

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

US Bank NA VS Linda Rapchinski

NO. 13-09 ED NO. 2048-08 JD

DATE/TIME OF SALE: 11/15/08 0900

BID PRICE (INCLUDES COST) \$ 2376.55

POUNDAGE - 2% OF BID \$ 47.43

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2418.98

PURCHASER(S): Flick

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2418.98

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1068.98

SHERIFF'S SALE COST SHEET

US Bank NA vs. Linda Kapihau
 NO. 13-09 ED NO. 2048-08 JD DATE/TIME OF SALE Mar 25 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>4103.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>815.76</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1040.76</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>250.29</u>
SCHOOL DIST.	20	\$
DELINQUENT	20	\$ <u>5.00</u>
TOTAL ***** \$ <u>255.29</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>490.00</u>
WATER	20	\$
TOTAL ***** \$ <u>490.00</u>		

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

TOTAL COSTS (OPENING BID) \$ 2371.55

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. LINDA A. KOPIDLOWSKI
No. 2008-CV-2048

Dear Sheriff:

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

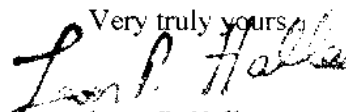
THE GRANTEE SHOULD BE:

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

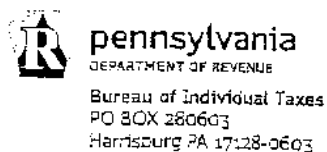
Please ask the Recorder to return the recorded deed to me in the enclosed envelope, along with the recording receipt.

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



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

Date of Acceptance of Document

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

Street Address

35 West Main Street

Street Address AGENCY

211 North Front Street

City

Bloomsburg

State

PA

ZIP Code

16335

City

Harrisburg

State
PA

ZIP Code
17101

C. REAL ESTATE LOCATION

Street Address

43 Buckhorn Road

City, Township, Borough

Village of Buckhorn, Hemlock Township

County

Columbia County

School District

Tax Parcel Number

18-02A-019

D. VALUATION DATA

1. Actual Cash Consideration

\$2,371.55

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,371.55

4. County Assessed Value

\$20,864.00

5. Common Level Ratio Factor

X 3.76

6. Fair Market Value

= \$78,448.64

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.
- ☐ Transfer to Industrial Development Agency. (Name of Decedent) (Estate File Number)
- ☐ 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.

147046

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO.

CHECK DATE

147046

04/07/2009

PAY

One thousand sixty-eight and ninety-eight/100*****

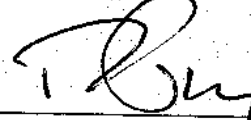
CHECK AMOUNT

\$1,068.98

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈147046⑈ ⑆031301846⑆ 51 320931 2⑈

PURCELL, KRUG & HALLER

147046

Vendor COLUMBIA COUNTY SHERIFF
Reference #

04/07/2009 147046

keb P01455-34620 04/07/2009 1068.98 1068.98

Balance of Sale Costs PHFA/Kopidlowski

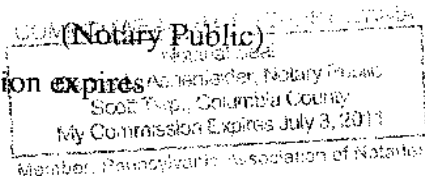


STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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.

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

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.

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 ¹³
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery **JAN 20 2004**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 9195

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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 ¹³
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery **JAN 20 2004**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 9201

PS Form 3811, February 2004

Domestic Return Receipt

102595-01

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:

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 ¹³
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery **JAN 20 2004**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 9225

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

13
U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

LINDA A. KOPIDLOWSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-2048

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:

LINDA A. KOPIDLOWSKI
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Columbia County
Housing Authority
700 Saw Mill Road
Bloomsburg, PA 17815

Columbia County
Housing Authority c/o
Robert Spielman, Esquire
29 East Main Street
Bloomsburg, PA 17815

Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

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

LINDA A. KOPIDLOWSKI
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Columbia County
Housing Authority
700 Saw Mill Road
Bloomsburg, PA 17815

Columbia County
Housing Authority c/o
Robert Spielman, Esquire
29 East Main Street
Bloomsburg, PA 17815

Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

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

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

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

By: 

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

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

PLAINTIFF

VS.

