

SHERIFF'S SALE COST SHEET

US Bank NA vs. Amanda Adams & Brian Walters
 NO. 27-09 ED NO. 1815-08 JD DATE/TIME OF SALE Apr 29 9/00

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>241.50</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>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>542.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>865.56</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1090.56</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>172.20</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>187.20</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>730.00</u>	
WATER 20	\$	
TOTAL *****		\$ <u>730.00</u>

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

TOTAL COSTS (OPENING BID) \$ 2571.87

26

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA VS Amelia Aples & Brian Walter

NO. 29-09 ED NO. 1815-08 JD

DATE/TIME OF SALE: Apr 19 0900

BID PRICE (INCLUDES COST) \$ 35000.00

POUNDAGE - 2% OF BID \$ 700.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

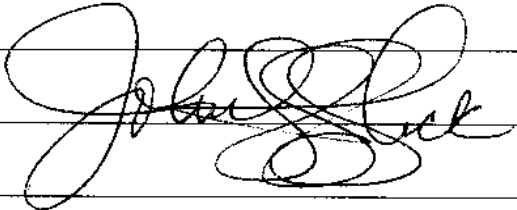
MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3571.82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3571.82

LESS DEPOSIT: \$ 1380

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2171.82

LAW OFFICES

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

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

May 12, 2009

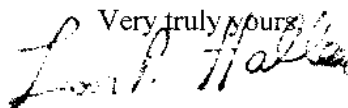
OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY vs. AMANDA M. ANDES & BRIAN W. MOLTER
No. 2008-CV-1815-MF

Dear Sheriff:

Enclosed please find a copy of the mortgage and all assignments to be used in connection with recording the deed from the sale in this case.

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

Very truly yours,


Leon P. Haller

LPH/kb
Enclosure

DEWELL J. MICHAEL
REGISTER AND RECORDER
COLUMBIA COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
200158233

RECORDED ON

DATE 20. 2001

4:58:22 AM

RECORDING FEE - \$27.00

STATE TAX \$1.00

RECEIVED \$1.00

IN GOVERNMENT FUND \$1.00

STATE MORTGAGE TAX \$0.50

ADDITIONAL HOUSING \$22.75

ADDITIONAL HOUSING \$2.70

ADDITIONAL HOUSING \$1.35

ADDITIONAL HOUSING \$56.50

ADDITIONAL HOUSING \$56.50

ADDITIONAL HOUSING \$56.50

ADDITIONAL HOUSING \$56.50

ADDITIONAL HOUSING \$56.50

ADDITIONAL HOUSING \$56.50

RECEIVED BY PHFA
DEC 26 2001
SINGLE FAMILY

RETURN TO:

NATIONAL CITY MORTGAGE CO
P.O. Box 8800
Dayton, OH 45401-8800

Parcel Number:

0000460492

[Space Above This Line For Recording Data]

Commonwealth of Pennsylvania

MORTGAGE

FHA Case No.

441-6627266- 703

THIS MORTGAGE ("Security Instrument") is given on August 16, 2001
The Mortgagor is

BRIAN W MOLTER and AMANDA M ANDES

("Borrower"). This Security Instrument is given to
National City Mortgage Co dba
Eastern Mortgage Services

which is organized and existing under the laws of The State of Ohio, and
whose address is 3232 Newmark Drive, Miamisburg, OH 45342
("Lender"). Borrower owes Lender the principal sum of

SEVENTY EIGHT THOUSAND TWO HUNDRED FIFTY SIX & 00/100
Dollars (U.S. \$ 78,256.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"),
which provides for monthly payments, with the full debt, if not paid earlier, due and payable on
September 1 2031. This Security Instrument secures to Lender: (a) the repayment
of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the

FHA Pennsylvania Mortgage - 4/96

LMP-4R(PA) (0006)

VMP MORTGAGE FORMS - (800)521-7231

Page 1 of 9

Initials:

Bm
Jb

ORIGINAL



ASSIGNMENT OF MORTGAGE

For value received, the undersigned, National City Mortgage Co. dba Eastern Mortgage Services (Participant) does hereby grant, bargain, sell, convey, assign and deliver unto the Pennsylvania Housing Finance Agency (Agency), that certain mortgage executed by Brian W. Molter and Amanda M. Andes

(Mortgagor) to the undersigned, which mortgage is recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Book/Volume #, Page together with the debt thereby secured and the note therein described and all right, title and interest of the undersigned in and to the land and property conveyed by said Mortgage.

