

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA VS Erik Reed

NO. 114-11 ED NO. 918-11 JD

DATE/TIME OF SALE: Oct. 26 2010

BID PRICE (INCLUDES COST) \$ 2787,34

POUNDAGE -- 2% OF BID \$ 54,55

TRANSFER TAX -- 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2781,89

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): J. Reed

TOTAL DUE: \$ 2781,89

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1431,89

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
ERIC D REED
TENANTS

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

Sheriff's Sale Date: Wednesday, October 26, 2011
Writ of Execution No. : 2011CV918
Advance Sheriff Costs: 1,350.00

Location of the real estate: 308 E 3RD STREET, BERWICK, PA 18603

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	150.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	110.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,079.70
Web Posting	100.00
Notary Fee	10.00
Transfer Tax Form	25.00
Mailing Costs	24.00
Copies	5.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 1,815.20

Municipal Costs

Sewer	215.76
School District	641.38

Total Municipal Costs 857.14

Distribution Costs

Recording Fees	55.00
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Total Distribution Costs 55.00

Grand Total: 2,727.34

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

cc: Countywide Sheriff's Technology, Inc.

LAW OFFICES

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

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

November 11, 2011

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. ERIC D. REED
No. 2011-CV-918

Dear Sheriff:

Enclosed please find our check in the amount of \$1,431.89 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded.

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 to me in the enclosed envelope, along with the recording receipt.

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

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

Very truly yours,

Leon P. Haller

LPH/kb
Enclosure



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280602
Harrisburg, PA 17128-0602

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 ZIP Code

PA 17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) U.S. BANK NATIONAL ASSOCIATION

TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

Mailing Address

211 North Front Street

City

Harrisburg

State

PA

ZIP Code

17101

D. REAL ESTATE LOCATION

Street Address

308 East 3rd Street

City, Township, Borough

Borough of Berwick

County

Columbia County

School District

Tax Parcel Number

04A-07-037

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

1. Actual Cash Consideration

\$2,781.89

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,781.89

4. County Assessed Value

\$16,934.00

5. Common Level Ratio Factor

X 3.79

6. Fair Market Value

= \$64,179.86

F. 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%

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

10/27/2011

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

171881

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102



60-184-313

CHECK NO.

CHECK DATE

171881

11/14/2011

PAY

One thousand four hundred thirty-one and eighty-nine/100*****

CHECK AMOUNT

\$1,431.89

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈171881⑈ ⑆031301846⑆ 51 320931 2⑈

Security features.  Details on back.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV918

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 26, 2011
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot, piece or parcel of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the southerly side of East Third Street, at the northeasterly corner of Lot No. 90 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in an easterly direction along the southerly side of East Third Street, 49 1/2 feet, the northwesterly corner of Lot No. 98, now owned by Edmond L. Stout, now or late; THENCE in a southerly direction along the westerly line of said Lot No. 98, 90 feet 9 inches; THENCE in a westerly direction parallel with Third Street, 49 1/2 feet to the easterly line of Lot No. 90; THENCE in a northerly direction along the easterly line of said Lot No. 90, 90 feet 9 inches to Third Street, the place of BEGINNING, BEING the northerly half of Lot No. 97 as marked and numbered in the General Plan of the Borough of Berwick.

HAVING thereon erected a dwelling known as 308 East Third Street, Berwick, PA 18603.

PARCEL NO.: 04A-07-037.

BEING THE SAME PREMISES WHICH Starla A. Keck by deed dated 8/18/05 and recorded 9/2/05 in Columbia County Instrument No. 2005-09428, granted and conveyed unto Eric D. Reed.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PROPERTY ADDRESS: 90 CREEK ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 04A-07-037

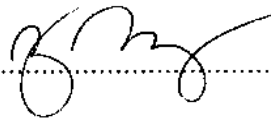
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Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA
717-234-4178

TIMOTHY T. CHAMBERLAIN,
Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffocolumbiacounty.com

to law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was published daily, continuously in said the attached notice October 5, 12, 19, 2011 as of the officers or publisher or designated agent of which legal advertisement was published; that stated in the subject matter of said notice and the foregoing statement as to time, place, and



