

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S BANK NATIONAL ASSOCIATION

vs.

Defendant
LORRA L MCCAFFREY
DENNIS MCCAFFREY
OCCUPANTS

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

Sheriff's Sale Date: Wednesday, October 3, 2012

Writ of Execution No. : 2012CV766

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 60 MILLERTOWN ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$285.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$9.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$200.00
Total Sheriff Costs	\$2,368.82

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,423.82**

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)

Columbia County Sheriff, Pennsylvania, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Lorin & Dennis McCaffrey

NO. P3-12 FD NO. 766-12 JD

DATE/TIME OF SALE: Oct. 3 0900

BID PRICE (INCLUDES COST) \$ 60000.00

POUNDAGE - 2% OF BID \$ 1200.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3873.82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John & Dennis McCaffrey

TOTAL DUE: \$ 3873.82

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2523.82

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

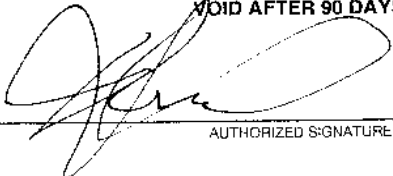


CHECK NO. 180419
CHECK DATE 10/22/2012

CHECK AMOUNT
\$2,523.82

Two thousand five hundred twenty-three and eighty-two/100*****

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

Details on back.
Security features

⑈180419⑈ ⑆031301846⑆ 51 320931 2⑈

CELL, KRUG & HALLER

180419

Vendor COLUMBIA COUNTY SHERIFF
Reference #

10/22/2012 180419

deb P01455-38547 10/19/2012 2523.82 2523.82
Balance of Sale Costs

LAW OFFICES

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

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

October 22, 2012

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

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY vs. DENNIS McCAFFREY & LORRA McCAFFREY
No. 2012-CV-766

Dear Sheriff:

Enclosed please find our check in the amount of \$2,523.82 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded.

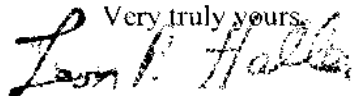
THE GRANTEE SHOULD BE:

U.S. BANK NATIONAL ASSOCIATION, AS 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 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Leon P. Haller, Esquire

Telephone Number:

(717) 234-4178

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

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) US BANK NATIONAL ASSOCIATION
TRUSTEE FOR THE PENNSYLVANIA HOUSING

Mailing Address FINANCE AGENCY

211 North Front Street

City

Bloomsburg

State

PA

ZIP Code

17815

City

Harrisburg,

State

PA

ZIP Code

17101

D. REAL ESTATE LOCATION

Street Address

60 Millertown Road

City, Township, Borough

Township of Mount Pleasant

County

Columbia County

School District

Tax Parcel Number

26-06-003-10

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

1. Actual Cash Consideration

\$2,423.82

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,423.82

4. County Assessed Value

\$45,449.00

5. Common Level Ratio Factor

X 3.60

6. Fair Market Value

= \$163,616.40

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

10/19/12

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

SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 7523.82

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV766

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 03, 2012

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 piece, parcel and lot of land situate in the Township of Mount Pleasant, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on east edge of right-of-way of Legislative Route No. 19029, said point also being the northwestern most corner of herein described land; THENCE by lands now or formerly of Frank A. Jeffrey South 38 degrees 50 minutes 15 seconds East 291.60 feet to an iron pin on line of lands now or formerly of Gary Hock; THENCE by lands now or formerly of Robert B. Lewis, North 80 degrees 32 minutes 36 seconds West 296.55 feet, to an iron pin; THENCE by the east edge of right-of-way of Legislative Route No. 19029 North 19 degrees 12 minutes 10 seconds East 115.18 feet; THENCE by the same North 45 degrees 51 minutes 45 seconds East 100.00 feet to the place of BEGINNING.

CONTAINING 0.720 acres or 31,363.2 square feet. The aforesaid description prepared from draft of survey of L. Wayne Laidacker P.S. dated November 5, 1985.