+ Instrument No. 200105238 ✓

To have and to hold unto the Agency, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed in its name by its duly authorized officer, on the 16th day of August, 2001.

ATTEST:

National City Mortgage Co. dba Eastern Mortgage Services (Participant)

By: Christine M. Basile

Title: Closer

By: Bernice Perazzetti

Title: Operations Manager

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF NORTHAMPTON

On this, the 16th day of August, 2001, before me, the undersigned officer, personally appeared Bernice Perazzetti, Operations Mgr, Eastern Mortgage Services known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Staci L. Steely
Notary Public

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____

NOTARIAL SEAL
STACI L. STEELY, NOTARY PUBLIC
BETHLEHEM, NORTHAMPTON CO.
MY COMMISSION EXPIRES FEB. 23, 2004

RECORDED on this _____ day of _____ A.D. 20____ in the Recorder's Office of said County, in Mortgage book Volume _____, Page _____.

Given under my hand and the seal of said office the day and year aforesaid.

Recorder

CERTIFICATE OF RESIDENCE

I hereby certify that the principal place of business and complete post office address of the within named Assignee is Pennsylvania Housing Agency, 2101 North Front Street, Harrisburg, PA 17110.

AFTER RECORDATION, THIS ASSIGNMENT IS TO BE MAILED TO:
(Participating lender's name and address)

National City Mortgage Co.
3232 Newmark Drive
Miamisburg, Ohio 45342
Attn: Private Investor Team/ISD



009AC3

COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815

Instrument Number - 200810772
Recorded On 10/16/2008 At 12:46:09 PM

* Total Pages - 2

* Instrument Type - ASSIGNMENT OF MORTGAGE

Invoice Number - 126691

* Grantor - MOLTER, BRIAN W

* Grantee - U S BANK

User - TSA

* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$28.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
MAIL PURCELL KRUG & HALLER

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Record Prepared by
U.S. Bank National Association
c/o PHFA-Accounting & Loan Servicing
211 North Front Street, P.O. Box 15057
Harrisburg, Pennsylvania 17105-5057
717-780-3800 or 1-800-346-3597

PIN / ID Number: 1801B022

Above space is intentionally left blank for recording data.

ASSIGNMENT OF MORTGAGE

For value received, PENNSYLVANIA HOUSING FINANCE AGENCY ("PHFA"), hereby grant, sell, convey, assign and deliver unto the U.S. BANK NATIONAL ASSOCIATION, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982), its successors and assigns, the following described Mortgage, together with the Note secured thereby:

Name of Original Mortgagor(s): BRIAN W. MOLTER
AMANDA M. ANDES

Secured by the real property located at: 699 DRINKER ST, BLOOMSBURG, PA 17815
Municipality of: TOWNSHIP OF HEMLOCK

Original Principal Amount: \$78,256.00 County Recorded in: COLUMBIA Instrument #200108238
Mortgage Recorded: August 20, 2001 to National City Mortgage Co. dba Eastern Mortgage Services
Last Assignment to: PA Housing Finance Agency Instrument#: 200108239

IN WITNESS WHEREOF, the said Pennsylvania Housing Finance Agency, has caused this Assignment of Mortgage to be executed by its duly authorized officer. (Series: 072, PHFA) [GOOD]

DATED: March 14, 2008

By: PENNSYLVANIA HOUSING FINANCE AGENCY

Anthony J. Julian
Anthony J. Julian
Director of Accounting and Loan Servicing

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

On this, the 17th day of March, 2008, before me, the undersigned officer, personally appeared Anthony J. Julian, Director of Accounting and Loan Servicing, an authorized officer of the Pennsylvania Housing Finance Agency, and acknowledged that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and official seal.