20th day of October 2011



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

SHERIFF'S SALE COST SHEET

US Bank NA vs. Eric Reed
 NO. 14-11 ED NO. 918-11 JD DATE/TIME OF SALE Oct. 26 0900

- DOCKET/RETURN	\$15.00
- SERVICE PER DEF.	\$ <u>150.00</u>
- LEVY (PER PARCEL	\$15.00
- MAILING COSTS	\$ <u>24.00</u>
- ADVERTISING SALE BILLS & COPIES	\$17.50
- ADVERTISING SALE (NEWSPAPER)	\$15.00
- MILEAGE	\$ <u>24.00</u>
- POSTING HANDBILL	\$15.00
- CRYING/ADJOURN SALE	\$10.00
- SHERIFF'S DEED	\$35.00
- TRANSFER TAX FORM	\$25.00
- DISTRIBUTION FORM	\$25.00
- COPIES	\$ <u>5.00</u>
- NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>385.50</u>	

- WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1079.70</u>
- SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1304.70</u>	

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

REAL ESTATE TAXES:

- BORO, TWP & COUNTY 20	\$
- SCHOOL DIST. 20	\$ <u>646.38</u>
- DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>646.38</u>	

MUNICIPAL FEES DUE:

- SEWER 20	\$ <u>215.76</u>
WATER 20	\$
TOTAL ***** \$ <u>215.76</u>	

- SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 2727.34

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BEING the northerly half of Lot No. 97 as marked and numbered in the General Plan of the Borough of Berwick.

HAVING thereon erected a dwelling known as 308 East Third Street, Berwick, PA 18603.

PARCEL NO.: 04A-07-037.

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PROPERTY ADDRESS: 308 E 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-07-037

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Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot, piece or parcel of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the southerly side of East Third Street, at the northeasterly corner of Lot No. 90 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in an easterly direction along the southerly side of East Third Street, 49 1/2 feet, the northwesterly corner of Lot No. 98, now owned by Edmond L. Stout, now or late; THENCE in a southerly direction along the westerly line of said Lot No. 98, 90 feet 9 inches; THENCE in a westerly direction parallel with Third Street, 49 1/2 feet to the easterly line of Lot No. 90; THENCE in a northerly direction along the easterly line of said Lot No. 90, 90 feet 9 inches to Third Street, the place of BEGINNING.

BEING the northerly half of Lot No. 97 as marked and numbered in the General Plan of the Borough of Berwick.

HAVING thereon erected a dwelling known as 308 East Third Street, Berwick, PA 18603.

PARCEL NO.: 04A-07-037.

BEING THE SAME PREMISES WHICH Starla A. Keck by deed dated 8/18/05 and recorded 9/2/05 in Columbia County Instrument No. 2005-09428, granted and conveyed unto Eric D. Reed.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PROPERTY ADDRESS: 308 E 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-07-037

Seized and taken into execution to be sold as the property of ERIC D REED, TENANTS in suit of U.S. BANK NATIONAL ASSOCIATION.

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 eight (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 to either 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 default all sums paid by the 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.

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV918

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 26, 2011
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot, piece or parcel of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the southerly side of East Third Street, at the northeasterly corner of Lot No. 90 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in an easterly direction along the southerly side of East Third Street, 49 1/2 feet, the northwesterly corner of Lot No. 98, now owned by Edmond L. Stout, now or late; THENCE in a southerly direction along the westerly line of said Lot No. 98, 90 feet 9 inches; THENCE in a westerly direction parallel with Third Street, 49 1/2 feet to the easterly line of Lot No. 90; THENCE in a northerly direction along the easterly line of said Lot No. 90, 90 feet 9 inches to Third Street, the place of BEGINNING.

BEING the northerly half of Lot No. 97 as marked and numbered in the General Plan of the Borough of Berwick.

HAVING thereon erected a dwelling known as 308 East Third Street, Berwick, PA 18603.

PARCEL NO.: 04A-07-037.

BEING THE SAME PREMISES WHICH Starla A. Keck by deed dated 8/18/05 and recorded 9/2/05 in Columbia County Instrument No. 2005-09428, granted and conveyed unto Eric D. Reed.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PROPERTY ADDRESS: 308 E 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-07-037

Seized and taken into execution to be sold as the property of ERIC D REED, TENANTS in suit of U.S. BANK NATIONAL ASSOCIATION.

