

SHERIFF'S SALE COST SHEET

US Bank NA vs. Dominic Rankin
 NO. 36-10 ED NO. 1965-07 JD DATE/TIME OF SALE May 26 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>428.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>118.58</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1343.58</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>249.26</u>
SCHOOL DIST. 20		\$
DELINQUENT 20		\$ <u>5.00</u>
TOTAL *****		\$ <u>254.26</u>

MUNICIPAL FEES DUE: <u>PLAT</u> , <u>28171</u>		
SEWER 20		\$ <u>159.25</u>
WATER 20		\$
TOTAL *****		\$ <u>241.96</u>

SURCHARGE FEE (DSTE)		\$ <u>140.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2973.20

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Domine Rankin

NO. 36-10 ED NO. 1965-09 JD

DATE/TIME OF SALE: May 26 0900

BID PRICE (INCLUDES COST) \$ 2473.30

POUNDAGE - 2% OF BID \$ 49.47

TRANSFER TAX - 2% OF FAIR MKT \$ _____

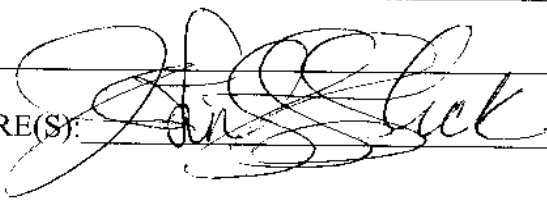
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2522.77

PURCHASER(S): 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2522.77

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1172.77

LAW OFFICES

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

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

June 7, 2010

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. DOMINIC J. RANKIN
No. 2009-CV-1965

Dear Sheriff:

Enclosed please find affidavits of value for the deed to be recorded. KINDLY MARK THE WRIT
WITHDRAWN.

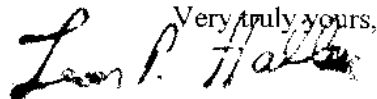
THE GRANTEE SHOULD BE:

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 and recording receipt to me in the enclosed envelope.

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

158262

Vendor COLUMBIA COUNTY SHERIFF
Reference #

CHECK DATE 06/07/2010
CHECK NO. 158262

				CHECK AMOUNT
keb	P01455-35568	06/07/2010	1172.77	1172.77
Balance of Sale Costs PHF/Rankin				

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

METRO
BANK

60-184-313

ImageShield® Check Fraud
Protection for Business

CHECK NO. 158262
CHECK DATE 06/07/2010

158262

CHECK AMOUNT
\$1,172.77

PAY One thousand one hundred seventy-two and seventy-seven/100*****
TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

Security features. Details on back.

⑈158262⑈ ⑆031301846⑆ 51 320931 2⑈

PURCELL, KRUG & HALLER

158262

Vendor COLUMBIA COUNTY SHERIFF
Reference #

06/07/2010 158262

keb	P01455-35568	06/07/2010	1172.77	1172.77

Balance of Sale Costs PHF/Rankin



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name

Leon P. Haller, Esquire

Telephone Number:

(717) 234-4178

Street Address

1719 North Front Street

City

Harrisburg

State

PA

ZIP Code

17102

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia County

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

17815

City

Harrisburg

State

PA

ZIP Code

17101

C. REAL ESTATE LOCATION

Street Address

475 Mill Street

City, Township, Borough

Borough of Catawissa

County

Columbia County

School District

Tax Parcel Number

08-05-054

D. VALUATION DATA

1. Actual Cash Consideration

\$2,522.77

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,522.77

4. County Assessed Value

\$17,918.00

5. Common Level Ratio Factor

X 3.69

6. Fair Market Value

= \$65,759.06

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

6/8/10

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

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

FACSIMILE TRANSMITTAL SHEET

TO:	<i>Cathy</i>	FROM:	<i>Chamberlain</i>
COMPANY:		DATE:	<i>6-15-10</i>
FAX NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	<i>2</i>
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	<i>Rankin</i>	YOUR REFERENCE NUMBER:	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Phone: (570) 356-2561
(570) 356-2365