LINDA A. KOPIDLOWSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-2048

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:

**43 BUCKHORN ROAD
BLOOMSBURG, PA 17815**

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

No. 2008-CV-2048

JUDGMENT AMOUNT \$62,455.20

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

LINDA A. KOPIDLOWSKI

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 THOSE TWO CERTAIN parcels of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1: BOUNDED

- 1.1 On the North by lot now or formerly of Henry Carr;
- 1.2 On the East by land now or formerly of Charles and Lloyd Brobst;
- 1.3 On the South by Parcel No. 2; and
- 1.4 On the West by public road leading to Bloomsburg.

CONTAINING one-fourth of an acre ($\frac{1}{4}$ A.), more or less.

WHEREON is erected a dwelling house and outbuildings.

PARCEL NO. 2: BOUNDED

- 2.1 On the North by Parcel No. 1;
- 2.2 On the East by lot now or formerly of Charles and Lloyd Brobst;
- 2.3 On the South by lot now or formerly of Leah Zeisloft; and
- 2.4 On the West by a public road leading to Bloomsburg.

WHEREON is erected a shop.

IT BEING FURTHER IDENTIFIED as Tax Parcel No. 18-02A-019.

THE DWELLING THEREON ERECTED is known as 43 Buckhorn Road, Bloomsburg, PA 17815.

UNDER AND SUBJECT to an easement as more fully described as Columbia County Instrument No. 200215151.

BEING THE SAME PREMISES which Lora Lynn Sandahl by deed dated 7/25/06 and recorded 7/27/06 in Columbia County Deed Instrument No. 2006-07608 granted and conveyed unto Linda A. Kopidowski.

7160 3901 9845 7318 3173

TO: LINDA A. KOPIDLOWSKI
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

SENDER: NOS 03/25/09

REFERENCE: PHFA/KOPIDLOWSKI

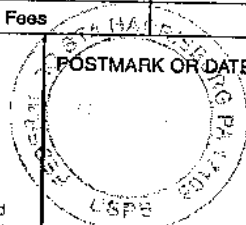
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	.50
	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



PENNSYLVANIA HOUSING FINANCE AGENCY v. LINDA A. KOPIDLOWSKI
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:

LINDA A. KOPIDLOWSKI
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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:

Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

Postmark:

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

Received from:

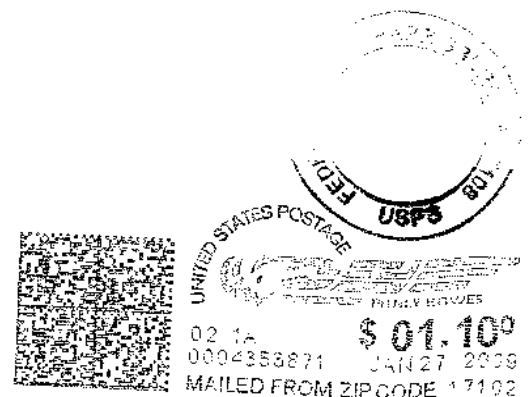
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY v. LINDA A. KOPIDLOWSKI
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
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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:

Columbia County
Housing Authority c/o
Robert Spielman, Esquire
29 East Main Street
Bloomsburg, PA 17815

Postmark:

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

Received from:

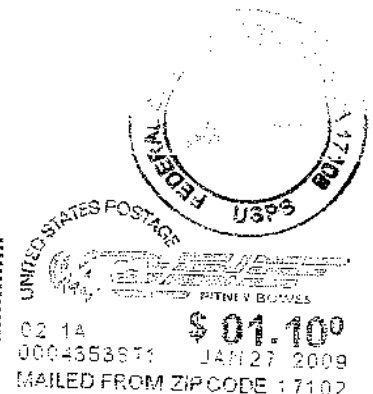
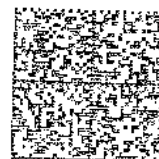
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Columbia County
Housing Authority
700 Saw Mill Road
Bloomsburg, PA 17815

Postmark:



02 1A \$01.100
0004353871 JAN 27 2009
MAILED FROM ZIP CODE 17102

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.