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 eight (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 to either 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 default all sums paid by the 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.

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV918

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 26, 2011
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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PARCEL NO.: 04A-07-037.

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PROPERTY ADDRESS: 308 E 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-07-037

Seized and taken into execution to be sold as the property of ERIC D REED, TENANTS in suit of U.S. BANK NATIONAL ASSOCIATION.

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 eight (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 to either 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 default all sums paid by the 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.

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

PLAINTIFF

VS.

ERIC D. REED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

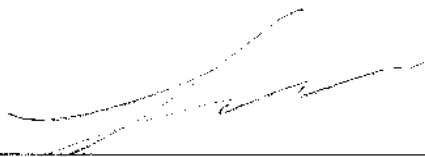
I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/19/2011, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form 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:

ERIC D. REED
90 CREEK ROAD
MILLVILLE, PA 17846

ERIC D. REED
308 EAST THIRD STREET
BERWICK, PA 18603

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

TENANT/OCCUPANT
308 EAST THIRD 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
LISA A. RYNARD

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

HERSHEY
(717) 533-3836

ERIC D. REED
90 CREEK ROAD
MILLVILLE, PA 17846

ERIC D. REED
308 EAST THIRD STREET
BERWICK, PA 18603

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

TENANT/OCCUPANT
308 EAST THIRD 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 I.D.15700
Attorney for Plaintiff

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

PLAINTIFF

VS.

ERIC D. REED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

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, OCTOBER 26, 2011

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:

**308 EAST THIRD STREET
BERWICK, PA 18603**

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

No. 2011-CV-918

JUDGMENT AMOUNT \$80,223.27

THE NAME OF THE OWNER OR REPUTED OWNER of this property is:

ERIC D. REED

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 lot, piece or parcel of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

7196 9008 9111 1391 8406

TO: ERIC D. REED
90 CREEK ROAD
MILLVILLE, PA 17846

SENDER: PHFA v. REED

REFERENCE: NOS 10/26/11

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	64
	Certified Fee	2.85
	Return Receipt Fee	2.30
	Restricted Delivery	4.50
	Total Postage & Fees	10.29

US Postal Service®
**Receipt for
Certified Mail™**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 1391 8413

TO: ERIC D. REED
308 EAST THIRD STREET
BERWICK, PA 18603

SENDER: PHFA v. REED

REFERENCE: NOS 10/26/11

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	64
	Certified Fee	2.85
	Return Receipt Fee	2.30
	Restricted Delivery	4.50
	Total Postage & Fees	10.29

US Postal Service®
**Receipt for
Certified Mail™**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

PENNSYLVANIA HOUSING FINANCE AGENCY v. ERIC D. REED
Columbia County Sale 10/26/11

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:

ERIC D. REED
90 CREEK ROAD
MILLVILLE, PA 17846

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:

ERIC D. REED
308 EAST THIRD STREET
BERWICK, PA 18603

Postmark:

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

Received from:

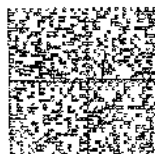
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



UNITED STATES POSTAGE
02 1M \$01.15⁰
0004284324 AUG 19 2011
MAILED FROM ZIP CODE 17102

PENNSYLVANIA HOUSING FINANCE AGENCY v. ERIC D. REED
Columbia County Sale 10/26/11

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

Received from:

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

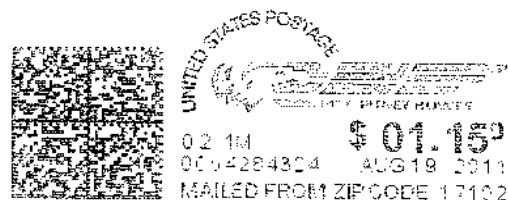
Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
308 EAST THIRD STREET
BERWICK, PA 18603

Postmark:

1000-1-10-11



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ERIC D REED (et al.)

Case Number
2011CV918

SHERIFF'S RETURN OF SERVICE

09/20/2011 11:10 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 308 E 3RD STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

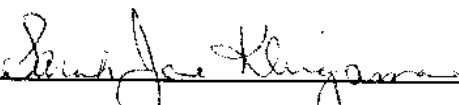
September 21, 2011

NOTARY

Affirmed and subscribed to before me this

21ST day of SEPTEMBER, 2011

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



Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

U.S. Bank National Association

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
ERIC D REED (et al.)