Kimberley A. Ayala
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberley A. Ayala, Notary Public
City Of Harrisburg, Dauphin County
My Commission Expires Jan. 15, 2011
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE OF ASSIGNEE

I certify that the principal business and mailing address for this assignment and assignee is:
U.S. Bank National Association, c/o PHFA-Accounting & Loan Servicing
211 North Front Street, P.O. Box 15057, Harrisburg, Pennsylvania 17105-5057

AFTER RECORDING PLEASE RETURN
TO:

Purcell, Krug & Haller
Leon P. Haller, Esquire
1718 North Front Street
Harrisburg, PA 17102
Attn: Assignments

Anthony J. Julian
Authorized Officer

VANIA
N. SHERIFF SALE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *2/6/07*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7007 3020 0001 4837 9133

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 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 ☒ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *FEB 05 2009*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number
(Transfer from service label)

7007 3020 0001 4837 9126

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *FEB 08 2009*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number
(Transfer from service label)

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *FEB 05 2009*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *FEB 05 2009*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *FEB 05 2009*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

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

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

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

May 1, 2009

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

Re: David Brown
1171 Millville Road
Bloomsburg, PA 17815
No. 2008-CV-2137

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ" to FEDERAL HOME LOAN MORTGAGE CORPORATION, 5000 Plano Parkway, Carrollton, TX 75010.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

S-11 3-11 1-11

Enclosure

cc: Wells Fargo Bank, N.A.

Account No. 192249

LAW OFFICES

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

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

May 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. AMANDA M. ANDES & BRIAN W. MOLTER
No. 2008-CV-1815-MF

Dear Sheriff:

Enclosed please find our check in the amount of \$2,171.82 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded. KINDLY MARK THE WRIT WITHDRAWN.

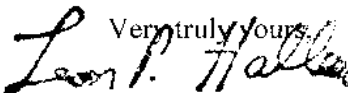
THE GRANTEE SHOULD BE:

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

Please have the Recorder return the recorded deed 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

5-12- called
will for met
(Barb)

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK DATE

05/06/2009

CHECK NO.

147783

PAY

Two thousand one hundred seventy-one and eighty-two/100*****

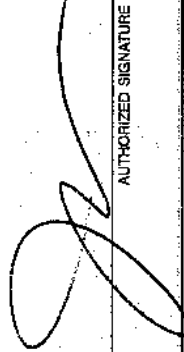
CHECK AMOUNT

\$2,171.82

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈ 447783⑈ ⑆03⑆30⑆846⑆ 5⑆ 32093⑆ 2⑈

147783

Security Features: Details on back.

880987/04-08

- 24

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA VS Amelia Andes & Brian MotterNO. 29-09 ED NO. 1815-08 JDDATE/TIME OF SALE: Apr 29 0900BID PRICE (INCLUDES COST) \$ 35000.00POUNDAGE - 2% OF BID \$ 700.00TRANSFER TAX - 2% OF FAIR MKT \$ -MISC. COSTS \$ 250.00TOTAL AMOUNT NEEDED TO PURCHASE \$ 3521.82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____TOTAL DUE: \$ 3521.82LESS DEPOSIT: \$ 1350

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2171.82



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 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

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Sheriff of Columbia County

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
PAZIP Code
17815

City

Harrisburg

State
PAZIP Code
17101

C. REAL ESTATE LOCATION

Street Address

699 Drinker Street

City, Township, Borough

Hemlock Township

County

Columbia County

School District

Tax Parcel Number

18-01B-022

D. VALUATION DATA

1. Actual Cash Consideration

\$2,571.82

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,571.82

4. County Assessed Value

\$14,638.00

5. Common Level Ratio Factor

X 3.76

6. Fair Market Value

= \$55,038.88

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

5/6/09

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

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 April 8, 15, 22, 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 22nd day of April, 2009.

.....
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires.....
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

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.

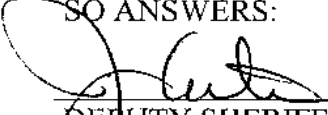
AMANDA ANDES & BRIAN MOLTER

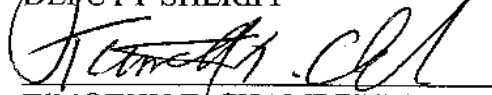
WRIT OF EXECUTION #29 OF 2009 ED

POSTING OF PROPERTY

MARCH 24, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF AMANDA ANDES & BRIAN MOLTER AT 699 DRINKER STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

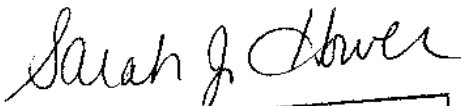
SO ANSWERS:

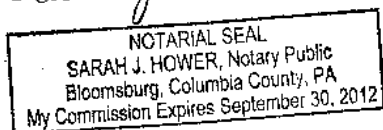

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH DAY OF MARCH 2009





TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6200

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

VS

Docket # 29ED2009


MORTGAGE FORECLOSURE

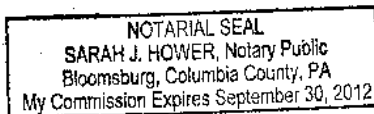
AMANDA M. ANDES
BRIAN W. MOLTER

AFFIDAVIT OF SERVICE

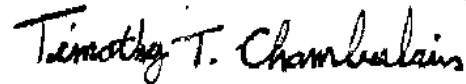
NOW, THIS 2/18/1009, AT 3:22 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON
BRIAN MOLTER AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG
BY HANDING TO BRIAN MOLTER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

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

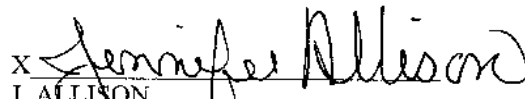

NOTARY PUBLIC



SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 
J. ALLISON
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6300

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

VS

Docket # 29ED2009

MORTGAGE FORECLOSURE


AMANDA M. ANDES
BRIAN W. MOLTER

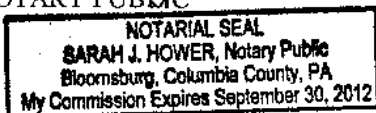
AFFIDAVIT OF SERVICE

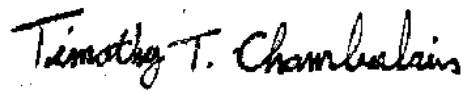
NOW, THIS WEDNESDAY, FEBRUARY 11, 2009, AT 11:10 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON AMANDA ANDES AT 593 VALLEY ROAD,
BLOOMSBURG BY HANDING TO DON ANDES, Father, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

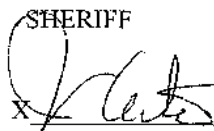
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 11, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

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

LAW OFFICES
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

March 20, 2009

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

Re: 2008-CV-1815-MF U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR
THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. AMANDA M. ANDES
BRIAN W. MOLTER

Dear Sir/Madam:

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

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

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

PLAINTIFF

VS.

AMANDA M. ANDES AND BRIAN W. MOLTER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1815-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 2/13/2009, 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:

AMANDA M. ANDES
593 VALLEY ROAD
BLOOMSBURG, PA 17815

BRIAN W. MOLTER
299 B DAHL ROAD
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
699 DRINKER STREET
BLOOMSBURG, PA 17815

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

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL
VALERIE A. GUNN
Of Counsel

AMANDA M. ANDES
593 VALLEY ROAD
BLOOMSBURG, PA 17815

BRIAN W. MOLTER
299 B DAHL ROAD
BLOOMSBURG, PA 17815

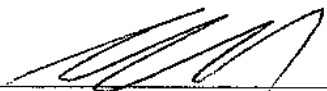
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
699 DRINKER 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.

AMANDA M. ANDES AND BRIAN W. MOLTER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1815-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, April 29, 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:

**699 DRINKER STREET
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-1815-MF

JUDGMENT AMOUNT \$82,627.31

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

AMANDA M. ANDES

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, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a mag nail set at the southwest corner of the herein described parcel; thence along lands now or formerly of Russell R. Fritz, North 22 degrees 28 minutes 00 seconds West, a distance of 131.90 feet to a set rebar; thence along same North 33 degrees 43 minutes 00 seconds West, a distance of 57.39 feet to a set rebar; thence along the residue parcel, North 48 degrees 40 minutes 34 seconds East, 84.23 feet to a point; thence along same North 41 degrees 19 minutes 26 seconds East, a distance of 174.18 feet to a point on the North right-of-way line of Drinker Street; thence along same, South 45 degrees 28 minutes 29 seconds West, a distance of 134.68 feet to the place of **BEGINNING**.

CONTAINING 18,624.8522 square feet (0.4276 acres).

THIS DESCRIPTION was prepared by Bafile, James and Associates from Subdivision Map dated December 22, 1999, last revised January 8, 2001. Said Subdivision Map is recorded in Columbia County Map Book 7, page 1979. The premises herein conveyed are known and designated as Parcel "A" on said subdivision map and are known as 699 Drinker Street, Bloomsburg, Pennsylvania 17815.

PARCEL NO.: 18-01B-022.

