME PREMISES WHICH James M. Rowlands and Heather Lynn Rowlands by decd dated and recorded 5/18/08 in Columbia County Deed Instrument No. 2007-05160, granted and conveyed unto Georja Sorensen.

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): **GEORJA SORENSEN**

Filed to No. **2008-CV-1951-MF**

INSTRUCTIONS

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

1604 NORTH MULBERRY STREET BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

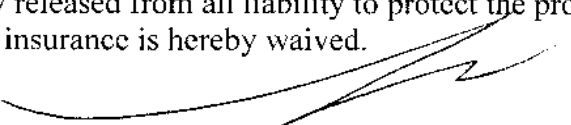
The parties to be served **PERSONALLY** and their addresses are as follows:

**GEORJA SORENSEN, 31220 REHOBETH ROAD WESTOVER, MD 21817 and/or
Attempt at the property: 1604 North Mulberry Street, Berwick, PA**

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, January 13, 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

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

BEGINNING at a point on the easterly side of Mulberry Street, Forty (40) feet North of Garfield Avenue, said point being on the Northerly line of Lot No. 31; **THENCE** along same in an easterly direction, parallel with Garfield Avenue Seventy-Five (75) feet; **THENCE** in a Northerly direction, parallel with Mulberry Street, Forty (40) feet to line of Lot No. 33; **THENCE** along same in a Westerly direction, parallel with the first course herein, Seventy-Five (75) feet to Mulberry Street; **THENCE** along same in a southerly direction, Forty (40) feet to the place of beginning.

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PARCEL NO.: 04B-02-038.

BEING THE SAME PREMISES WHICH James M. Rowlands and Heather Lynn Rowlands by deed dated and recorded 5/18/08 in Columbia County Deed Instrument No. 2007-05160, granted and conveyed unto Georja Sorensen.

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

BEGINNING at a point on the easterly side of Mulberry Street, Forty (40) feet North of Garfield Avenue, said point being on the Northerly line of Lot No. 31; **THENCE** along same in an easterly direction, parallel with Garfield Avenue Seventy-Five (75) feet; **THENCE** in a Northerly direction, parallel with Mulberry Street, Forty (40) feet to line of Lot No. 33; **THENCE** along same in a Westerly direction, parallel with the first course herein, Seventy-Five (75) feet to Mulberry Street; **THENCE** along same in a southerly direction, Forty (40) feet to the place of beginning.

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TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: January 13, 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.

GEORJA SORENSEN

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2008-CV-1951-MF

SERVICE TO BE MADE ON DEFENDANT: GEORJA SORENSEN

ADDRESS FOR "PERSONAL SERVICE":

GEORJA SORENSEN

Attempt at the property: 1604 North Mulberry Street, Berwick, PA 18603

HOWEVER last known is out of state: 31220 REHOBETH ROAD WESTOVER, MD 21817

**** This office will pursue service in Maryland and provide proof of same in our return of service
prior to sale.**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO.
144650

CHECK DATE
01/13/2009

144650

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

CHECK AMOUNT
\$1,350.00

TO THE
ORDER
OF
COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

⑈144650⑈ ⑆031301846⑆ 51 320931 2⑈