Case Number
2011CV918

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	90 CREEK ROAD MILLVILLE, PA 17846
Phone:	308 E 3 rd ST DOB:
Alternate Address:	BANK
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	PO 50-22
Relation:	
Date:	09-20-11
Time:	1110
Deputy:	DANIELLO
Mileage:	

Attorney / Originator:

Name:	PURCELL, KRUG & HALLER
Phone:	717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2011CV918

90 CREEK ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ERIC D REED (et al.)

Case Number
2011CV918

SHERIFF'S RETURN OF SERVICE

08/10/2011 10:40 AM - CHIEF DEPUTY JAMES D. ARTER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BETH REED, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ERIC D REED AT 90 CREEK ROAD, MILLVILLE, PA 17846.


JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2011

NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2011

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



Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102



August 19, 2011

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

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

VS.

ERIC D. REED

DOCKET # 2011-CV-918

Dear Timothy:

The amount due on the sewer account #106871 for the property located at 308 E.
3rd Street Berwick, Pa through December 31, 2011 is **\$215.76**.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Johnson", is written over the typed name.

Kelly Johnson
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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
ERIC D REED (et al.)

Case Number
2011CV918

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 308 EAST 3RD STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

VACANT / POSTED

Relation:

Date:

08-15-11

Time:

1020

Deputy:

DANGELO

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2011CV918

308 EAST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
ERIC D REED (et al.)

Case Number
2011CV918

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	MARGE FRITZ		
Relation:	CLERK		
Date:	08 15 11	Time:	0945
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

GINGHER, CONNIE C.

2011CV918

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

BERWICK AREA SCHOOL DISTRICT
2011 SCHOOL REAL ESTATE DATE 07/01/2011 BILL# 003269
TAXPAYER COPY

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

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	16934	45.0000	571.41	583.07	641.38
ASSESSED VALUE	16934	762.03	571.41	583.07	641.38
GAMING REVENUE	397.75	178.97	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
TAXABLE ASSESSMENT	12957	583.07	Aug. 31	Oct. 31	Nov. 1

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

NO REFUNDS UNDER \$5.00

M
 A REED ERIC D
 I 308 EAST THIRD STREET
 L BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A07 03700000		4985
308 E THIRD ST	2500.00	SCHOOL PENALTY 10%
20050-9428	14434.00	DELINQUENT TAX TO
0.11 ACRES		COURTHOUSE DEC. 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2011 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

			DATE	BILL NO.	
FOR: COLUMBIA County			03/01/2011	5561	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,934	6.146	102.00	104.08	114.49
SINKING		1.345	22.32	22.78	25.06
FIRE		1.25	20.75	21.17	22.23
LIGHT		1.75	29.04	29.63	31.11
BORO RE		11.1	184.21	187.97	197.37
The discount & penalty have been calculated for your convenience			358.32	365.63	390.26
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

REED ERIC D
 308 EAST THIRD STREET
 BERWICK PA 18603

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04A-07 -037-00,000			
308 E THIRD ST			
.1045 Acres	Land	2,500	
	Buildings	14,434	
Total Assessment		16,934	

This tax returned to
 courthouse on:
 January 1, 2012

CK 35832
 FILE COPY

CK #100351

3-31-11

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
ERIC D REED (et al.)

Case Number
2011CV918

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	BERWICK SEWER	
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	KEELI GREER	
Relation:	CLENK	
Date:	08-15-11	Time: 0935
Deputy:	DANGELO	Mileage:

Attorney / Originator:

Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178
-------	------------------------	--------	--------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BERWICK SEWER

2011CV918

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 08/12/2011

Fee: \$5.00

Cert. NO: 10673

REED ERIC D
308 EAST THIRD STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20050 -9428
Location: 308 E 3RD ST P L 97
Parcel Id: 04A-07 -037-00,000

Assessment: 16,934
Balances as of 08/12/2011

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

By: Columbia County Sheriff

Per: Tom Chamberlain
(TSK)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
ERIC D REED (et al.)

