

# SHERIFF'S SALE COST SHEET

CIS Bank NA vs. Dustin & Barbie Jo Paulus  
 NO. 78-10 ED NO. 394-10 JD DATE/TIME OF SALE Sept. 1 2010

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</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>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>461.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1118.58</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>510.47</u>
SCHOOL DIST.	20	\$
DELINQUENT	20	\$ <u>5.00</u>
TOTAL ***** \$ <u>535.47</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>780.33</u>
WATER	20	\$
TOTAL ***** \$ <u>780.33</u>		

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 3335.38

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Justin & Billie Jo Paulus

NO. 78-10 ED NO. 394-10 JD

DATE/TIME OF SALE: Sept. 1 0:00

BID PRICE (INCLUDES COST) \$ 3335.58

POUNDAGE - 2% OF BID \$ 66.70

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3402.08

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Justin Paulus

TOTAL DUE: \$ 3402.08

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2052.08

LAW OFFICES

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

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

September 10, 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. DUSTIN M. POWLUS & BILLIE JO POWLUS N/K/A BILLIE JO  
ALBERTSON  
No. 2010-CV-394

Dear Sheriff:

Enclosed please find a check in the amount of \$2,052.08 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 KINDLY MARK THE WRIT WITHDRAWN.

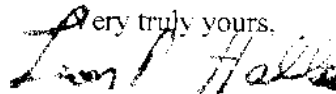
THE GRANTEE SHOULD BE:

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 and recording receipt to me in the envelope provided.

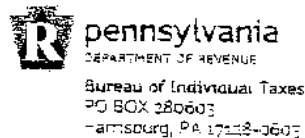
PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

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

Very truly yours,  


Leon P. Haller

LPH/kb  
Enclosure



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: Leon P. Haller, Esquire Telephone Number: (717) 234-4178  
Mailing Address: 1719 North Front Street City: Harrisburg State: PA ZIP Code: 17102

**B. TRANSFER DATA**

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

Mailing Address:  
35 West Main Street

City: Bloomsburg State: PA ZIP Code: 17815

**C. Date of Acceptance of Document**

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

Mailing Address: FINANCE AGENCY  
1719 North Front Street

City: Harrisburg State: PA ZIP Code: 17101

**D. REAL ESTATE LOCATION**

Street Address: 116 Park Boulevard City, Township, Borough: Borough of Berwick

County: Columbia County School District: \_\_\_\_\_ Tax Parcel Number: 04D-03-094

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N**

1. Actual Cash Consideration <u>\$3,335.38</u>	2. Other Consideration <u>0.00</u>	2. Total Consideration <u>= \$3,335.38</u>
4. County Assessed Value <u>\$23,019.00</u>	3. Common Level Ratio Factor <u>X 3.69</u>	5. Fair Market Value <u>= \$84,940.11</u>

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed <u>100%</u>	1b. Percentage of Grantor's Interest in Real Estate <u>100%</u>	1c. Percentage of Grantor's Interest Conveyed <u>100%</u>
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**Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust: \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. 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.) \_\_\_\_\_

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

9/10/10

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

160739

Purcell, Krug & Haller

1719 North Front Street  
Harrisburg, PA 17102



60-184-313

Equal Housing Lender  
Member FDIC

CHECK NO.

160739

CHECK DATE

09/10/2010

PAY

Two thousand fifty-two and eight/100\*\*\*\*\*

CHECK AMOUNT

\$2,052.08

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

⑈ 160739 ⑆ ⑆031301846⑆ 51 320931 2⑈

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

August 3, 2010

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

Re: 2010-CV-394 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY vs. DUSTIN M. POWLUS BILLIE  
JO POWLUS N/K/A BILLIE JO ALBERTSON

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.

DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394

IN MORTGAGE FORECLOSURE

### RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 5/28/2010, 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:

DUSTIN M. POWLUS  
4037 SMITH STREET, LOT 4  
BLOOMSBURG, PA 17815

DUSTIN M. POWLUS  
116 PARK BOULEVARD  
BERWICK, PA 18603

BILLIE JO POWLUS N/K/A  
BILLIE JO ALBERTSON  
116 PARK BOULEVARD  
BERWICK, PA 18603

BILLIE JO POWLUS N/K/A  
BILLIE JO ALBERTSON  
28 PERRY AVENUE  
TRAILER #11  
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT  
116 PARK BOULEVARD  
BERWICK, PA 18603

FIA Card Services, N.A.  
Apothaker & Associates P.C.  
David J. Apothaker, Esquire  
520 Fellowship Road C306  
Mount Laurel, NJ 08054