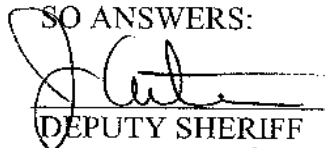
LINDA KOPIDLOWSKI

WRIT OF EXECUTION #13 OF 2009 ED

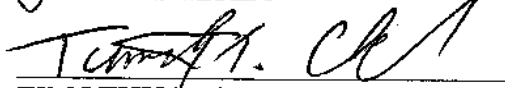
POSTING OF PROPERTY

FEBRUARY 17, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LINDA KOPIDLOWSKI AT 43 BUCKHORN ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:



DEPUTY SHERIFF



TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF FEBRUARY 2009



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

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

Docket # 13ED2009

MORTGAGE FORECLOSURE

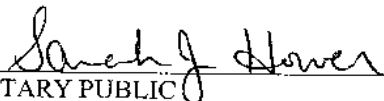
LINDA A. KOPIDLOWSKI

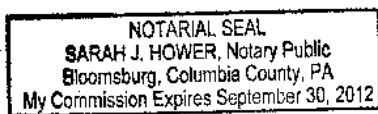
AFFIDAVIT OF SERVICE

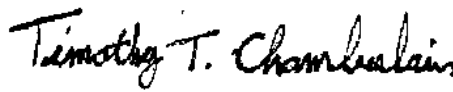
NOW, THIS FRIDAY, JANUARY 16, 2009, AT 3:11 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LINDA KOPIDLOWSKI AT 43 BUCKHORN ROAD, BLOOMSBURG BY HANDING TO LINDA KOPIDLOWSKI, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

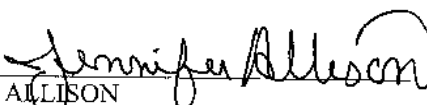
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 20, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. ALLISON
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Thursday, January 15, 2009

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

**US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY
VS
LINDA A. KOPIDLOWSKI**

DOCKET # 13ED2009

JD # 2048JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

*See Attached copy of
CST 2009 Tax Due*

Tax Notice 2009 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
JUNE 23, 25, 30: 1 PM TO 6 PM

OR BY APPOINTMENT

PHONE: 570-784-9310

DATE 03/01/2009 BILL NO. 19730

FOR: COLUMBIA County	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
	GENERAL SINKING FIRE TWP RE	20,864	6.146 1.345 1 3.75	125.67 27.50 20.44 76.68	128.23 28.06 20.86 78.24	141.05 30.87 22.96 86.06
The discount & penalty have been calculated for your convenience		PAY THIS AMOUNT		250.29 April 30 If paid on or before	255.39 June 30 If paid on or before	280.93 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KOPIDLOWSKI LINDA A
43 BUCKHORN RD
BLOOMSBURG PA 17815

CNTY	TWP	This tax returned to courthouse on:
Discount 2 %	2 %	January 1, 2010
Penalty 10 %	10 %	
PARCEL: 18 -02A-019-00,000		
43 BUCKHORN RD		
3053 Acres	Land	2,660
	Buildings	18,204
	Total Assessment	20,864

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX Due

AS of 2/2/09

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/26/2009

Fee: \$5.00

Cert. NO: 5537

KOPIDLOWSKI LINDA A
43 BUCKHORN RD
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 0444 -0500
Location: 43 BUCKHORN RD
Parcel Id:18 -02A-019-00,000

Assessment: 20,864
Balances as of 01/26/2009

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

By: Sheriff of Columbia County Per: dm.