Case Number
2011CV918

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	ERIC D REED
Primary Address:	90 CREEK ROAD MILLVILLE, PA 17846 <i>or</i>
Phone:	308 E 3rd Berwick <i>DOB:</i>
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	<i>BETH REED</i>
Relation:	<i>WIFE</i>
Date:	<i>8-10-11</i>
Time:	<i>1040</i>
Deputy:	<i>ARTER</i>
Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. *SERVED AT 90 CREEK RD MILLVILLE*
2. _____
3. _____
4. _____
5. _____
6. _____

REED, ERIC D

2011CV918

90 CREEK ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
ERIC D REED (et al.)

Case Number
2011CV918

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other		
Adult In Charge:	<u>Heather Hyatt</u>		
Relation:	<u>Clark</u>		
Date:	<u>08/10</u>	Time:	<u>1545</u>
Deputy:	<u>h</u>	Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX

2011CV918

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
ERIC D REED (et al.)

Case Number
2011CV918

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Det. [Signature]		
Relation:	Receptionist		
Date:	8/10/11	Time:	1035
Deputy:	6	Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS

2011CV918

15 PERRY AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

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

PLAINTIFF

VS.

ERIC D. REED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

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: *October 26, 2011*

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:

**308 EAST THIRD STREET
BERWICK, PA 18603**

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

No. 2011-CV-918

JUDGMENT AMOUNT \$80,223.27

THE NAME OF THE OWNER OR REPUTED OWNER of this property is:

ERIC D. REED

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 lot, piece or parcel of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southerly side of East Third Street, at the northeasterly corner of Lot No. 90 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in an easterly direction along the southerly side of East Third Street, 49½ feet, the northwesterly corner of Lot No. 98, now owned by Edmond L. Stout, now or late; THENCE in a southerly direction along the westerly line of said Lot No. 98, 90 feet 9 inches; THENCE in a westerly direction parallel with Third Street, 49½ feet to the easterly line of Lot No. 90; THENCE in a northerly direction along the easterly line of said Lot No. 90, 90 feet 9 inches to Third Street, the place of BEGINNING.

BEING the northerly half of Lot No. 97 as marked and numbered in the General Plan of the Borough of Berwick.

HAVING thereon erected a dwelling known as 308 East Third Street, Berwick, PA 18603.

PARCEL NO.: 04A-07-037.

BEING THE SAME PREMISES WHICH Starla A. Keck by deed dated 8/18/05 and recorded 9/2/05 in Columbia County Instrument No. 2005-09428, granted and conveyed unto Eric D. Reed.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

Document Receipt

Trans # 33486 Carrier / service: POST 2PM 8/9/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000010340

Doc Ref #: 114ED2011

Document Receipt

Trans # 33485 Carrier / service: POST 2PM 8/9/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000010333

Doc Ref #: 114ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 33484 Carrier / service: POST 2PM 8/9/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000010326

Doc Ref #: 114ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 33483 Carrier / service: POST 2PM 8/9/2011

Ship to: cop

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000010319

Doc Ref #: 114ED2011

HARRISBURG PA 17128

REAL ESTATE OUTLINE

ED # 114-11

DATE RECEIVED 8-9-11
DOCKET AND INDEX 8-9-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>169519</u>

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

SALE DATE	<u>Oct. 16, 11</u>	TIME <u>2:00</u>
POSTING DATE	<u>Sept. 20, 11</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 5</u>	
	2 ND WEEK <u>12</u>	
	3 RD WEEK <u>19, 11</u>	

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

PLAINTIFF

VS.

ERIC D. REED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

2011-0-114

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: **308 EAST THIRD STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$80,223.27
Interest from 07/2/2011 @	\$945.00
Per diem of \$10.50	
to 10/1/2011	
Late Charges	\$52.50
(\$17.50 per month to 10/1/2011)	
Escrow Deficit	\$1,650.80

TOTAL WRIT \$82,871.57

PLUS COSTS:

Dated: 8-9-11

Tami B. Kline
PROTHONOTARY

(SEAL)

By Kelly P. Brewer
DEPUTY

Proth & Clerk of Sev Courts
My Com. Ex. Monday in 2011

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

PLAINTIFF

VS.