HAVING THEREON ERECTED a dwelling known as 60 Millertown Road, Bloomsburg, PA 17815.

TAX PARCEL: 26-05-003-10

BEING THE SAME PREMISES which Blaine L. Singer and Carol G. Singer, husband and wife, by deed dated 10/14/05 and recorded 10/14/05 in Columbia County Instrument No. 2005-11186, granted and conveyed unto Dennis McCaffrey and Lorra McCaffrey, husband and wife.

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: 60 MILLERTOWN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-05-003-10

Seized and taken into execution to be sold as the property of LORRA L MCCAFFREY, DENNIS MCCAFFREY, OCCUPANTS 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
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is
sical office and place of business at 3185
Columbia and State of Pennsylvania, and was
has been published daily, continuously in said
he attached notice September 12, 19, 26, 2012
of the officers or publisher or designated agent of
ich legal advertisement was published; that
sted in the subject matter of said notice and
he foregoing statement as to time, place, and

26th day of September 2012

(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

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>72.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
— POSTING HANDBILL	\$15.00	
— CRYING/ADJOURN SALE	\$10.00	
— SHERIFF'S DEED	\$35.00	
— TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.50</u>	
NOTARY	\$ <u>5.00</u>	
TOTAL *****		\$ <u>564.00</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1364.82</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1589.82</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	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 7423.82

LAW OFFICE
Purcell, Krug & Haller

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINFKA
LISA A. RYNARD

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

JOHN W. PURCELL (1924-2009)

JOSEPH NISSELY (1919-1982)

September 17, 2012

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

Re: 2012-CV-766 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY vs. DENNIS McCAFFREY
LORRA McCAFFREY

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, AS
TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DENNIS McCAFFREY AND
LORRA McCAFFREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-766

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on
8/8/2012, 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:

DENNIS McCAFFREY
1845 MAIN STREET
BLOOMSBURG, PA 17815

DENNIS McCAFFREY
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

LORRA McCAFFREY
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

LORRA McCAFFREY
44 DEWALT STREET
ORANGEVILLE, PA 17846

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

TENANT/OCCUPANT
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

FNB BANK, N.A.
37 WEST MAIN STREET
BLOOMSBURG, PA 17815

FNB BANK, N.A.
354 MILL STREET
DANVILLE, PA 17821

FNB BANK, N.A.
1695 STATE STREET
EAST PETERSBURG, PA 17520

FNB BANK, N.A.
P. O. BOX 98
EAST PETERSBURG, PA 17520

LVNV FUNDING, LLC
200 MEETING STREET
SUITE 206
CHARLESTON, SC 29401-3187

LVNV FUNDING, LLC
15 SOUTH MAIN STREET
GREENVILLE, SC 29601

LVNV FUNDING, LLC
C/O APOTHAKE & ASSOCIATES, P.C.
ATTORNEY DAVID J. APOTHAKE
520 FELLOWSHIP ROAD C306
MOUNT LAUREL, NJ 08054

CAVALRY PORTFOLIO SERVICES LLC
500 SUMMIT LAKE DRIVE
SUITE 400
VALHALLA, NY 10505

CAVALRY PORTFOLIO SERVICES, LLC
AS ASSIGNEE OF CAVALRY SPV I, LLC
AS ASSIGNEE OF CILASE WASHINGTON MUTUAL
C/O ATTORNEY JORGE M. PEREIRA
101 NORTH CEDAR CREST BOULEVARD
ALLENTOWN, PA 18104