BEING THE SAME PREMISES WHICH William J. Yodock and Ettemac Yodock, by Deed dated 8/16/01 and recorded 8/20/01 as Columbia County Instrument Number 200108237, granted and conveyed unto Brian W. Molter and Amanda M. Andes.

FURTHER BEING THE SAME PREMISES WHICH Brian W. Molter and Amanda M. Andes, by Deed dated 7/10/03 and recorded 7/17/03 as Columbia County Instrument Number 200308846, granted and conveyed unto Amanda M. Andes.

7160 3901 9845 7318 8178

TO: BRIAN W. MOLTER
299 B DAHL ROAD
BLOOMSBURG, PA 17815

SENDER: NOS 04/29/09

REFERENCE: PHFA/ANDES

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	50
	Certified Fee	2.70
	Return Receipt Fee	2.20
	Restricted Delivery	4.30
	Total Postage & Fees	9.70

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9845 7318 8185

TO: AMANDA M. ANDES
593 VALLEY ROAD
BLOOMSBURG, PA 17815

SENDER: NOS 04/29/09

REFERENCE: PHFA/ANDES

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	50
	Certified Fee	2.70
	Return Receipt Fee	2.20
	Restricted Delivery	4.30
	Total Postage & Fees	9.70

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. AMANDA M. ANDES BRIAN W. MOLTER
Columbia County Sale 04/29/09

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:

AMANDA M. ANDES
593 VALLEY 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:

BRIAN W. MOLTER
299 B DAHL 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:

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

Postmark:



UNITED STATES POSTAGE
\$01.10⁰⁰
0004353371 FEB 13 2009
MAILED FROM ZIP CODE 17102

PENNSYLVANIA HOUSING FINANCE AGENCY v. AMANDA M. ANDES BRIAN W. MOLTER
Columbia County Sale 04/29/09

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
699 DRINKER STREET
BLOOMSBURG, PA 17815

Postmark:



UNITED STATES POSTAGE
FOREVER
PUNNEY BROWN

02 1A
0004353371
\$ 01.10⁰⁰
FEB 13 2009
MAILED FROM ZIP CODE 17102

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/9/2009

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 29ED2009

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

DEFENDANT AMANDA M. ANDES
BRIAN W. MOLTER

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
BRIAN MOLTER	MORTGAGE FORECLOSURE
299B DAHL ROAD	
BLOOMSBURG	

SERVED UPON Brian

RELATIONSHIP def IDENTIFICATION _____

DATE 2-18-09 TIME 1522 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
	<u>2-11-9</u>	<u>1045</u>	<u>2</u>	<u>C.C.</u>
	_____	_____	_____	_____
	_____	_____	_____	_____

DEPUTY J. Altison DATE 2-18-09

2009 Twp
County Tax

Tax Notice 2009 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Dense 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. 19169

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	14,638	6.146	88.17	89.97	98.97
SINKING		1.345	19.30	19.69	21.66
FIRE		1	14.35	14.64	16.10
TWP RE		3.75	53.79	54.89	60.38
WATER		.00021	3.01	3.07	3.38
PAY THIS AMOUNT			178.62	182.26	200.49
The discount & penalty have been calculated for your convenience			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

ANDES AMANDA M
699 DRINKER STREET
BLOOMSBURG PA 17815

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

CNTY	TWP	This tax returned to courthouse on:
Discount 2 %	2 %	January 1, 2010
Penalty 10 %	10 %	
PARCEL: 18-01B-022-00,000		
699 DRINKER ST		
.43 Acres		
Land		
Buildings		
Total Assessment		
		3,479
		11,159
		14,638

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

Tuesday, February 10, 2009

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

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

VS

**AMANDA M. ANDES
BRIAN W. MOLTER**

DOCKET # 29ED2009

JD # 1815JD2008

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/9/2009

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 29ED2009

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

DEFENDANT AMANDA M. ANDES
BRIAN W. MOLTER

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
AMANDA ANDES
593 VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DON ANDES

RELATIONSHIP FATHER IDENTIFICATION _____

DATE 2-11-9 TIME 1110 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. Carter

DATE 2-11-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/9/2009

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 29ED2009

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

DEFENDANT AMANDA M. ANDES
BRIAN W. MOLTER

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
699 DRINKER STREET	
BLOOMSBURG	

SERVED UPON Posted Front Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-11-9 TIME 10:15 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. Miller DATE 2-11-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/9/2009