ERIC D. REED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

FILED 11/14
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: **308 EAST THIRD STREET BERWICK, PA 18603** as follows:

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Interest from 07/2/2011 @	\$945.00
Per diem of \$10.50	
to 10/1/2011	
Late Charges	\$52.50
(\$17.50 per month to 10/1/2011)	
Escrow Deficit	\$1,650.80

TOTAL WRIT \$82,871.57

PLUS COSTS:

Dated: 8-9-11

Tami B Kline
PROTHONOTARY

(SEAL)

By Kelly P Brewer
DEPUTY

Proth & Clerk of Sev Court
My Com. Ex. 1st Monday in 201

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

PLAINTIFF

VS.

ERIC D. REED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

IN MORTGAGE FORECLOSURE

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

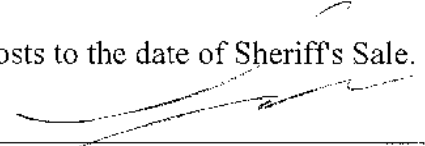
TO THE PROTHONOTARY:

Issue a Writ of Execution in the above matter on the real estate located at
308 EAST THIRD STREET BERWICK, PA 18603 as follows:

Amount due pursuant to Judgment	\$80,223.27
Interest from 07/2/2011 @	\$945.00
Per diem of \$10.50 to 10/1/2011	
Late Charges	\$52.50
(\$17.50 per month to 10/1/2011)	
Escrow Deficit	\$1,650.80

TOTAL WRIT \$82,871.57

****Together with any additional interests, charges and costs to the date of Sheriff's Sale.**

By 
LEON P. HALLER I.D. #15700
ATTORNEY FOR PLAINTIFF
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

Dated: July 26, 2011

Attached is a description of the real estate.

CLERK OF COURT
COLUMBIA COUNTY
PA 17102

CLERK OF COURT
COLUMBIA COUNTY
PA 17102

CLERK OF COURT
COLUMBIA COUNTY
PA 17102

ALL that certain lot, piece or parcel of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southerly side of East Third Street, at the northeasterly corner of Lot No. 90 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in an easterly direction along the southerly side of East Third Street, 49½ feet, the northwesterly corner of Lot No. 98, now owned by Edmond L. Stout, now or late; THENCE in a southerly direction along the westerly line of said Lot No. 98, 90 feet 9 inches; THENCE in a westerly direction parallel with Third Street, 49½ feet to the easterly line of Lot No. 90; THENCE in a northerly direction along the easterly line of said Lot No. 90, 90 feet 9 inches to Third Street, the place of BEGINNING.

BEING the northerly half of Lot No. 97 as marked and numbered in the General Plan of the Borough of Berwick.

HAVING thereon erected a dwelling known as 308 East Third Street, Berwick, PA 18603.

PARCEL NO.: 04A-07-037.

BEING THE SAME PREMISES WHICH Starla A. Keck by deed dated 8/18/05 and recorded 9/2/05 in Columbia County Instrument No. 2005-09428, granted and conveyed unto Eric D. Reed.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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

PLAINTIFF

Vs.

ERIC D. REED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

IN MORTGAGE FORECLOSURE

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

I hereby certify that on July 20, 2011 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.

ERIC D. REED
Defendant

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2011-CV-918

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **July 20, 2011**

TO:

ERIC D. REED
90 CREEK ROAD
MILLVILLE, PA 17846

ERIC D. REED
308 EAST 3RD STREET
BERWICK, PA 18603

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

IMPORTANT NOTICE


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

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

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

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

PURCELL, KRUG & HALLER

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

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

PLAINTIFF

VS.

ERIC D. REED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

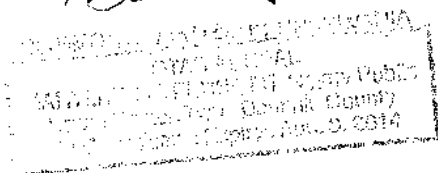
Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within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

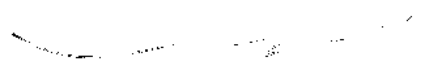
Sworn to and subscribed :

before me this 26 day :

of July 20 11 :


Notary Public




LEON P. HALLER, ESQUIRE

COPY

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

PLAINTIFF

VS.