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

DENNIS McCaffrey
1845 MAIN STREET
BLOOMSBURG, PA 17815

DENNIS McCaffrey
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

LORRA McCaffrey
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

LORRA McCaffrey
44 DEWALT STREET
ORANGEVILLE, PA 17846

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

TENANT/OCCUPANT
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

FNB BANK, N.A.
37 WEST MAIN STREET
BLOOMSBURG, PA 17815

FNB BANK, N.A.
354 MILL STREET
DANVILLE, PA 17821

FNB BANK, N.A.
1695 STATE STREET
EAST PETERSBURG, PA 17520

FNB BANK, N.A.
P. O. BOX 98
EAST PETERSBURG, PA 17520

LVNV FUNDING, LLC
200 MEETING STREET
SUITE 206
CHARLESTON, SC 29401-3187

LVNV FUNDING, LLC
15 SOUTH MAIN STREET
GREENVILLE, SC 29601

LVNV FUNDING, LLC
C/O APOTHAKE & ASSOCIATES, P.C.
ATTORNEY DAVID J. APOTHAKE
520 FELLOWSHIP ROAD C306
MOUNT LAUREL, NJ 08054

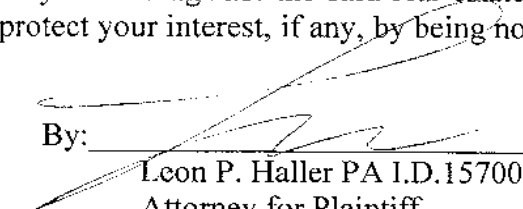
CAVALRY PORTFOLIO SERVICES LLC
500 SUMMIT LAKE DRIVE
SUITE 400
VALHALLA, NY 10505

CAVALRY PORTFOLIO SERVICES, LLC
AS ASSIGNEE OF CAVALRY SPV I, LLC
AS ASSIGNEE OF CHASE WASHINGTON MUTUAL
C/O ATTORNEY JORGE M. PEREIRA
101 NORTH CEDAR CREST BOULEVARD
ALLENTOWN, PA 18104

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, AS
TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DENNIS McCAFFREY AND
LORRA McCAFFREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-766

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 3, 2012

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:

**60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815**

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

No. 2012-CV-766

JUDGMENT AMOUNT \$107,649.32

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

DENNIS McCAFFREY AND LORRA McCAFFREY

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Mount Pleasant, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on east edge of right-of-way of Legislative Route No. 19029, said point also being the northwestern most corner of herein described land; THENCE by lands now or formerly of Frank A. Jeffrey South 38 degrees 50 minutes 15 seconds East 291.60 feet to an iron pin on line of lands now or formerly of Gary Hock; THENCE by lands now or formerly of Robert B. Lewis, North 80 degrees 32 minutes 36 seconds West 296.55 feet to an iron pin; THENCE by the east edge of right-of-way of Legislative Route No. 19029 North 19 degrees 12 minutes 10 seconds East 115.18 feet; THENCE by the same North 45 degrees 51 minutes 45 seconds East 100.00 feet to the place of BEGINNING.

CONTAINING 0.720 acres or 31,363.2 square feet. The aforesaid description prepared from draft of survey of L. Wayne Laidacker P.S. dated November 5, 1985.

HAVING THEREON ERECTED a dwelling known as 60 Millertown Road, Bloomsburg, PA 17815.

TAX PARCEL: 26-05-003-10

BEING THE SAME PREMISES which Blaine L. Singer and Carol G. Singer, husband and wife, by deed dated 10/14/05 and recorded 10/14/05 in Columbia County Instrument No. 2005-11186, granted and conveyed unto Dennis McCaffrey and Lorra McCaffrey, husband and wife.

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.

TO BE SOLD AS THE PROPERTY OF DENNIS McCAFFREY AND LORRA McCAFFREY ON COLUMBIA COUNTY JUDGMENT NO. 2012-CV-766.