COLUMBIA COUNTY



HOUSING AUTHORITY

Main Office / Section 8 Office • 700 Sawmill Rd Suite 101 • Bloomsburg, PA 17815

Phone: (570) 784-9373
Jim Thomas: ext. 120
Jane: ext. 119
Diane: ext. 118
Main Office Fax: (570) 387-8806
Section 8 Fax: (570) 784-1479
TDD: (570) 389-5745

January 20, 2009

Office of the Sheriff
Box 380
Columbia County Court House
Bloomsburg, PA 17815

RE: U.S. Bank National Association
Trustee for the Pennsylvania
Housing Finance Agency vs.
Linda A. Kopidowski
Docket #13ED2009
JD# 2048JD2008

To Whom It May Concern:

Please be informed that the Columbia County Housing Authority holds the second mortgage against the property that is the subject of the foreclosure sale noted above. The mortgage has a balance of \$2,550.58, with no per diem interest charges or other fees.

If you have questions, call me at 784-9373.

Yours truly,

James Thomas
Executive Director

JT/jj

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 13ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

LINDA A. KOPIDLOWSKI
Purcell, Krug & Haller

PERSON/CORP TO SERVED
COLUMBIA COUNTY HOUSING AUTHORITY
700 SAWMILL ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Lorie Gardner

RELATIONSHIP Housing & community development specialist IDENTIFICATION _____

DATE 1-20-09 TIME 1311 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

Jennifer Altison

DATE 1-20-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 13ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

LINDA A. KOPIDLOWSKI
Purcell, Krug & Haller

PERSON/CORP TO SERVED
COLUMBIA CO. HOUSING C/O ATTY SPIELMAN
29 EAST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

~~Catherine Noreen~~ Noreen Manofsky

RELATIONSHIP

Secretary

IDENTIFICATION

DATE 1-20-09

TIME

0914

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

1-16-09

1300

5

Not in office → Aff & Rec. out

DEPUTY

J. Allison

DATE

1-20-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 13ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

LINDA A. KOPIDLOWSKI

ATTORNEY FIRM

Purcell, Krug & Haller

PERSON/CORP TO SERVED

LINDA KOPIDLOWSKI

43 BUCKHORN ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Linda

RELATIONSHIP def IDENTIFICATION _____

DATE 1-16-09 TIME 1511 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 Allison

DATE 1-16-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 13ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

LINDA A. KOPIDLOWSKI
Purcell, Krug & Haller

PERSON/CORP TO SERVED
COLUMBIA BANK & TRUST CO.
11 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Lisa Rumberger

RELATIONSHIP Assistance Vice President IDENTIFICATION _____

DATE 1-16-09 TIME 1255 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

ga

DATE

1-16-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 13ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

LINDA A. KOPIDLOWSKI
Purcell, Krug & Haller

PERSON/CORP TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON posted on door

RELATIONSHIP tax collector IDENTIFICATION _____

DATE 1-16-09 TIME 1504 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature] DATE 1-16-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/14/2009

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 13ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

LINDA A. KOPIDLOWSKI
Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 1-16-09 TIME 1450 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Halloran

DATE

1-16-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/14/2009

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 13ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

LINDA A. KOPIDLOWSKI
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 1-16-9 TIME 1200 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) _____

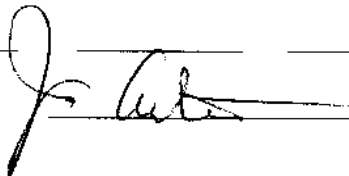
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-16-9

82 Buckhorn Road, Bloomsburg, PA 17815
570-784-2696
FAX - 570-784-1425

Hemlock Municipal Sewer Cooperative

Fax

To: Sheriff Chamberlain

From: Garey Bittenbender

Fax:

Pages: 1

Phone:

Date: January 15, 2009

Re: Kopidlowski

CC:

Docket 13ED2009

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

● **Comments:**

The current amount due on the account is \$420.00. On the date of the sale the amount due will be \$490.00.