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 29ED2009

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

DEFENDANT AMANDA M. ANDES
BRIAN W. MOLTER

ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON DENISE

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 2-11-9 TIME 12:25 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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. Miller

DATE 2-11-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/9/2009

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 29ED2009

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

DEFENDANT AMANDA M. ANDES
BRIAN W. MOLTER

ATTORNEY FIRM 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 2-11-9 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Cule

DATE 2-11-9

JUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/10/2009

Fee: \$5.00

Cert. NO: 5608

ANDES AMANDA M
699 DRINKER STREET
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 20030 -8846
Location: 699 DRINKER ST
Parcel Id:18 -01B-022-00,000

Assessment: 14,638
Balances as of 02/10/2009

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

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

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: February 10, 2009

Re: Andes/Molter JD1815JD2008

CC:

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

● **Comments:**

As of the sale date the following Charges will be due and payable.

\$730.00.

Please give me a call if you have any questions.

Garey

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/9/2009

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 29ED2009

PLAINTIFF

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

DEFENDANT

AMANDA M. ANDES

BRIAN W. MOLTER

ATTORNEY FIRM

Purcell, Krug & Haller

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

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB M. HER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 2-10-9 TIME 1430 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

[Signature] DATE 2-10-9

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 29 OF 2009 ED AND CIVIL WRIT NO. 1815 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, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a mag nail set at the southwest corner of the herein described parcel; thence along lands now or formerly of Russell R. Fritz, North 22 degrees 28 minutes 00 seconds West, a distance of 131.90 feet to a set rebar; thence along same North 33 degrees 43 minutes 00 seconds West, a distance of 57.39 feet to a set rebar; thence along the residue parcel, North 48 degrees 40 minutes 34 seconds East, 84.23 feet to a point; thence along same North 41 degrees 19 minutes 26 seconds East, a distance of 174.18 feet to a point on the North right-of-way line of Drinker Street; thence along same, South 45 degrees 28 minutes 29 seconds West, a distance of 134.68 feet to the place of BEGINNING.

CONTAINING 18,624.8522 square feet (0.4276 acres).

THIS DESCRIPTION was prepared by Bafle, James and Associates from Subdivision Map dated December 22, 1999, last revised January 8, 2001. Said Subdivision Map is recorded in Columbia County Map Book 7, page 1979. The premises herein conveyed are known and designated as Parcel "A" on said subdivision map and are known as 699 Drinker Street, Bloomsburg, Pennsylvania 17815.

PARCEL NO.: 18-01B-022.

BEING THE SAME PREMISES WHICH William J. Yodock and Ettemae Yodock, by Deed dated 8/16/01 and recorded 8/20/01 as Columbia County Instrument Number 200108237, granted and conveyed unto Brian W. Molter and Amanda M. Andes.

FURTHER BEING THE SAME PREMISES WHICH Brian W. Molter and Amanda M. Andes, by Deed dated 7/10/03 and recorded 7/17/03 as Columbia County Instrument Number 200308846, granted and conveyed unto Amanda M. Andes.

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 APRIL 29, 2009 AT 9:00 AM

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

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

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:00 AM

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: FAX
DATE RECEIVED 2/9/2009

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 29ED2009

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

DEFENDANT AMANDA M. ANDES
BRIAN W. MOLTER

ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON *Fujad*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-10 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 *TC* DATE _____

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
(370) 784-6300

Tuesday, February 10, 2009

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

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

VS

AMANDA M. ANDES

BRIAN W. MOLTER

DOCKET # 29ED2009

JD # 1815JD2008

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.

AMANDA M. ANDES AND BRIAN W. MOLTER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1815-MF

2009-ED-29
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: April 29, 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:

**699 DRINKER STREET
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-1815-MF

JUDGMENT AMOUNT \$82,627.31

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

AMANDA M. ANDES

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

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REAL ESTATE OUTLINE

ED # 29-09

DATE RECEIVED 2-9-09
DOCKET AND INDEX 2-10-09

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>145297</u>

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

SALE DATE	<u>Apr 27, 09</u>	TIME <u>0700</u>
POSTING DATE	<u>Mar 24, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 8</u>	
	2 ND WEEK <u>15</u>	
	3 RD WEEK <u>22, 09</u>	

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

PLAINTIFF

VS.