Attorney Alice Corba  
123 West Front Street  
Berwick, PA 18603

Attorney Susan Hill  
16 West Main Street  
Bloomsburg, PA 17815

By 

PURCELL, KRUG & HALLER

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



LAW OFFICES

*Purcell, Krug & Haller*

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

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

HERSHEY  
(717) 533-3836

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JOSEPH NISSLEY (1910-1982)

---

JOHN W. PURCELL  
VALERIE A. GUNN  
*Of Counsel*

DUSTIN M. POWLUS  
4037 SMITH STREET, LOT 4  
BLOOMSBURG, PA 17815

DUSTIN M. POWLUS  
116 PARK BOULEVARD  
BERWICK, PA 18603

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520 Fellowship Road C306  
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Attorney Alice Corba  
123 West Front Street  
Berwick, PA 18603

Attorney Susan Hill  
16 West Main Street  
Bloomsburg, PA 17815

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

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

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

By: 

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

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

PLAINTIFF

VS.

DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394

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, August 4, 2010

TIME: 10:00 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:

**116 PARK BOULEVARD  
BERWICK, PA 18603**

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

**No. 2010-CV-394**

**JUDGMENT AMOUNT \$91,747.73**

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

**DUSTIN M. POWLUS and  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON**

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 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

ALL THAT CERTAIN piece or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Park Boulevard, said point being in the line between Lots No. 5 and 6; THENCE South 76 degrees 44 minutes East 170.32 feet to line of land now or formerly of Henry Ermish; THENCE along said Ermish land North 13 degrees 16 minutes East 60.31 feet to a point in line of Lot No. 4; THENCE along the southerly line of said Lot No. 4 North 76 degrees 46 minutes West 166.29 feet to Park Boulevard; THENCE in a southerly direction along Park Boulevard aforesaid 60.50 feet to the place of beginning.

BEING Lot No. 5 of Section A of Park Place Village, Borough of Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in Map Book 1, at Page 600.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603.

PARCEL NO. 04D-03-094

UNDER AND SUBJECT TO Covenants and Restrictions for Park Place Village as noted in Columbia County to Instrument No. 200201738.

BEING THE SAME PREMISES WHICH HSBC Bank by deed dated 3/14/07 and recorded 3/20/07 in Columbia County Instrument No. 2007-02812, granted and conveyed unto Dustin M. Polus and Billie Jo Powlus. Billie Jo Powlus is now known as Billie Jo Albertson.

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 8874

**TO:** BILLIE JO POWLUS N/K/A  
 BILLIE JO ALBERTSON  
 116 PARK BOULEVARD  
 BERWICK, PA 18603

**SENDER:**PHFA/POWLUS

**REFERENCE:**NOS 08/04/10

PS Form 3800, January 2005

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

US Postal Service

### Receipt for Certified Mail

No Insurance Coverage Provided  
 Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9848 7275 8867

**TO:** DUSTIN M. POWLUS  
 116 PARK BOULEVARD  
 BERWICK, PA 18603

**SENDER:**PHFA/POWLUS

**REFERENCE:**NOS 08/04/10

PS Form 3800, January 2005

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

US Postal Service

### Receipt for Certified Mail

No Insurance Coverage Provided  
 Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9848 7275 8881

**TO:** BILLIE JO POWLUS N/K/A  
 BILLIE JO ALBERTSON  
 28 PERRY AVENUE  
 TRAILER #11  
 BLOOMSBURG, PA 17815

**SENDER:**PHFA/POWLUS

**REFERENCE:**NOS 08/04/10

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.61
	Certified Fee	2.80
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	Total Postage & Fees	10.21

US Postal Service

### Receipt for Certified Mail

No Insurance Coverage Provided  
 Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9848 7275 8850

**TO:** DUSTIN M. POWLUS  
 4037 SMITH STREET, LOT 4  
 BLOOMSBURG, PA 17815

**SENDER:**PHFA/POWLUS

**REFERENCE:**NOS 08/04/10

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.61
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US Postal Service

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No Insurance Coverage Provided  
 Do Not Use for International Mail

POSTMARK OR DATE

PENNSYLVANIA HOUSING FINANCE AGENCY v. DUSTIN M. POWLUS BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON  
Columbia County Sale 08/04/10

**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:

DUSTIN M. POWLUS  
4037 SMITH STREET, LOT 4  
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:

DUSTIN M. POWLUS  
116 PARK BOULEVARD  
BERWICK, PA 18603

Postmark:

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

Received from:

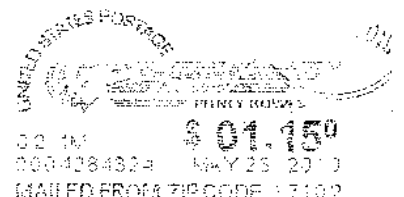
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

BILLIE JO POWLUS N/K/A  
BILLIE JO ALBERTSON  
116 PARK BOULEVARD  
BERWICK, PA 18603

Postmark:





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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

BILLIE JO POWLUS N/K/A  
BILLIE JO ALBERTSON  
28 PERRY AVENUE  
TRAILER #11  
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:

FIA Card Services, N.A.  
Apothaker & Associates P.C.  
David J. Apothaker, Esquire  
520 Fellowship Road C306  
Mount Laurel, NJ 08054

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:

Attorney Alice Corba  
123 West Front Street  
Berwick, PA 18603

Postmark:



UNITED STATES POSTAGE  
EAGLE  
FIRST CLASS  
02 PM \$ 01.15<sup>0</sup>  
0004284324 MAY 28 2010  
MAILED FROM ZIP CODE 17102

**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:

Attorney Susan Hill  
16 West Main Street  
Bloomsburg, PA 17815

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:

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

Received from:

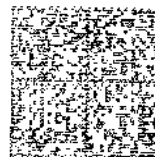
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT  
116 PARK BOULEVARD  
BERWICK, PA 18603

Postmark:



UNITED STATES POSTAGE  
PAID  
01.15  
0004264324 MAY 23 2010  
MAILED FROM ZIP CODE 17102

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

PLAINTIFF

VS.

DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394

IN MORTGAGE FORECLOSURE

SUPPLEMENTAL  
RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 7/28/10, 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:

BERWICK AREA JOINT SEWER AUTHORITY  
1108 FREAS AVENUE  
BERWICK, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY  
C/O ATTORNEY ANTHONY J. MCDONALD  
106 MARKET STREET  
BERWICK, PA 18603

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

LAW OFFICES  
**Purcell, Krug & Haller**

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*

BERWICK AREA JOINT SEWER AUTHORITY  
1108 FREAS AVENUE  
BERWICK, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY  
C/O ATTORNEY ANTHONY J. MCDONALD  
106 MARKET STREET  
BERWICK, PA 18603

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

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

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

By: 

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

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

PLAINTIFF

VS.

DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394

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, August 4, 2010

TIME: 10:00 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:

**116 PARK BOULEVARD  
BERWICK, PA 18603**

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

**No. 2010-CV-394**

**JUDGMENT AMOUNT \$91,747.73**

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

**DUSTIN M. POWLUS and  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON**

**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 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

ALL THAT CERTAIN piece or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Park Boulevard, said point being in the line between Lots No. 5 and 6; THENCE South 76 degrees 44 minutes East 170.32 feet to line of land now or formerly of Henry Ermish; THENCE along said Ermish land North 13 degrees 16 minutes East 60.31 feet to a point in line of Lot No. 4; THENCE along the southerly line of said Lot No. 4 North 76 degrees 46 minutes West 166.29 feet to Park Boulevard; THENCE in a southerly direction along Park Boulevard aforesaid 60.50 feet to the place of beginning.

BEING Lot No. 5 of Section A of Park Place Village, Borough of Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in Map Book 1, at Page 600.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603.

PARCEL NO. 04D-03-094

UNDER AND SUBJECT TO Covenants and Restrictions for Park Place Village as noted in Columbia County to Instrument No. 200201738.

BEING THE SAME PREMISES WHICH HSBC Bank by deed dated 3/14/07 and recorded 3/20/07 in Columbia County Instrument No. 2007-02812, granted and conveyed unto Dustin M. Polus and Billie Jo Powlus. Billie Jo Powlus is now known as Billie Jo Albertson.

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.



PENNSYLVANIA HOUSING FINANCE AGENCY v. DUSTIN M. POWLUS B. JOE POWLUS  
N/K/A BILLIE JO ALBERTSON  
Columbia County Sale

**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:

BERWICK AREA JOINT SEWER AUTHORITY  
1108 FREAS AVENUE  
BERWICK, PA 18603

Postmark:

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

Received from:

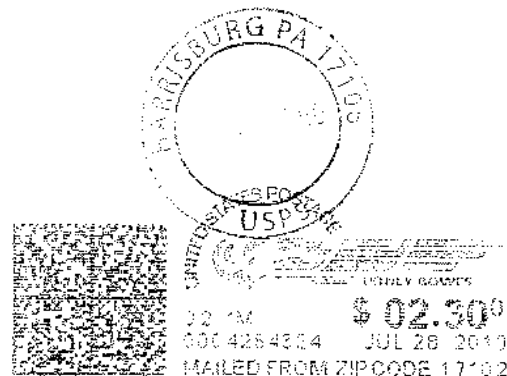
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

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BERWICK AREA JOINT SEWER AUTHORITY  
C/O ATTORNEY ANTHONY J. MCDONALD  
106 MARKET STREET  
BERWICK, PA 18603

Postmark:



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

PLAINTIFF

VS.

DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394


IN MORTGAGE FORECLOSURE

SUPPLEMENTAL  
RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 7/28/10, 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:

BERWICK AREA JOINT SEWER AUTHORITY  
1108 FREAS AVENUE  
BERWICK, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY  
C/O ATTORNEY ANTHONY J. MCDONALD  
106 MARKET STREET  
BERWICK, PA 18603

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

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

PLAINTIFF

VS.

DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 5/28/2010, 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:

DUSTIN M. POWLUS  
4037 SMITH STREET, LOT 4  
BLOOMSBURG, PA 17815

DUSTIN M. POWLUS  
116 PARK BOULEVARD  
BERWICK, PA 18603

BILLIE JO POWLUS N/K/A  
BILLIE JO ALBERTSON  
116 PARK BOULEVARD  
BERWICK, PA 18603

BILLIE JO POWLUS N/K/A  
BILLIE JO ALBERTSON  
28 PERRY AVENUE  
TRAILER #11  
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT  
116 PARK BOULEVARD  
BERWICK, PA 18603

PURCELL, KRUG & HALLER  
1719 N. FRONT STREET  
HARRISBURG, PA 17102  
PH: 717-234-4178  
FAX: 717-233-1149

## fax transmittal

**To: SHERIFF'S OFFICE**

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

**From: Purcell, Krug & Haller**  
1719 N. Front Street  
Harrisburg, PA 17102  
**Ph: 717-234-4178**  
**Fax: 717-233-1149**

**BARB VILLARRIAL**

**Fax: 570-389-5625**

**Date: August 3, 2010**

**Phone: 570-389-5624**

**Pages: 1 PAGE**

**Re: SHERIFFS SALE**

**PROPERTY: 116 PARK BOULEVARD**

**DUSTIN M. POWLUS BILLIE JO**  
**POWLUS N/K/A BILLIE JO**  
**ALBERTSON**

**2010-CV-394**

☒ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

**Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 08/04/10 TO THE NEXT SALE DATE OF 09/01/10.**

**IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER IMMEDIATELY.**

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**

**WEDNESDAY AUGUST 4, 2010 AT 10:00 AM**

BY VIRTUE OF A WRIT OF EXECUTION NO. 78 OF 2010 ED AND CIVIL WRIT NO. 394 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Park Boulevard, said point being in the line between Lots No. 5 and 6; THENCE South 76 degrees 44 minutes East 170.32 feet to line of land now or formerly of Henry Emish; THENCE along said Emish land North 13 degrees 16 minutes East 60.31 feet to a point in line of Lot No. 4; THENCE along the southerly line of said Lot No. 4 North 76 degrees 46 minutes West 166.29 feet to Park Boulevard; THENCE in a southerly direction along Park Boulevard aforesaid 60.50 feet to the place of beginning, BEING Lot No. 5 of Section A of Park Place Village, Borough of Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in Map Book 1, at Page 600.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603.

PARCEL NO. 04D-03-094

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BEING THE SAME PREMISES WHICH HSBC Bank by deed dated 3/14/07 and recorded 3/20/07 in Columbia County Instrument No. 2007-02812, granted and conveyed unto Dustin M. Powlus and Billie Jo Powlus. Billie Jo Powlus is now known as Billie Jo Albertson.

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 adjacent support; or any surface subsidence.

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[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.

**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 Heller  
1719 North Front Street  
Harrisburg, PA 17102

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffcolumbiacounty.com](http://www.sheriffcolumbiacounty.com)

law deposes and says that Press Enterprise is  
pal office and place of business at 3185  
olumbia and State of Pennsylvania, and was  
as been published daily, continuously in said  
e attached notice July 14, 21, 28, 2010 as  
re officers or publisher or designated agent of  
h legal advertisement was published; that  
ed in the subject matter of said notice and  
e foregoing statement as to time, place, and

28<sup>th</sup> day of July 2010  
10

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

....., I hereby certify that the advertising and  
.....for publishing the foregoing notice, and the

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.

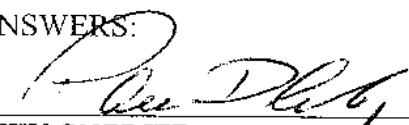
DUSTIN & BILLIE JO POWLUS


WRIT OF EXECUTION #78 OF 2010 ED

POSTING OF PROPERTY

JUNE 30, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DUSTIN & BILLIE JO POWLUS AT 116 PARK BOULEVARD BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 2ND DAY OF JULY 2010

  
\_\_\_\_\_  
Sarah Jane Klingaman

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

US BANK NATIONAL ASSOCIATION  
TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY

VS

Docket # 78ED2010

MORTGAGE FORECLOSURE

DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO  
ALBERTSON

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MAY 25, 2010, AT 1:40 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON BILLIE JO POWLUS NKA BILLIE JO ALBERTSON AT SHERIFF'S  
OFFICE, BLOOMSBURG BY HANDING TO BILLIE JO POWLUS, , A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, MAY 25, 2010