Garey Bittenbender

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

facsimile transmittal

To:	Real Estate Department	Fax:	1-570-389-5625
From:	Misty L. Dunlap	Date:	January 15, 2009
Re:	Kopidlowski, Linda A.	Pages:	2, including cover page
CC:			
<input type="checkbox"/> Urgent <input type="checkbox"/> For Your Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Original Will Follow			
<input type="checkbox"/> Per our discussion			

To whom it may concern,

Here is a copy of the Military Affidavit for Linda A. Kopidlowski.

Thank you very much.

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.

LINDA A. KOPIDLOWSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-2048

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 13th day :

of January 20 09 :


LEON P. HALLER, ESQUIRE


Notary Public

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

REAL ESTATE OUTLINE

ED # 13-09

DATE RECEIVED 1-18-09
DOCKET AND INDEX 1-15-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	<i>no sale</i>
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>144651</u>

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

SALE DATE	<u>Mar 25, 09</u>	TIME <u>9:00</u>
POSTING DATE	<u>Feb 18, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Mar 2</u>	
	2 ND WEEK	
	3 RD WEEK <u>Mar 9</u>	

SHERIFF'S SALE

WEDNESDAY MARCH 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 13 OF 2009 ED AND CIVIL WRIT NO. 2048 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 THOSE TWO CERTAIN parcels of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1: BOUNDED

- 1.1 On the North by lot now or formerly of Henry Carr;
- 1.2 On the East by land now or formerly of Charles and Lloyd Brobst;
- 1.3 On the South by Parcel No. 2; and
- 1.4 On the West by public road leading to Bloomsburg

CONTAINING one-fourth of an acre (1/2 A.), more or less.

WHEREON is erected a dwelling house and outbuildings.

PARCEL NO. 2: BOUNDED

- 2.1 On the North by Parcel No. 1;
- 2.2 On the East by lot now or formerly of Charles and Lloyd Brobst;
- 2.3 On the South by lot now or formerly of Leah Zeisloft; and
- 2.4 On the West by a public road leading to Bloomsburg.

WHEREON is erected a shop.

IT BEING FURTHER IDENTIFIED as Tax Parcel No. 18-02A-019

THE DWELLING THEREON ERECTED is known as 43 Buckhorn Road, Bloomsburg, PA 17815.

UNDER AND SUBJECT to an easement as more fully described as Columbia County Instrument No. 200215151.

BEING THE SAME PREMISES which Lora Lynn Sandahl by deed dated 7/25/06 and recorded 7/27/06 in Columbia County Deed Instrument No. 2006-07608 granted and conveyed unto Linda A. Kopidlowski.

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. 13 OF 2009 ED AND CIVIL WRIT NO. 2048 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 THOSE TWO CERTAIN parcels of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1: BOUNDED

- 1.1 On the North by lot now or formerly of Henry Carr;
 - 1.2 On the East by land now or formerly of Charles and Lloyd Brobst;
 - 1.3 On the South by Parcel No. 2; and
 - 1.4 On the West by public road leading to Bloomsburg
- CONTAINING one-fourth of an acre (1/2 A.), more or less.
WHEREON is erected a dwelling house and outbuildings.

PARCEL NO. 2: BOUNDED

- 2.1 On the North by Parcel No. 1;
 - 2.2 On the East by lot now or formerly of Charles and Lloyd Brobst;
 - 2.3 On the South by lot now or formerly of Leah Zeisloft; and
 - 2.4 On the West by a public road leading to Bloomsburg.
- WHEREON is erected a shop.

IT BEING FURTHER IDENTIFIED as Tax Parcel No. 18-02A-019

THE DWELLING THEREON ERECTED is known as 43 Buckhorn Road, Bloomsburg, PA 17815.