Fax: (570) 356 - 2794

CATAWISSA BOROUGH
P. O. BOX 44
307 MAIN STREET
CATAWISSA, PA 17820
Email: cataboro@verizon.net

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

Dear Sheriff Chamberlain,

Below is the amounts owed to the Catawissa Borough for electric and sewer for

1. DOCKET #36ED2010 Dominic J. Rankin JD#1965JD2009

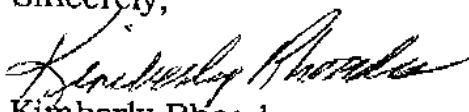
Electric amount owed	\$88.71
Sewer amount owed	<u>153.25</u>
Total amount owed	\$241.96

2. DOCKET #4ED2010 James & Deborah Parks Jr. JD# 1921JD2009

Electric amount owed	\$2816.58
Sewer amount owed	181.45
Total amount owed	\$2998.03

Thank you for your time and consideration.

Sincerely,

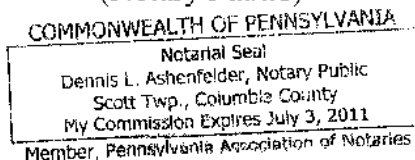

Kimberly Rhoades
Secretary

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 May 5, 12, 19, 2010 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 May, 2010

(Notary Public)



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

LAW OFFICES
PURCELL, KRUG & HALLER
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

May 14, 2010

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

Re: 2009-CV-1965 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY vs. DOMINIC J. RANKIN

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.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/19/2009, 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:

DOMINIC J. RANKIN
475 MILL STREET
CATAWISSA, PA 17820

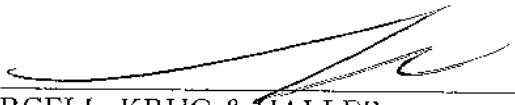
DOMINIC J. RANKIN
6020 FORT JENKINS LANE #79
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
475 MILL STREET
CATAWISSA, PA 17820

William Rankin
475 Mill Street
Catawissa, PA 17815

Mrs. William Rankin
475 Mill Street
Catawissa, PA 17815

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102

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

DOMINIC J. RANKIN
475 MILL STREET
CATAWISSA, PA 17820

DOMINIC J. RANKIN
6020 FORT JENKINS LANE #79
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
475 MILL STREET
CATAWISSA, PA 17820

William Rankin
475 Mill Street
Catawissa, PA 17815

Mrs. William Rankin
475 Mill Street
Catawissa, 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.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

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, May 26, 2010

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:

**475 MILL STREET
CATAWISSA, PA 17820**

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

No. 2009-CV-1965

JUDGMENT AMOUNT \$71,128.14

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

DOMINIC J. RANKIN

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 tract or piece of ground situate, being and lying in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of Mrs. Daniel Walter on the north side of Mill Street 19 ½ feet from the center line thereof; Thence along the north side of said Mill Street, South 16 degrees 40 minutes East, 38.7 feet to the southwest corner of lands now or formerly of M.E. Parsonage; Thence by said Parsonage lot north 58 ½ degrees East, 123 ½ feet to the line of the Union Cemetery; Thence by said line of cemetery north 30 ¼ degrees West, 46.75 feet to the line of said Mrs. Daniel Walter; Thence South 53 ½ degrees West, 114.5 feet to the place of BEGINNING.

CONTAINING 11/100 of an acre.

BEING Lot No 3 of a plan of lots numbered one (1), two (2) and three (3) on the north side of Mill Street and numbered from corner lot on Church Street westward.

Having thereon erected a dwelling known as 475 Mill Street, Catawissa, PA 17820.

Parcel Number: 08-05-054

BEING THE SAME PREMISES WHICH Peter M. Saylor and Michelle R. Saylor by deed dated 6/14/06 and recorded 8/18/06 in Columbia County Deed Instrument No. 2006-08512, granted and conveyed unto Dominic J. Rankin.

Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

NOTICE: "THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND"

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Oil and Gas Exception:

Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

7160 3901 9848 7275 6368

TO: DOMINIC J. RANKIN
6020 FORT JENKINS LANE #79
BLOOMSBURG, PA 17815

SENDER: PHFA/RANKIN

REFERENCE: NOS 05/26/10

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.61
	Return Receipt Fee	2.80
	Restricted Delivery	2.30
	Total Postage & Fees	4.50
		10.21

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

MAR 19 2010

7160 3901 9848 7275 6375

TO: DOMINIC J. RANKIN
475 MILL STREET
CATAWISSA, PA 17820

SENDER: PHFA/RANKIN

REFERENCE: NOS 05/26/10

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	0.61
	Return Receipt Fee	2.80
	Restricted Delivery	2.30
	Total Postage & Fees	4.50
		10.21

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

MAR 19 2010

PENNSYLVANIA HOUSING FINANCE AGENCY v. DOMINIC J. RANKIN
Columbia County Sale 05/26/10

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:

DOMINIC J. RANKIN
475 MILL STREET
CATAWISSA, PA 17820

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

DOMINIC J. RANKIN
6020 FORT JENKINS LANE #79
BLOOMSBURG, PA 17815

Postmark:

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

Received from:

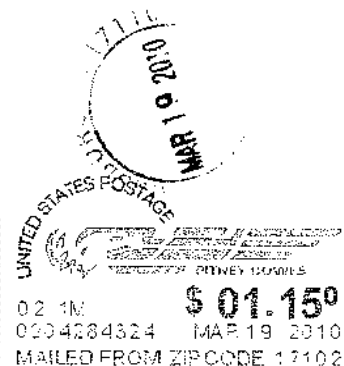
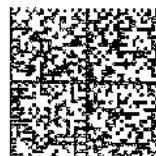
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

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. DOMINIC J. RANKIN
Columbia County Sale 05/26/10

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

475 MILL STREET

CATAWISSA, PA 17820

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

William Rankin

475 Mill Street

Catawissa, 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:

Mrs. William Rankin

475 Mill Street

Catawissa, PA 17815

Postmark:



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

PLAINTIFF

VS.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/19/2009, 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:

DOMINIC J. RANKIN
475 MILL STREET
CATAWISSA, PA 17820


DOMINIC J. RANKIN
6020 FORT JENKINS LANE #79
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
475 MILL STREET
CATAWISSA, PA 17820

William Rankin
475 Mill Street
Catawissa, PA 17815

Mrs. William Rankin
475 Mill Street
Catawissa, PA 17815

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102



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.

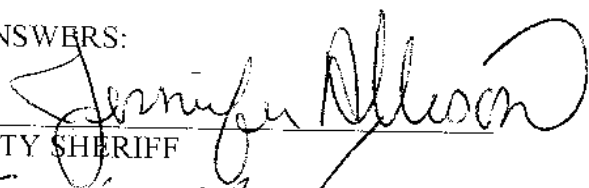
DOMINIC RANKIN

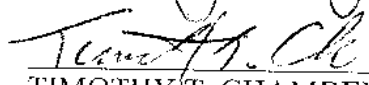
WRIT OF EXECUTION #36 OF 2010 ED

POSTING OF PROPERTY

APRIL 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DOMINIC RANKIN AT 475 MILL STREET CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JENNIFER ALLISON.