  
NOTARY PUBLIC

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 388  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

Docket # 78ED2010

MORTGAGE FORECLOSURE

DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO  
ALBERTSON

AFFIDAVIT OF SERVICE

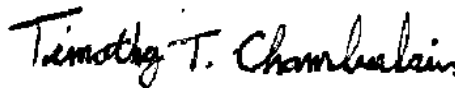
NOW, THIS FRIDAY, JUNE 11, 2010, AT 12:55 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON DUSTIN POWLUS AT 4037 SMITH ST, BLOOMSBURG BY  
HANDING TO DUSTIN POWLUS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, JUNE 15, 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   
P. D'ANGELO  
DEPUTY SHERIFF

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



# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 5/20/2010

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 78ED2010

*CHARTER*

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON

ATTORNEY FIRM

Purcell, Krug & Haller

*LOT 4*

**PERSON/Corp TO SERVED**

DUSTIN POWLUS

4037 SMITH ST OR 116 PARK BLVD

BLOOMSBURG BERWICK

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

*116 PARK BLVD  
VACANT*

*ONLY  
HOME  
EVENINGS*

*BLUE + WHIT*

*STATION  
WAGON*

SERVED UPON

*Dustin Powlus*

RELATIONSHIP

IDENTIFICATION

DATE *06-11-10*

TIME

*1255*

MILEAGE

OTHER

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

*05-24-10*

*D'ANGELO*

*UNKNOWN LOT*

*06-04-10*

*1755*

*D'ANGELO*

*L/C*

*06-07-10*

*0940*

*D'ANGELO*

*N/A*

*06-08-10*

*1355*

*D'ANGELO*

*N/A*

DEPUTY

*Paul D'Angelo*

DATE

*06-11-10*

*DEF ONLY HOME EVENINGS - USUALLY AFTER 6 OR 7*

*WHAT  
LOT?  
H*

# REAL ESTATE TAX CERTIFICATION

Cert. NO: 8075

District: BERWICK BORO  
Deed: 20070 -2812  
Location: 116 PARK BLVD-LOT 5 S  
Parcel Id:04D-03 -094-00,000

Assessment: 23,019  
Balances as of 05/26/2010

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

By: Timothy T. Chamberlain Per: dm.  
Sheriff

**KEPNER, KEPNER & CORBA, P.C.**  
**123 WEST FRONT STREET**  
**BERWICK, PA 18603**  
**(570) 752-2766**  
**FACSIMILE: (570) 752-7894**

**FACSIMILE TRANSMITTAL SHEET**

**Date:** May 25, 2010  
**To:** Sheriff Timothy Chamberlain  
**From:** Alice Corba, Esquire  
**RE:** Powlus V Powlus service  
**Facsimile #:** 389-5625  
**Total Pages (including transmittal sheet):** 2  
**Original to follow:** \_\_\_\_\_ YES      X   \_\_\_\_\_ NO

**COMMENTS:**

cc. Susan Hill 389-8027

.....

The information contained in this facsimile message is attorney privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via U.S. Postal Service.

.....

**CONFIDENTIAL**

***KEPNER, KEPNER & CORBA, P.C.***

ATTORNEYS AT LAW

123 West Front Street  
Berwick, PA 18603-4701  
570.752.2766

FRANKLIN E. KEPNER, JR.  
ALICE T. K. CORBA  
MARISSA B. MARSHALL

FRANKLIN E. KEPNER  
(1922-1997)

Facsimile: 570.752.7894  
PA Toll Free: 800.734.2766

May 25, 2010

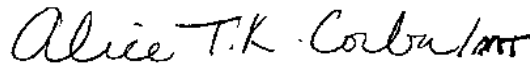
Sheriff's Office  
Columbia County Courthouse  
11 West Main Street  
PO Box 380  
Bloomsburg PA 17815

Re: Powlus v Powlus

Dear Sheriff Timothy Chamberlain:

You have not made service on Dustin Powlus as advised in my conversation of May 25, 2010. I never represented him regarding this matter.

Very truly yours,



Alice T.K. Corba

ATKC/kh

Enclosure

DROP SERVE

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 5/20/2010

SERVICE# 5 - OF - 15 SERVICES  
DOCKET # 78ED2010

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

DEFENDANT DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON  
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
ATTY ALICE CORBA	MORTGAGE FORECLOSURE
123 WEST FRONT STREET	
BERWICK	

SERVED UPON REFUSED SERVICE - VALERIE DENSBARGER

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 05.25.10 TIME 1523 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

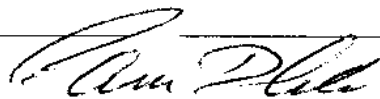
F. OTHER (SPECIFY) \_\_\_\_\_

## ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY



DATE 05.25.10

ATTY NO LONGER REPRESENTS DEF !