UNDER AND SUBJECT to an easement as more fully described as Columbia County Instrument No. 200215151.

BEING THE SAME PREMISES which Lora Lynn Sandahl by deed dated 7/25/06 and recorded 7/27/06 in Columbia County Deed Instrument No. 2006-07608 granted and conveyed unto Linda A. Kopidlowski.

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. 13 OF 2009 ED AND CIVIL WRIT NO. 2048 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 THOSE TWO CERTAIN parcels of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1: BOUNDED

- 1.1 On the North by lot now or formerly of Henry Carr;
- 1.2 On the East by land now or formerly of Charles and Lloyd Brobst;
- 1.3 On the South by Parcel No. 2; and
- 1.4 On the West by public road leading to Bloomsburg

CONTAINING one-fourth of an acre (1/2 A.), more or less.

WHEREON is erected a dwelling house and outbuildings.

PARCEL NO. 2: BOUNDED

- 2.1 On the North by Parcel No. 1;
- 2.2 On the East by lot now or formerly of Charles and Lloyd Brobst;
- 2.3 On the South by lot now or formerly of Leah Zeisloft; and
- 2.4 On the West by a public road leading to Bloomsburg.

WHEREON is erected a shop.

IT BEING FURTHER IDENTIFIED as Tax Parcel No. 18-02A-019

THE DWELLING THEREON ERECTED is known as 43 Buckhorn Road, Bloomsburg, PA 17815.

UNDER AND SUBJECT to an easement as more fully described as Columbia County Instrument No. 200215151.

BEING THE SAME PREMISES which Lora Lynn Sandahl by deed dated 7/25/06 and recorded 7/27/06 in Columbia County Deed Instrument No. 2006-07608 granted and conveyed unto Linda A. Kopidlowski.

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

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

Thursday, January 15, 2009

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

**US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY
VS
LINDA A. KOPIDLOWSKI**

DOCKET # 13ED2009

JD # 2048JD2008

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,

A handwritten signature in black ink that reads "Timothy T. Chamberlain".

Timothy T. Chamberlain
Sheriff of Columbia County

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

PLAINTIFF

VS.

LINDA A. KOPIDLOWSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-2048

2009-ED-13
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: March 25, 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:

43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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

No. 2008-CV-2048

JUDGMENT AMOUNT \$62,455.20

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

LINDA A. KOPIDLOWSKI

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 THOSE TWO CERTAIN parcels of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1: BOUNDED

- 1.1 On the North by lot now or formerly of Henry Carr;
- 1.2 On the East by land now or formerly of Charles and Lloyd Brobst;
- 1.3 On the South by Parcel No. 2; and
- 1.4 On the West by public road leading to Bloomsburg.

CONTAINING one-fourth of an acre ($\frac{1}{4}$ A.), more or less.

WHEREON is erected a dwelling house and outbuildings.

PARCEL NO. 2: BOUNDED

- 2.1 On the North by Parcel No. 1;
- 2.2 On the East by lot now or formerly of Charles and Lloyd Brobst;
- 2.3 On the South by lot now or formerly of Leah Zeisloft; and
- 2.4 On the West by a public road leading to Bloomsburg.

WHEREON is erected a shop.

IT BEING FURTHER IDENTIFIED as Tax Parcel No. 18-02A-019.

THE DWELLING THEREON ERECTED is known as 43 Buckhorn Road, Bloomsburg, PA 17815.

UNDER AND SUBJECT to an easement as more fully described as Columbia County Instrument No. 200215151.

BEING THE SAME PREMISES which Lora Lynn Sandahl by deed dated 7/25/06 and recorded 7/27/06 in Columbia County Deed Instrument No. 2006-07608 granted and conveyed unto Linda A. Kopidowski.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: FAX
DATE RECEIVED 1/14/2009

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 13ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT
ATTORNEY FIRM

LINDA A. KOPIDLOWSKI
Purcell, Krug & Haller

PERSON/CORP TO SERVED
HEMLOCK SEWER C/O GAREY BITTENBENDER
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

1-21 Fassel

RELATIONSHIP

IDENTIFICATION

DATE

TIME

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY)

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

DATE

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

PLAINTIFF

VS.