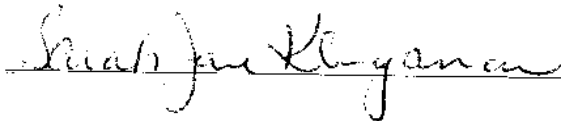
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF APRIL 2010



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of 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

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

VS

Docket # 36ED2010

MORTGAGE FORECLOSURE

DOMINIC J. RANKIN

AFFIDAVIT OF SERVICE

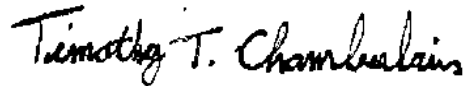
NOW, THIS THURSDAY, MARCH 25, 2010, AT 3:46 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON DOMINIC RANKIN AT 475 MILL STREET, CATAWISSA BY
POSTING A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT TO THE RESIDENCE.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 26, 2010


NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. ALLISON
DEPUTY SHERIFF

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 3/16/2010

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 36ED2010

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DOMINIC J. RANKIN
Purcell, Krug & Haller

PERSON/CORP TO SERVED
DOMINIC RANKIN
475 MILL STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

Post

*6620 Ft. Jenkins
Lot #79*

SERVED UPON *Posted*

RELATIONSHIP _____ IDENTIFICATION _____

DATE *3-25-10* TIME *15:16* 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 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

Posted - house vacant

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

3-24-10

1135

4

*- def home → refuses to come
to door → will
return later
in the
day*

DEPUTY

[Signature]

DATE

3-25-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 3/16/2010

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 36ED2010

PLAINTIFF

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

DEFENDANT

DOMINIC J. RANKIN

ATTORNEY FIRM

Purcell, Krug & Haller

PERSON/CORP TO SERVED

PAPERS TO SERVED

TENANT(S)

MORTGAGE FORECLOSURE

475 MILL STREET

CATAWISSA

SERVED UPON

Posted - house vacant

RELATIONSHIP

IDENTIFICATION

DATE 3-24-10

TIME 1334

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) posted

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

3-24-10

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

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

7009 0960 0001 1188 9665

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

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

7009 0960 0001 1188 9689

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:

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

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

7009 0960 0001 1188 9696

2. Article Number

(Transfer from service label)

Domestic Return Receipt

102595-02-M-15

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 3/16/2010

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 36ED2010

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DOMINIC J. RANKIN
Purcell, Krug & Haller

PERSON/CORP TO SERVED
WILLIAM RANKIN
475 MILL STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

25 Ridgewood Dr
Bloomsburg

SERVED UPON William Rankin

RELATIONSHIP person served - ex-occupant IDENTIFICATION _____

DATE 3-24-10 TIME 1055 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

moved: 25 Ridgewood Dr

F. OTHER (SPECIFY) Bloomsburg, PA

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

3-24-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 3/16/2010

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 36ED2010

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DOMINIC J. RANKIN
Purcell, Krug & Haller

PERSON/CORP TO SERVED

MRS. WILLIAM RANKIN

475 MILL STREET

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

25 Ridgewood Dr
Bloomsburg

SERVED UPON

Mrs. William Rankin

RELATIONSHIP

person served - ex tenant occupant

DATE

3-24-10

TIME

10:55

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

moved: 25 Ridgewood Dr, Bloomsburg, PA

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

3-24-10

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) 764-4300

Tuesday, March 16, 2010

389-5625 Fax

From:

PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA, P 17820-

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

DOCKET # 36ED2010

JD # 1965JD2009

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

2010 County & Municipality
CATAWISSA BORO

MAKE CHECKS PAYABLE TO:

PAULA CLARK
138 SOUTH STREET
CATAWISSA PA 17820

HOURS: EVERY TUESDAY: 8PM - 8PM
EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15
APPT ONLY, AFTER OCT 31 - APPT. ONLY
PHONE: 570-356-2189

RANKIN DOMINIC J
475 MILL STREET
CATAWISSA PA 17820

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

DATE 03/01/2010 BILL NO. 12503

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INC. PENALTY
GENERAL	17,918	6.146	107.92	110.12	121.13
SINKING		1.345	23.62	24.10	26.51
FIRE TAX		1	17.56	17.92	19.71
BORO RE		5.42	95.18	97.12	106.83

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

April 30
If paid on or before

June 30
If paid on or before

June 30
If paid after

CNTY	TWP
Discount 2%	2%
Penalty 10%	10%
PARCEL: 08-06-054-00,000	
475 MILL ST	
1145 Acres	Land 2,000
	Buildings 15,918
Total Assessment	17,918