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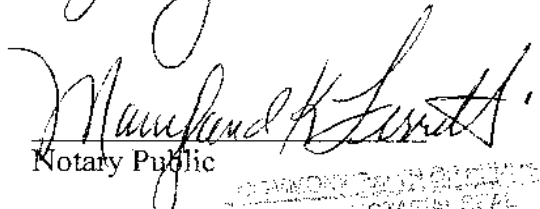
COUNTY OF DAUPHIN :

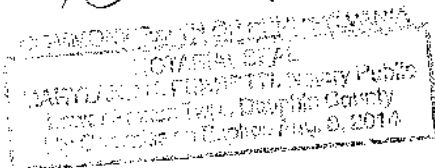
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FOR THE PENNSYLVANIA HOUSING FINANCE
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VS.

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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

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 **308 EAST THIRD STREET BERWICK, PA 18603**:

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

ERIC D. REED
90 CREEK ROAD
MILLVILLE, PA 17846

ERIC D. REED
308 EAST THIRD STREET
BERWICK, PA 18603

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

3. Name and address of every judgment creditor whose judgment is a **record lien** on the real property to be sold: **UNKNOWN**

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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


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

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

TENANT/OCCUPANT
308 EAST THIRD STREET
BERWICK, PA 18603

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 PA C.S. Section 4904 relating to unsworn falsification to authorities.



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: July 26, 2011

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): **ERIC D. REED**

Filed to No. **2011-CV-918**

INSTRUCTIONS

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

308 EAST THIRD STREET BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

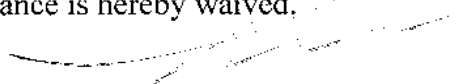
The parties to be served **PERSONALLY** and their addresses are as follows:

ERIC D. REED, 90 CREEK ROAD MILLVILLE, PA 17846

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, July 26, 2011 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.

ERIC D. REED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

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:

**308 EAST THIRD STREET
BERWICK, PA 18603**

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

No. 2011-CV-918

JUDGMENT AMOUNT \$80,223.27

THE NAME OF THE OWNER OR REPUTED OWNER of this property is:

ERIC D. REED

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 lot, piece or parcel of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southerly side of East Third Street, at the northeasterly corner of Lot No. 90 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in an easterly direction along the southerly side of East Third Street, 49½ feet, the northwesterly corner of Lot No. 98, now owned by Edmond L. Stout, now or late; THENCE in a southerly direction along the westerly line of said Lot No. 98, 90 feet 9 inches; THENCE in a westerly direction parallel with Third Street, 49½ feet to the easterly line of Lot No. 90; THENCE in a northerly direction along the easterly line of said Lot No. 90, 90 feet 9 inches to Third Street, the place of BEGINNING.

BEING the northerly half of Lot No. 97 as marked and numbered in the General Plan of the Borough of Berwick.

HAVING thereon erected a dwelling known as 308 East Third Street, Berwick, PA 18603.

PARCEL NO.: 04A-07-037.

BEING THE SAME PREMISES WHICH Starla A. Keck by deed dated 8/18/05 and recorded 9/2/05 in Columbia County Instrument No. 2005-09428, granted and conveyed unto Eric D. Reed.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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

PLAINTIFF

VS.

ERIC D. REED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011-CV-918

IN MORTGAGE FORECLOSURE

114

AFFIDAVIT PURSUANT TO RULE 3129.1

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MILLVILLE, PA 17846

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

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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
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TENANT/OCCUPANT
308 EAST THIRD STREET
BERWICK, PA 18603

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I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 PA C.S. Section 4904 relating to unsworn falsification to authorities.

Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: July 26, 2011

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.

ALL that certain lot, piece or parcel of land situate on the southerly side of East Third Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: July 26, 2011

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.

ERIC D. REED

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2011-CV-918

SERVICE TO BE MADE ON DEFENDANT:

ERIC D. REED

ADDRESS FOR "PERSONAL SERVICE":

ERIC D. REED at:
90 CREEK ROAD
MILLVILLE, PA 17846

(Alternate address: 308 East Third Street, Berwick, PA 18603.

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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



169519

CHECK NO. 169519
CHECK DATE 08/08/2011

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

Security Features. Details on back.

⑈ 169519 ⑈ ⑆ 031301846⑆ 51 320931 2⑈