LINDA A. KOPIDLOWSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-2048

2009-ED-13
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: **43 BUCKHORN ROAD BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment	\$62,455.20
Interest	\$896.40
Per diem of \$9.96 to 3/01/09	
Late Charges	\$54.39
(\$18.13 per month to 3/01/09)	
Escrow Deficit	\$1,894.50

TOTAL WRIT **\$65,300.49**

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.

LINDA A. KOPIDLOWSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-2048

2009-ED-13
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 **43 BUCKHORN ROAD BLOOMSBURG, PA 17815:**

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

LINDA A. KOPIDLOWSKI
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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):

Columbia County
Housing Authority
700 Saw Mill Road
Bloomsburg, PA 17815

Columbia County
Housing Authority c/o
Robert Spielman, Esquire
29 East Main Street
Bloomsburg, PA 17815

Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

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**

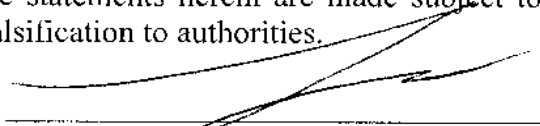
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

(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.

LINDA A. KOPIDLOWSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-2048

2009-ED-13
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 **43 BUCKHORN ROAD BLOOMSBURG, PA 17815:**

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

LINDA A. KOPIDLOWSKI
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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):

Columbia County
Housing Authority
700 Saw Mill Road
Bloomsburg, PA 17815

Columbia County
Housing Authority c/o
Robert Spielman, Esquire
29 East Main Street
Bloomsburg, PA 17815

Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

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**

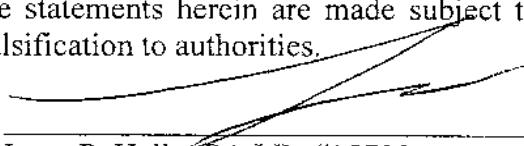
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

(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

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): **LINDA A. KOPIDLOWSKI**

Filed to No. **2008-CV-2048**

INSTRUCTIONS

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

43 BUCKHORN ROAD BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

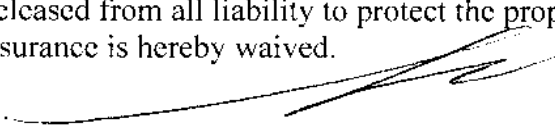
The parties to be served **PERSONALLY** and their addresses are as follows:

LINDA A. KOPIDLOWSKI, 43 BUCKHORN ROAD BLOOMSBURG, PA 17815

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

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

PLAINTIFF

VS.

LINDA A. KOPIDLOWSKI,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-2048

2009-ED-13

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:

43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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

No. 2008-CV-2048

JUDGMENT AMOUNT \$62,455.20

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

LINDA A. KOPIDLOWSKI

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 THOSE TWO CERTAIN parcels of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1: BOUNDED

- 1.1 On the North by lot now or formerly of Henry Carr;
- 1.2 On the East by land now or formerly of Charles and Lloyd Brobst;
- 1.3 On the South by Parcel No. 2; and
- 1.4 On the West by public road leading to Bloomsburg.

CONTAINING one-fourth of an acre ($\frac{1}{4}$ A.), more or less.

WHEREON is erected a dwelling house and outbuildings.

PARCEL NO. 2: BOUNDED

- 2.1 On the North by Parcel No. 1;
- 2.2 On the East by lot now or formerly of Charles and Lloyd Brobst;
- 2.3 On the South by lot now or formerly of Leah Zeisloft; and
- 2.4 On the West by a public road leading to Bloomsburg.

WHEREON is erected a shop.