This tax returned to
courthouse on:
January 1, 2011

FILE COPY

COLUMBIA COUNTY 2010 PC & OCC DATE 03/01/2010 SERIAL 013914 FILE COPY

NAME CHECK PAYABLE TO:	COUNTY PC	BOBO/TWP P.C.	BOBO/TWP OCC	10% PENALTY
PAULA CLARK				
138 SOUTH STREET				
CATAWISSA, PA 17820				
HOURS: EVERY TUES 6PM - 8 PM, EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15 APPT ONLY, AFTER OCT 31 APPT PHONE 570-356-2189				

COUNTY PENALTY AT 10%

M
A
I
L
RANKIN, DOMINIC
475 MILL ST
CATAWISSA PA 17820

TAXES BECOME DELINQUENT AFTER 120 DAYS.	100.00
---	--------

BORO/TWP PENALTY AT 10%

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 3/16/2010
SERVICE# 5 - OF - 14 SERVICES
DOCKET # 36ED2010

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

DEFENDANT DOMINIC J. RANKIN
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	CATAWISSA WATER AUTHORITY
PAPERS TO SERVED	SCHOOLHOUSE ROAD
	CATAWISSA

SERVED UPON Alice Snyder
RELATIONSHIP Secretary
DATE 3-19-10 TIME 1041
MILEAGE _____
OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____
TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA ☐ 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 Johnson DATE 3-19-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 3/16/2010

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 36ED2010

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DOMINIC J. RANKIN
Purcell, Krug & Haller

PERSON/CORP TO SERVED
CATAWISSA BOROUGH
MAIN STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kimberley Rhodes

RELATIONSHIP Secretary IDENTIFICATION _____

DATE 3-19-10 TIME 1115 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

3-19-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 3/16/2010

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 36ED2010

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DOMINIC J. RANKIN
Purcell, Krug & Haller

PERSON/CORP TO SERVED
PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-19-10 TIME 1035 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) Posted

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

3-19-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/16/2010

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 36ED2010

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DOMINIC J. RANKIN
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 3-17-10 TIME 1526 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 3-17-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/16/2010

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 36ED2010

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DOMINIC J. RANKIN
Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Rena Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 3-17-10 TIME 0940 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

J. Allison 0940 3-17-10

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/17/2010

Fee: \$5.00

Cert. NO: 7219

RANKIN DOMINIC J
475 MILL STREET
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 20060 -8512
Location: 475 MILL ST
Parcel Id:08 -05 -054-00,000

Assessment: 17,918
Balances as of 03/17/2010

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.
Sheriff

REAL ESTATE OUTLINE

ED # 39712

DATE RECEIVED 3-16-10
DOCKET AND INDEX 3-16-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 155879
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE May 25, 10 TIME 9:00
POSTING DATE Apr 25, 10
ADV. DATES FOR NEWSPAPER
1ST WEEK May 5
2ND WEEK 16
3RD WEEK 30

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6390

Tuesday, March 16, 2010

SMALL BUSINESS ADMINISTRATION
900 Market Street
5th Floor
Philadelphia, PA 19107

**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY
VS
DOMINIC J. RANKIN**

DOCKET # 36ED2010

JD # 1965JD2009

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.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

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: May 26, 2010

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:

**475 MILL STREET
CATAWISSA, PA 17820**

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

No. 2009-CV-1965

JUDGMENT AMOUNT \$71,128.14

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

DOMINIC J. RANKIN

36 FD 2010

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 tract or piece of ground situate, being and lying in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of Mrs. Daniel Walter on the north side of Mill Street 19 ½ feet from the center line thereof; Thence along the north side of said Mill Street, South 16 degrees 40 minutes East, 38.7 feet to the southwest corner of lands now or formerly of M.E. Parsonage; Thence by said Parsonage lot north 58 ½ degrees East, 123 ½ feet to the line of the Union Cemetery; Thence by said line of cemetery north 30 ¼ degrees West, 46.75 feet to the line of said Mrs. Daniel Walter; Thence South 53 ½ degrees West, 114.5 feet to the place of BEGINNING.