7196 9008 9111 4949 8200

TO: DENNIS McCAFFREY
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

SENDER: P01455/38547

REFERENCE: NOS 10/03/12

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.65
	Certified Fee	2.95
	Return Receipt Fee	2.35
	Restricted Delivery	4.55
	Total Postage & Fees	10.50

US Postal Service®

Receipt for Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

AUG - 8 2012

7196 9008 9111 4949 8187

TO: LORRA McCAFFREY
44 DEWALT STREET
ORANGEVILLE, PA 17846

SENDER: P01455/38547

REFERENCE: NOS 10/03/12

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.65
	Certified Fee	2.95
	Return Receipt Fee	2.35
	Restricted Delivery	4.55
	Total Postage & Fees	10.50

US Postal Service®

Receipt for Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

AUG - 8 2012

7196 9008 9111 4949 8217

TO: DENNIS McCAFFREY
1845 MAIN STREET
BLOOMSBURG, PA 17815

SENDER: P01455/38547

REFERENCE: NOS 10/03/12

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.65
	Certified Fee	2.95
	Return Receipt Fee	2.35
	Restricted Delivery	4.55
	Total Postage & Fees	10.50

US Postal Service®

Receipt for Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

AUG - 8 2012

7196 9008 9111 4949 8194

TO: LORRA McCAFFREY
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

SENDER: P01455/38547

REFERENCE: NOS 10/03/12

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.65
	Certified Fee	2.95
	Return Receipt Fee	2.35
	Restricted Delivery	4.55
	Total Postage & Fees	10.50

US Postal Service®

Receipt for Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

AUG - 8 2012

PENNSYLVANIA HOUSING FINANCE AGENCY v. DENNIS McCAFFREY LORRA McCAFFREY
Columbia County Sale 10/03/12

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:

DENNIS McCAFFREY
1845 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:

DENNIS McCAFFREY
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

Postmark:

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

Received from:

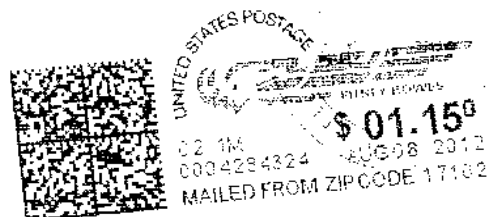
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

LORRA McCAFFREY
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

Postmark:



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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

LORRA McCAFFREY
44 DEWALT STREET
ORANGEVILLE, 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:

FNB BANK, N.A.
37 WEST MAIN STREET
BLOOMSBURG, PA 17815

Postmark:

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

Received from:

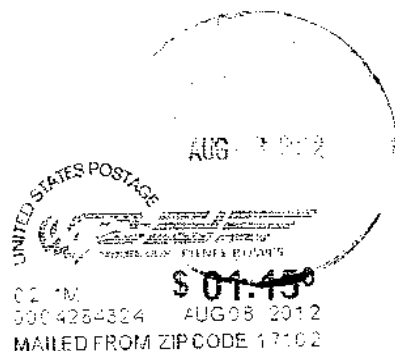
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

FNB BANK, N.A.
354 MILL STREET
DANVILLE, PA 17821

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:

FNB BANK, N.A.
1695 STATE STREET
EAST PETERSBURG, PA 17520

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:

FNB BANK, N.A.
P. O. BOX 98
EAST PETERSBURG, PA 17520

Postmark:

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

Received from:

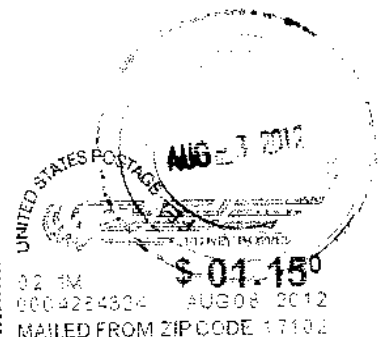
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

LVNV FUNDING, LLC
200 MEETING STREET
SUITE 206
CHARLESTON, SC 29401-3187

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:

LVNV FUNDING, LLC
15 SOUTH MAIN STREET
GREENVILLE, SC 29601

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:

LVNV FUNDING, LLC
C/O APTHAKERS & ASSOCIATES, P.C.
ATTORNEY DAVID J. APOTHAKE
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:

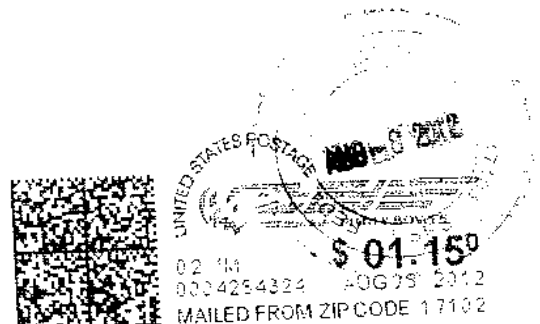
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

CAVALRY PORTFOLIO SERVICES LLC
500 SUMMIT LAKE DRIVE
SUITE 400
VALHALLA, NY 10505

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:

CAVALRY PORTFOLIO SERVICES, LLC
AS ASSIGNEE OF CAVALRY SPV I, LLC
AS ASSIGNEE OF CHASE WASHINGTON MUTUAL
C/O ATTORNEY JORGE M. PEREIRA
101 NORTH CEDAR CREST BOULEVARD
ALLENTOWN, PA 18104

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:

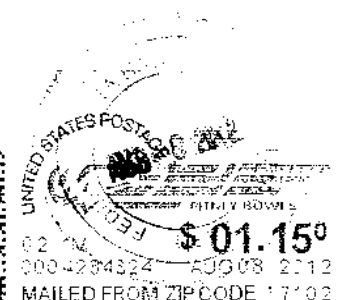
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

Postmark:



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SHERIFF'S RETURN OF SERVICE

08/23/2012 06:45 PM - DEPUTY RAYMOND TONKINSON, 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 THE DEFENDANT, TO WIT: DENNIS MCCAFFREY AT 1845 MAIN STREET, BLOOMSBURG, PA 17815.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 24, 2012

NOTARY

Affirmed and subscribed to before me this

24TH day of AUGUST, 2012

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

(Notary Seal, Notary Public)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

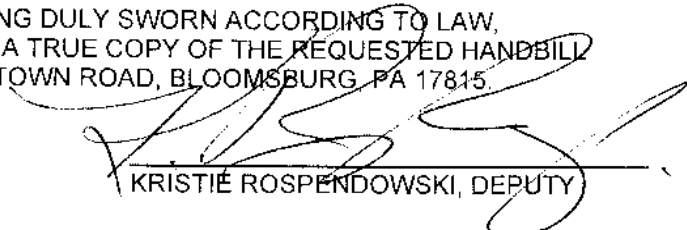


U.S BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SHERIFF'S RETURN OF SERVICE

08/22/2012 08:36 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 60 MILLERTOWN ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 23, 2012

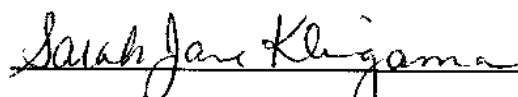
NOTARY

Affirmed and subscribed to before me this

23RD day of AUGUST, 2012

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

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



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SHERIFF'S RETURN OF SERVICE

08/09/2012 08:45 AM - DEPUTY JEFFREY PRICE, 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 THE DEFENDANT, TO WIT: LORRA L MCCAFFREY AT 44 DEWALT STREET, ORANGEVILLE, PA 17846.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 09, 2012

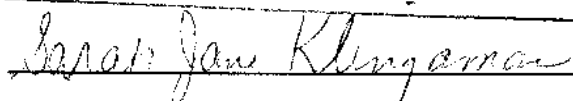
NOTARY

Affirmed and subscribed to before me this

9TH day of AUGUST, 2012

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

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



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	60 MILLERTOWN ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	No One Living At
Phone:	60 Millertown Rd

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Dennis McCaffrey
Relation:	De F
Date:	08-23-12
Time:	1845
Deputy:	8
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	07-31-12	08-06-12				
Time:	1138	1820				
Mileage:						
Deputy:	5+8	5+8				