IT BEING FURTHER IDENTIFIED as Tax Parcel No. 18-02A-019.

THE DWELLING THEREON ERECTED is known as 43 Buckhorn Road, Bloomsburg, PA 17815.

UNDER AND SUBJECT to an easement as more fully described as Columbia County Instrument No. 200215151.

BEING THE SAME PREMISES which Lora Lynn Sandahl by deed dated 7/25/06 and recorded 7/27/06 in Columbia County Deed Instrument No. 2006-07608 granted and conveyed unto Linda A. Kopidlowski.

ALL THOSE TWO CERTAIN parcels of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1: BOUNDED

- 1.1 On the North by lot now or formerly of Henry Carr;
- 1.2 On the East by land now or formerly of Charles and Lloyd Brobst;
- 1.3 On the South by Parcel No. 2; and
- 1.4 On the West by public road leading to Bloomsburg.

CONTAINING one-fourth of an acre ($\frac{1}{4}$ A.), more or less.

WHEREON is erected a dwelling house and outbuildings.

PARCEL NO. 2: BOUNDED

- 2.1 On the North by Parcel No. 1;
- 2.2 On the East by lot now or formerly of Charles and Lloyd Brobst;
- 2.3 On the South by lot now or formerly of Leah Zeisloft; and
- 2.4 On the West by a public road leading to Bloomsburg.

WHEREON is erected a shop.

IT BEING FURTHER IDENTIFIED as Tax Parcel No. 18-02A-019.

THE DWELLING THEREON ERECTED is known as 43 Buckhorn Road, Bloomsburg, PA 17815.

UNDER AND SUBJECT to an easement as more fully described as Columbia County Instrument No. 200215151.

BEING THE SAME PREMISES which Lora Lynn Sandahl by deed dated 7/25/06 and recorded 7/27/06 in Columbia County Deed Instrument No. 2006-07608 granted and conveyed unto Linda A. Kopidlowski.

ALL THOSE TWO CERTAIN parcels of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1: BOUNDED

- 1.1 On the North by lot now or formerly of Henry Carr;
- 1.2 On the East by land now or formerly of Charles and Lloyd Brobst;
- 1.3 On the South by Parcel No. 2; and
- 1.4 On the West by public road leading to Bloomsburg.

CONTAINING one-fourth of an acre ($\frac{1}{4}$ A.), more or less.

WHEREON is erected a dwelling house and outbuildings.

PARCEL NO. 2: BOUNDED

- 2.1 On the North by Parcel No. 1;
- 2.2 On the East by lot now or formerly of Charles and Lloyd Brobst;
- 2.3 On the South by lot now or formerly of Leah Zeisloft; and
- 2.4 On the West by a public road leading to Bloomsburg.

WHEREON is erected a shop.

IT BEING FURTHER IDENTIFIED as Tax Parcel No. 18-02A-019.

THE DWELLING THEREON ERECTED is known as 43 Buckhorn Road, Bloomsburg, PA 17815.

UNDER AND SUBJECT to an easement as more fully described as Columbia County Instrument No. 200215151.

BEING THE SAME PREMISES which Lora Lynn Sandahl by deed dated 7/25/06 and recorded 7/27/06 in Columbia County Deed Instrument No. 2006-07608 granted and conveyed unto Linda A. Kopidlowski.

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.

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.

LINDA A. KOPIDLOWSKI

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2008-CV-2048

SERVICE TO BE MADE ON DEFENDANT:

LINDA A. KOPIDLOWSKI

ADDRESS FOR "PERSONAL SERVICE":

LINDA A. KOPIDLOWSKI at:
43 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCIAL BANK
601-84-313

CHECK NO.
144651

CHECK DATE
01/13/2009

144651

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

CHECK AMOUNT
\$1,350.00

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

⑈144651⑈ ⑆031301846⑆ 51 320931 2⑈

[Signature]

VOID AFTER 90 DAYS

MP

Security Features Included.



Details on back.