CONTAINING 11/100 of an acre.

BEING Lot No 3 of a plan of lots numbered one (1), two (2) and three (3) on the north side of Mill Street and numbered from corner lot on Church Street westward.

Having thereon erected a dwelling known as 475 Mill Street, Catawissa, PA 17820.

Parcel Number: 08-05-054

BEING THE SAME PREMISES WHICH Peter M. Saylor and Michelle R. Saylor by deed dated 6/14/06 and recorded 8/18/06 in Columbia County Deed Instrument No. 2006-08512, granted and conveyed unto Dominic J. Rankin.

Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

NOTICE: "THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND"

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Oil and Gas Exception:

Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

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

PLAINTIFF

VS.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

2010-ED-30
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: **475 MILL STREET CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment	\$71,128.14
Interest	\$1,479.00
Per diem of \$9.86 to May 1, 2010	
Late Charges	\$76.10
(\$15.22 per month to May 1, 2010)	
Escrow Deficit	\$1,912.29

TOTAL WRIT \$74,595.53

PLUS COSTS:

Dated: 3-16-10

Tami B. Kline
PROTHONOTARY

(SEAL)

By Kelly P. Brewer
DEPUTY

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SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 36 OF 2010 ED AND CIVIL WRIT NO. 1965 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN tract or piece of ground situate, being and lying in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the southeast corner of Mrs. Daniel Walter on the north side of Mill Street 19 ½ feet from the center line thereof; Thence along the north side of said Mill Street, South 16 degrees 40 minutes East, 38.7 feet to the southwest corner of lands now or formerly of M.E. Parsonage; Thence by said Parsonage lot north 58 ½ degrees East, 123 ½ feet to the line of the Union Cemetery; Thence by said line of cemetery north 30 ¼ degrees West, 46.75 feet to the line said Mrs. Daniel Walter; Thence South 53 ½ degrees West, 114.5 feet to the place of BEGINNING.

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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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

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

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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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

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

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

PLAINTIFF

VS.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

2010-ED-36
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: **475 MILL STREET CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment	\$71,128.14
Interest	\$1,479.00
Per diem of \$9.86 to May 1, 2010	
Late Charges	\$76.10
(\$15.22 per month to May 1, 2010)	
Escrow Deficit	\$1,912.29
TOTAL WRIT	\$74,595.53

PLUS COSTS:

Dated: 3-16-10

Tami B Kline
PROTHONOTARY

(SEAL)

By Kelly P Brewer
DEPUTY

SHERIFF:

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

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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

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

PLAINTIFF

VS.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

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 **475 MILL STREET CATAWISSA, PA 17820:**

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

DOMINIC J. RANKIN
475 MILL STREET
CATAWISSA, PA 17820

DOMINIC J. RANKIN
6020 FORT JENKINS LANE #79
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):

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

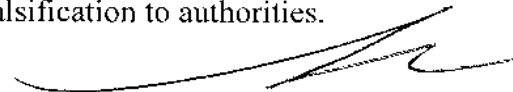
TENANT/OCCUPANT
475 MILL STREET
CATAWISSA, PA 17820

William Rankin
475 Mill Street
Catawissa, PA 17815

Mrs. William Rankin
475 Mill Street
Catawissa, 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: March 11, 2010

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

PLAINTIFF

VS.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

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 **475 MILL STREET CATAWISSA, PA 17820**:

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

DOMINIC J. RANKIN
475 MILL STREET
CATAWISSA, PA 17820

DOMINIC J. RANKIN
6020 FORT JENKINS LANE #79
BLOOMSBURG, PA 17815

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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