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 5/20/2010

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 78ED2010

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

DEFENDANT DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	
BILLIE JO POWLUS NKA BILLIE JO ALBERTSON	
116 PARK BLVD OR 28 PERRY AVE #11	
BERWICK	BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

6000

SERVED UPON Billie Jo

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 5-25-10 TIME 1340 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO XX  
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

05-24-10 1605 D'ANGELO L/C 6000 ADDRESS

DEPUTY

JC DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 5/20/2010

SERVICE# 4 - OF - 15 SERVICES  
DOCKET # 78ED2010

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON

ATTORNEY FIRM

Purcell, Krug & Haller

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
116 PARK BLVD
BERWICK

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON POWLU / POSTED

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 05.24.10 TIME 1515 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 05.24.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 5/20/2010

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 78ED2010

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

DEFENDANT DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON  
ATTORNEY FIRM Purcell, Krug & Haller

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
CONNIE GINGHER-TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE	
BERWICK	

SERVED UPON MARGIE FRITZ

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 05-24-10 TIME 1435 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

P. D'Angelo

DATE 05-24-10



**Tax Notice** 2010 County & Municipality  
**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**  
 Connie C Gingher  
 1615 Lincoln Avenue  
 Berwick PA 18603

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

**PHONE:** 570-752-7442

**FOR: COLUMBIA County**

**DATE**  
 03/01/2010

**BILL NO.**  
 5502

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	23,019	6.146	138.64	141.47	155.62
SINKING		1.345	30.34	30.96	34.06
FIRE		1.25	28.19	28.77	30.21
LIGHT		1.75	39.47	40.28	42.29
BORO RE		11.1	250.40	255.51	268.29
The discount & penalty have been calculated for your convenience			<b>487.04</b> April 30 If paid on or before	<b>496.99</b> June 30 If paid on or before	<b>530.47</b> June 30 If paid after
<b>PAY THIS AMOUNT</b>					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

POWLUS DUSTIN M & BILLIE JO  
 116 PARK BLVD  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04D-03 -094-00,000  
 116 PARK BLVD  
 .2314 Acres Land 4,032  
 Buildings 18,987  
 Total Assessment 23,019

This tax returned to  
 courthouse on:  
 January 1, 2011

**FILE COPY**

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 5/20/2010

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 78ED2010

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

DEFENDANT DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON  
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE	
BERWICK	

SERVED UPON KRISTY ROMIG

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 05-24-10 TIME 1450 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

[Signature]

DATE 05-24-10



May 24, 2010

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

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

**VS.**

**DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON**

**DOCKET # 78ED2010**

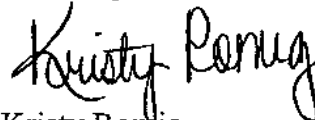
**JD # 394JD2010**

Dear Timothy:

The amount due on the sewer account #116264 for the property located at 116 Park Blvd. Berwick, Pa through September 30, 2010 is \$780.33. This amount includes the cost of satisfying the lien that is currently held against this property.

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

Sincerely,



Kristy Romig  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 5/20/2010

SERVICE# 6 - OF - 15 SERVICES  
DOCKET # 78ED2010

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

DEFENDANT DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON  
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
ATTY SUSAN HILL	MORTGAGE FORECLOSURE
16 WEST MAIN STREET	
BLOOMSBURG	

SERVED UPON ~~DROP~~ SERVED

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 5-21-10 TIME 1450 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

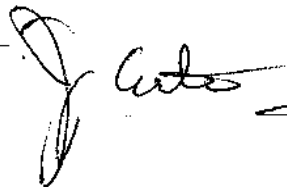
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

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

DEPUTY



DATE 5-21-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/20/2010

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 78ED2010

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

DEFENDANT DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON

ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON MAUREEN COLE

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 5-21-10 TIME 1510 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

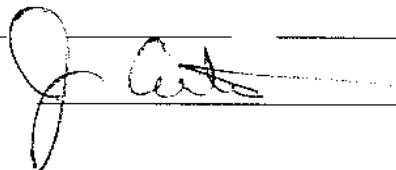
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 5-21-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/20/2010

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 78ED2010

PLAINTIFF

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

DUSTIN POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON

ATTORNEY FIRM

Purcell, Krug & Haller

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Del Miller

RELATIONSHIP Clerk IDENTIFICATION \_\_\_\_\_

DATE 5-21-10 TIME 1545 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter  
DATE 5-21-10

# SHERIFF'S SALE

---

WEDNESDAY AUGUST 4, 2010 AT 10:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 78 OF 2010 ED AND CIVIL WRIT NO. 394 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL THAT CERTAIN piece or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Park Boulevard, said point being in the line between Lots No. 5 and 6; THENCE South 76 degrees 44 minutes East 170.32 feet to line of land now or formerly of Henry Ermish; THENCE along said Ermish land North 13 degrees 16 minutes East 60.31 feet to a point in line of Lot No. 4; THENCE along the southerly line of said Lot No. 4 North 76 degrees 46 minutes West 166.29 feet to Park Boulevard; THENCE in a southerly direction along Park Boulevard aforesaid 60.50 feet to the place of beginning.