AMANDA M. ANDES AND BRIAN W. MOLTER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1815-MF

IN MORTGAGE FORECLOSURE

2009-ED-29

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: **699 DRINKER STREET BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment	\$82,627.31
Interest	\$2,155.71
Per diem of \$11.91 to 5/1/09	
Late Charges (\$18.77 per month to 5/1/09)	\$469.25
Escrow Deficit	\$2,227.73
Property Inspection	\$260.00

TOTAL WRIT **\$87,740.00**

PLUS COSTS:

Dated: Feb. 6, 2009

Lami B. Kline
PROTHONOTARY

(SEAL)

By _____
DEPUTY

PLAINTIFF

VS.

AMANDA M. ANDES AND BRIAN W. MOLTER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1815-MF

IN MORTGAGE FORECLOSURE

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

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COUNTY OF COLUMBIA

TO THE SHERIFF OF THE WITHIN COUNTY

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Property Inspection	\$260.00

TOTAL WRIT	\$87,740.00
-------------------	--------------------

PLUS COSTS:

Dated: Feb. 6, 2009

James B. Kline
PROTHONOTARY

By _____
DEPUTY

(SEAL)

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

PLAINTIFF

VS.

AMANDA M. ANDES AND BRIAN W. MOLTER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1815-MF

2009-ED-29
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 **699 DRINKER STREET BLOOMSBURG, PA 17815:**

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

AMANDA M. ANDES
593 VALLEY ROAD
BLOOMSBURG, PA 17815

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

BRIAN W. MOLTER
299 B DAHL ROAD
BLOOMSBURG, PA 17815

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**

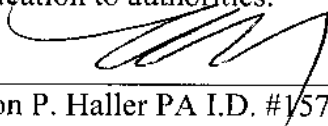
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
699 DRINKER STREET
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: February 4, 2009

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

PLAINTIFF

VS.

AMANDA M. ANDES AND BRIAN W. MOLTER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1815-MF

2009-ED-29
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 **699 DRINKER STREET BLOOMSBURG, PA 17815**:

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

AMANDA M. ANDES
593 VALLEY ROAD
BLOOMSBURG, PA 17815

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

BRIAN W. MOLTER
299 B DAHL ROAD
BLOOMSBURG, PA 17815

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**

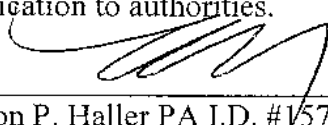
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
699 DRINKER STREET
BLOOMSBURG, PA 17815

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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: February 4, 2009

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

PLAINTIFF

VS.

AMANDA M. ANDES AND BRIAN W. MOLTER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1815-MF

2009-ED-29
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:

**699 DRINKER STREET
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-1815-MF

JUDGMENT AMOUNT \$82,627.31

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

AMANDA M. ANDES

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, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a mag nail set at the southwest corner of the herein described parcel; thence along lands now or formerly of Russell R. Fritz, North 22 degrees 28 minutes 00 seconds West, a distance of 131.90 feet to a set rebar; thence along same North 33 degrees 43 minutes 00 seconds West, a distance of 57.39 feet to a set rebar; thence along the residue parcel, North 48 degrees 40 minutes 34 seconds East, 84.23 feet to a point; thence along same North 41 degrees 19 minutes 26 seconds East, a distance of 174.18 feet to a point on the North right-of-way line of Drinker Street; thence along same, South 45 degrees 28 minutes 29 seconds West, a distance of 134.68 feet to the place of **BEGINNING**.

CONTAINING 18,624.8522 square feet (0.4276 acres).

THIS DESCRIPTION was prepared by Bafle, James and Associates from Subdivision Map dated December 22, 1999, last revised January 8, 2001. Said Subdivision Map is recorded in Columbia County Map Book 7, page 1979. The premises herein conveyed are known and designated as Parcel "A" on said subdivision map and are known as 699 Drinker Street, Bloomsburg, Pennsylvania 17815.

PARCEL NO.: 18-01B-022.

BEING THE SAME PREMISES WHICH William J. Yodock and Ettemae Yodock, by Deed dated 8/16/01 and recorded 8/20/01 as Columbia County Instrument Number 200108237, granted and conveyed unto Brian W. Molter and Amanda M. Andes.

FURTHER BEING THE SAME PREMISES WHICH Brian W. Molter and Amanda M. Andes, by Deed dated 7/10/03 and recorded 7/17/03 as Columbia County Instrument Number 200308846, granted and conveyed unto Amanda M. Andes.