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

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

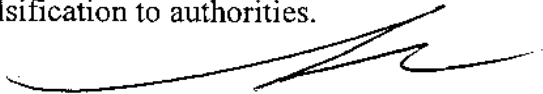
TENANT/OCCUPANT
475 MILL STREET
CATAWISSA, PA 17820

William Rankin
475 Mill Street
Catawissa, PA 17815

Mrs. William Rankin
475 Mill Street
Catawissa, 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: March 11, 2010

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

PLAINTIFF

VS.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

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:

**475 MILL STREET
CATAWISSA, PA 17820**

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

No. 2009-CV-1965

JUDGMENT AMOUNT \$71,128.14

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

DOMINIC J. RANKIN

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 tract or piece of ground situate, being and lying in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of Mrs. Daniel Walter on the north side of Mill Street 19 ½ feet from the center line thereof; Thence along the north side of said Mill Street, South 16 degrees 40 minutes East, 38.7 feet to the southwest corner of lands now or formerly of M.E. Parsonage; Thence by said Parsonage lot north 58 ½ degrees East, 123 ½ feet to the line of the Union Cemetery; Thence by said line of cemetery north 30 ¼ degrees West, 46.75 feet to the line of said Mrs. Daniel Walter; Thence South 53 ½ degrees West, 114.5 feet to the place of BEGINNING.

CONTAINING 11/100 of an acre.

BEING Lot No 3 of a plan of lots numbered one (1), two (2) and three (3) on the north side of Mill Street and numbered from corner lot on Church Street westward.

Having thereon erected a dwelling known as 475 Mill Street, Catawissa, PA 17820.

Parcel Number: 08-05-054

BEING THE SAME PREMISES WHICH Peter M. Saylor and Michelle R. Saylor by deed dated 6/14/06 and recorded 8/18/06 in Columbia County Deed Instrument No. 2006-08512, granted and conveyed unto Dominic J. Rankin.

Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

NOTICE: "THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND"

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Oil and Gas Exception:

Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

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): **DOMINIC J. RANKIN**

Filed to No. **2009-CV-1965**

INSTRUCTIONS

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

475 MILL STREET CATAWISSA, PA 17820

(A more complete legal description accompanies these documents.)

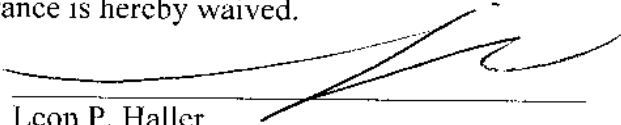
The parties to be served **PERSONALLY** and their addresses are as follows:

DOMINIC J. RANKIN @ 6020 FORT JENKINS LANE #79, 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, March 11, 2010 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

ALL THAT CERTAIN tract or piece of ground situate, being and lying in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of Mrs. Daniel Walter on the north side of Mill Street 19 ½ feet from the center line thereof; Thence along the north side of said Mill Street, South 16 degrees 40 minutes East, 38.7 feet to the southwest corner of lands now or formerly of M.E. Parsonage; Thence by said Parsonage lot north 58 ½ degrees East, 123 ½ feet to the line of the Union Cemetery; Thence by said line of cemetery north 30 ¼ degrees West, 46.75 feet to the line of said Mrs. Daniel Walter; Thence South 53 ½ degrees West, 114.5 feet to the place of BEGINNING.

CONTAINING 11/100 of an acre.

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Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

NOTICE: "THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND"

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Oil and Gas Exception:

Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: March 11, 2010

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.

DOMINIC J. RANKIN

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2009-CV-1965

SERVICE TO BE MADE ON DEFENDANT: DOMINIC J. RANKIN

ADDRESS FOR "PERSONAL SERVICE":

DOMINIC J. RANKIN at:
6020 FORT JENKINS LANE #79
BLOOMSBURG, PA 17815

Alternate: 475 MILL STREET CATAWISSA, PA 17820

- Attached Order for Service dated January 14, 2010, service complete by posting and mail.
- This office will provide proof of mailings in our Return of Service prior to the sale.

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

COPY

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

Plaintiff

Vs.