BEING Lot No. 5 of Section A of Park Place Village, Borough of Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in Map Book 1, at Page 600.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603.

PARCEL NO. 04D-03-094

UNDER AND SUBJECT TO Covenants and Restrictions for Park Place Village as noted in Columbia County to Instrument No. 200201738.

BEING THE SAME PREMISES WHICH HSBC Bank by deed dated 3/14/07 and recorded 3/20/07 in Columbia County Instrument No. 2007-02812, granted and conveyed unto Dustin M. Polus and Billie Jo Powlus. Billie Jo Powlus is now known as Billie Jo Albertson.

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.

### 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](http://www.sheriffofcolumbiacounty.com)



# REAL ESTATE OUTLINE

ED # 78-10

DATE RECEIVED 5-20-10  
DOCKET AND INDEX 5-21-10

## 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# 157809

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

SALE DATE Aug-4, 10 TIME 1000  
POSTING DATE June 29, 10  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK July 1-1  
2<sup>ND</sup> WEEK 21  
3<sup>RD</sup> WEEK 28, 10

Document Receipt

---

Trans # 23682 Carrier / service: POST 2PM 5/21/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000002222

Doc Ref #: 78ED2010

PHILADELPHIA PA 19106

Document Receipt

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Trans # 23681 Carrier / service: POST 2PM 5/21/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000002215

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 78ED2010

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 23680 Carrier / service: POST 2PM 5/21/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000002208

Doc Ref #: 78ED2010

Document Receipt

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Trans # 23679 Carrier / service: POST 2PM 5/21/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000002192

DEPARTMENT 281230

Doc Ref #: 78ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 23678 Carrier / service: POST 2PM 5/21/2010

Ship to: 23678

FIA CARD SERVICES

C/O APOTHAKE & ASSOC.  
520 FELLOWSHIP ROAD C306

Tracking #: 9171924291001000002185

Doc Ref #: 78ED2010

MOUNT LAUREL NJ 08054

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

PLAINTIFF

VS.

DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394

*2010-ED-78*  
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: **116 PARK BOULEVARD BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$91,747.73
Interest	\$1,502.40
Per diem of \$12.52 to 8/1/2010	
Late Charges	\$77.84
(\$19.46 per month to 8/1/2010)	
Escrow Deficit	\$1,363.83

**TOTAL WRIT \$94,691.80**

PLUS COSTS:

Dated: 5-20-10

Tami B Kline  
PROTHONOTARY

(SEAL)

By Kelly P Brewer  
DEPUTY

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

PLAINTIFF

VS.

DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

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U.S. BANK NATIONAL ASSOCIATION TRUSTEE  
FOR THE PENNSYLVANIA HOUSING FINANCE  
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IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394

*2010-ED-78*  
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.

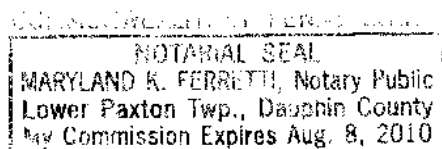
Sworn to and subscribed :

before me this 17 day :

of May 2010 :

*Maryland K. Ferretti*  
Notary Public

*Leon P. Haller*  
LEON P. HALLER, ESQUIRE



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

PLAINTIFF

VS.

DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394

*2010 ED-78*  
IN MORTGAGE FORECLOSURE

**COPY**

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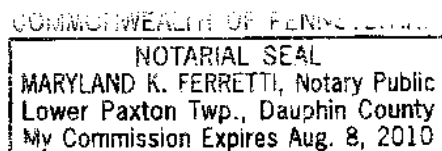
Sworn to and subscribed :

before me this 17 day :

of May 20 10 :

*Maryland K. Ferretti*  
Notary Public

*[Signature]*  
LEON P. HALLER, ESQUIRE



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

PLAINTIFF

VS.