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

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FURTHER BEING THE SAME PREMISES WHICH Brian W. Molter and Amanda M. Andes, by Deed dated 7/10/03 and recorded 7/17/03 as Columbia County Instrument Number 200308846, granted and conveyed unto Amanda M. Andes.

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): **AMANDA M. ANDES and BRIAN W. MOLTER**

Filed to No. **2008-CV-1815-MF**

INSTRUCTIONS

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

699 DRINKER STREET BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

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

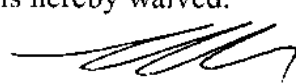
AMANDA M. ANDES: 593 VALLEY ROAD BLOOMSBURG, PA 17815

BRIAN W. MOLTER: 299 B DAHL 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, February 4, 2009 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: February 4, 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.

AMANDA M. ANDES BRIAN W. MOLTER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2008-CV-1815-MF

SERVICE TO BE MADE ON DEFENDANT: BRIAN W. MOLTER

ADDRESS FOR "PERSONAL SERVICE": 299 B DAHL ROAD BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: February 4, 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.

AMANDA M. ANDES BRIAN W. MOLTER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2008-CV-1815-MF

SERVICE TO BE MADE ON DEFENDANT: AMANDA M. ANDES

ADDRESS FOR "PERSONAL SERVICE": 593 VALLEY ROAD BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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

PLAINTIFF

Vs.

AMANDA M. ANDES AND BRIAN W. MOLTER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

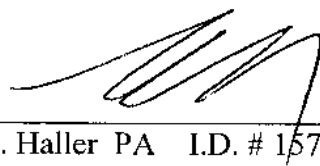
NO. 2008-CV-1815-MF

IN MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE
PURSUANT TO PA. R.C.P. 237.1

I hereby certify that on May 7, 2008 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By



Leon P. Haller PA I.D. # 15700
Attorney for Plaintiff
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

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

VS.

AMANDA M. ANDES AND
BRIAN W. MOLTER
Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

NO. 2008-CV-1815-MF

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **January 21, 2009**

TO:

BRIAN W. MOLTER
299 B DAHL ROAD
BLOOMSBURG, PA 17815

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

IMPORTANT NOTICE


YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY LAWYER REFERRAL SERVICE
NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
570-784-8760

PURCELL, KRUG & HALLER

By 
LEON P. HALLER, Attorney for Plaintiff
I.D. # 15700
1719 N. Front St., Harrisburg, PA 17102
(717) 234-4178

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

VS.

AMANDA M. ANDES AND
BRIAN W. MOLTER
Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

NO. 2008-CV-1815-MF

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **January 21, 2009**

TO:

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593 VALLEY ROAD
BLOOMSBURG, PA 17815

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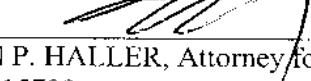
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NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
570-784-8760

PURCELL, KRUG & HALLER

By 
LEON P. HALLER, Attorney for Plaintiff
I.D. # 15700
1719 N. Front St., Harrisburg, PA 17102
(717) 234-4178

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

PLAINTIFF

VS.

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DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1815-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.

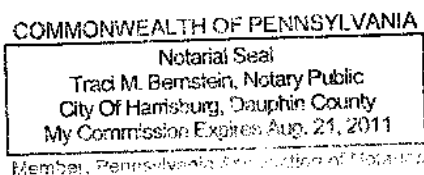
Sworn to and subscribed :

before me this 4 day :

of Feb 20 08 :


Notary Public


LEON P. HALLER, ESQUIRE



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

PLAINTIFF

VS.

AMANDA M. ANDES AND BRIAN W. MOLTER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2008-CV-1815-MF

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

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SS

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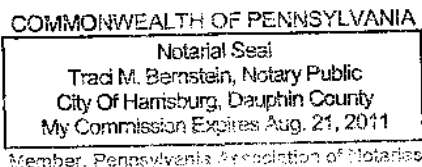
Sworn to and subscribed :

before me this 4 day :

of Feb 20 08 :

Traci M. Bernstein
Notary Public


LEON P. HALLER, ESQUIRE



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.

Traci Bernstein
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

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

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO. 145297
CHECK DATE 02/04/2009


145297

F. One thousand three hundred fifty and NO/100*****
CHECK AMOUNT \$1,350.00

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS


AUTHORIZED SIGNATURE

⑈145297⑈ ⑆031301846⑆ 51 320931 2⑈