DOMINIC J. RANKIN,

Defendant

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW
NO. 2009-CV-1965

IN MORTGAGE FORECLOSURE

ORDER FOR SERVICE

AND NOW, to wit, this 14 day of January, 2010, upon consideration of the within Motion, it appearing that a good faith investigation and effort to locate the Defendant, DOMINIC J. RANKIN, has been made by Plaintiff, it is hereby

ORDERED that service of the Complaint be made upon Defendant, DOMINIC J. RANKIN, by posting a copy of the original Complaint on the most public part of the property located at 475 MILL STREET CATAWISSA, PA 17820 and by forwarding a copy of the Complaint by certified mail and ordinary mail (service to be completed upon mailing) to Defendant, DOMINIC J. RANKIN, at his last known address located at 475 MILL STREET CATAWISSA, PA 17820; AND FURTHER, that in the event this case should be reduced to judgment and execution shall be issued, service upon the Defendant pursuant to Rule 3129.2 (c)(1)(C) shall be effected by mailing copies of the required notices to the Defendant at his last known address by Certified mail and ordinary mail (service to be completed upon mailing) and by posting a copy of the Notice of Sale or Sheriff's handbill on the most public part of the premises and by publication by Sheriff pursuant to Pennsylvania Rule of Civil Procedure 3129.2(d).

BY THE COURT

/s/ Scott W. Naus J.

CLERK OF COURT OFFICE
COLUMBIA COUNTY, PA

2010 JAN 15 A @ 32

RECEIVED
JAN 15 2010

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

PLAINTIFF

VS.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

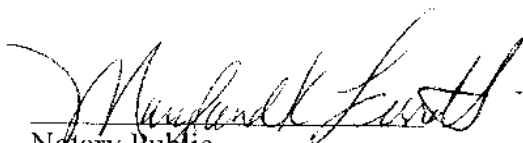
COUNTY OF DAUPHIN :

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.

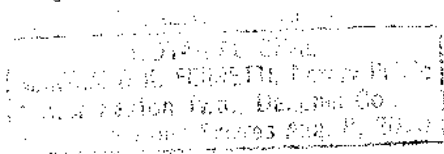
Sworn to and subscribed :

before me this 11 day :

of March 20 10 :


Notary Public


LEON P. HALLER, ESQUIRE



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

PLAINTIFF

VS.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

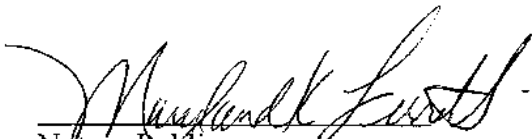
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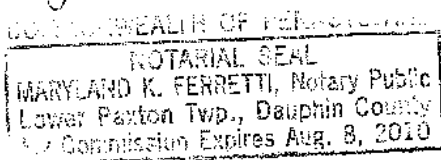
Sworn to and subscribed :

before me this 11 day :

of March 20 10 :


Notary Public


LEON P. HALLER, ESQUIRE



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

PLAINTIFF

Vs.

DOMINIC J. RANKIN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-1965

IN MORTGAGE FORECLOSURE

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

I hereby certify that on February 22, 2010 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.

DOMINIC J. RANKIN
Defendant

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2009-CV-1965

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **February 22, 2010**

TO:

DOMINIC J. RANKIN
475 MILL STREET
CATAWISSA, PA 17820

DOMINIC J. RANKIN
6020 FORT JENKINS LANE, #79
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

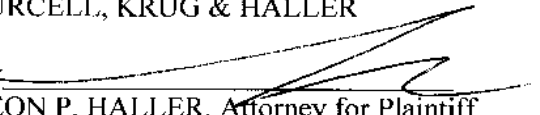
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU 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

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

METRO BANK
60-184-313

CHECK NO.

155879

CHECK DATE

03/11/2010

PAY

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

CHECK AMOUNT

\$1,350.00

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈ 155879⑈ ⑆031301846⑆ 51 320931 2⑈

155879