DUSTIN M. POWLUS  
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IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394

*2010-ED-78*  
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 **116 PARK BOULEVARD BERWICK, PA 18603**:

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

DUSTIN M. POWLUS  
4037 SMITH STREET, LOT 4  
BLOOMSBURG, PA 17815

DUSTIN M. POWLUS  
116 PARK BOULEVARD  
BERWICK, PA 18603

BILLIE JO POWLUS N/K/A  
BILLIE JO ALBERTSON  
116 PARK BOULEVARD  
BERWICK, PA 18603

BILLIE JO POWLUS N/K/A  
BILLIE JO ALBERTSON  
28 PERRY AVENUE  
TRAILER #11  
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:

FIA Card Services, N.A.  
Apothaker & Associates P.C.  
David J. Apothaker, Esquire  
520 Fellowship Road C306  
Mount Laurel, NJ 08054

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**

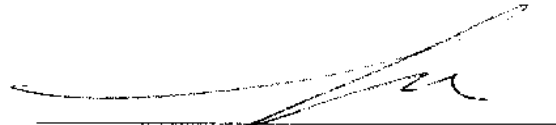
116 PARK BOULEVARD  
BERWICK, PA 18603

Attorney Alice Corba  
123 West Front Street  
Berwick, PA 18603

Attorney Susan Hill  
16 West Main 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: May 18, 2010

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): **DUSTIN M. POWLUS and  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON**

Filed to No. **2010-CV-394**

**INSTRUCTIONS**

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

**116 PARK BOULEVARD BERWICK, PA 18603**

(A more complete legal description accompanies these documents.)

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

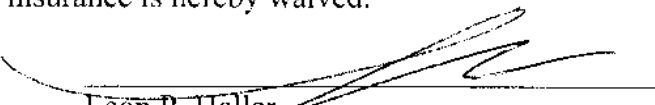
**DUSTIN M. POWLUS, 4037 SMITH STREET, LOT 4 BLOOMSBURG, PA 17815**

**BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON, 28 PERRY AVENUE TRAILER  
#11 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, May 18, 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

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

PLAINTIFF

VS.

DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-394

*2010-ED-78*  
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:

**116 PARK BOULEVARD  
BERWICK, PA 18603**

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

**No. 2010-CV-394**

**JUDGMENT AMOUNT \$91,747.73**

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

**DUSTIN M. POWLUS and  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON**

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 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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



ALL THAT CERTAIN piece or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Park Boulevard, said point being in the line between Lots No. 5 and 6; THENCE South 76 degrees 44 minutes East 170.32 feet to line of land now or formerly of Henry Ermish; THENCE along said Ermish land North 13 degrees 16 minutes East 60.31 feet to a point in line of Lot No. 4; THENCE along the southerly line of said Lot No. 4 North 76 degrees 46 minutes West 166.29 feet to Park Boulevard; THENCE in a southerly direction along Park Boulevard aforesaid 60.50 feet to the place of beginning.

BEING Lot No. 5 of Section A of Park Place Village, Borough of Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in Map Book 1, at Page 600.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603.

PARCEL NO. 04D-03-094

UNDER AND SUBJECT TO Covenants and Restrictions for Park Place Village as noted in Columbia County to Instrument No. 200201738.

BEING THE SAME PREMISES WHICH HSBC Bank by deed dated 3/14/07 and recorded 3/20/07 in Columbia County Instrument No. 2007-02812, granted and conveyed unto Dustin M. Polus and Billie Jo Powlus. Billie Jo Powlus is now known as Billie Jo Albertson.

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.

ALL THAT CERTAIN piece or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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BEING Lot No. 5 of Section A of Park Place Village, Borough of Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in Map Book 1, at Page 600.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603.

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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.

**SHERIFF:**

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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

TO THE SHERIFF OF COLUMBIA COUNTY:

## REQUEST FOR SERVICE

**DATE: May 18, 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.***

***DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2010-CV-394**

**SERVICE TO BE MADE ON DEFENDANT:**

**DUSTIN M. POWLUS**

**ADDRESS FOR "PERSONAL SERVICE":**

**DUSTIN M. POWLUS at: 4037 SMITH STREET, LOT 4 BLOOMSBURG, PA 17815**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

## REQUEST FOR SERVICE

**DATE: May 18, 2010**

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Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
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***VS.***

***DUSTIN M. POWLUS  
BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2010-CV-394**

**SERVICE TO BE MADE ON DEFENDANT:**

**BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON**

**ADDRESS FOR "PERSONAL SERVICE":**

**BILLIE JO POWLUS N/K/A BILLIE JO ALBERTSON at: 28 PERRY AVENUE TRAILER #11  
BLOOMSBURG, PA 17815**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

**Purcell, Krug & Haller**

1719 North Front Street

Harrisburg, PA 17102



60-184-313

© 2010 Metro Bank  
All Rights Reserved

CHECK NO.

157809

CHECK DATE

05/19/2010

157809

CHECK AMOUNT

\$1,350.00

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

TO THE  
ORDER  
OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

Details on back.

Security features.

⑈ 157809⑈ ⑆031301845⑆ 513209312⑈