Service Attempt Notes:

1. No One Home L/C
2. Car still on Driv
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2012CV766

60 MILLERTOWN ROAD, BLOOMSBURG, PA 17815

EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 08/24/2012 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
 OR 60 MILLERTOWN ROAD BLOOMSBURG

Serve To:

Name: DENNIS MCCAFFREY
Primary Address: 1845 MAIN STREET
 BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Dennis McCaffrey
Relation: Dc F
Date: 08-23-12 **Time:** 1845
Deputy: 8 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	8/8/12	8/9/12	8/14/12	8/16/12	8/22/12	
Time:	1532	0840	1025	1135	1334	
Mileage:						
Deputy:	5	6	5	5	5	

Service Attempt Notes:

1. 220 own home L/C
2. No answer
3. No one home L/C
4. No one home
5. No one home
- 6.

MCCAFFREY, DENNIS

2012CV766

1845 MAIN STREET, BLOOMSBURG, PA 17815

EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 08/24/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

POSTED PROPERTY

Date:

8/23/12

Time:

8:36

Deputy:

5

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)

2012CV766

60 MILLERTOWN ROAD, BLOOMSBURG, PA 17815

EXP: 08/24/2012

**In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION**

NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876
Email:

Obligor:

DENNIS P. MCCAFFREY
1845 MAIN STREET
BLOOMSBURG, PA 17815

Obligee:

LORRA L. MCCAFFREY

**IV-D Case #: 122112962
(or non-IV-D docket #)**

SSN: 136-60-8767 **Date of Birth:** 11/30/60

This lien results, by operation of law, from a support order, entered on JANUARY 31, 2012 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 011464.

As of AUGUST 17, 2012, the obligor owes unpaid support in the amount of \$756.06. This judgment may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:
60 MILLERTOWN ROAD, BLOOMSBURG, PA 17815

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Joseph Horvat
Authorized Agent

8-17-12
Date

Joseph Horvat
Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

Print name, e-mail address, phone and fax number

I certify that Joseph Horvat appeared before me and is known to me as the individual who signed the above.

State of COMMONWEALTH OF PENNSYLVANIA
County of Notarial Seal
Debra Welliver, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 26, 2015 } ss.

Notary Public Debra Welliver
Date 8-17-12

My appointment expires 10-26-15

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 05/31/2014 (Please note, this expiration date is for the OMB form and not the lien itself.)

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

DENNIS McCAFFREY
1845 MAIN STREET
BLOOMSBURG, PA 17815

DENNIS McCAFFREY
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

LORRA McCAFFREY
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

LORRA McCAFFREY
44 DEWALT STREET
ORANGEVILLE, PA 17846

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

TENANT/OCCUPANT
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

FNB BANK, N.A.
37 WEST MAIN STREET
BLOOMSBURG, PA 17815

FNB BANK, N.A.
354 MILL STREET
DANVILLE, PA 17821

FNB BANK, N.A.
1695 STATE STREET
EAST PETERSBURG, PA 17520

FNB BANK, N.A.
P. O. BOX 98
EAST PETERSBURG, PA 17520

LVNV FUNDING, LLC
200 MEETING STREET
SUITE 206
CHARLESTON, SC 29401-3187

LVNV FUNDING, LLC
15 SOUTH MAIN STREET
GREENVILLE, SC 29601

LVNV FUNDING, LLC
C/O APOTHAKE & ASSOCIATES, P.C.
ATTORNEY DAVID J. APOTHAKE
520 FELLOWSHIP ROAD C306
MOUNT LAUREL, NJ 08054

CAVALRY PORTFOLIO SERVICES LLC
500 SUMMIT LAKE DRIVE
SUITE 400
VALHALLA, NY 10505

CAVALRY PORTFOLIO SERVICES, LLC
AS ASSIGNEE OF CAVALRY SPV I, LLC
AS ASSIGNEE OF CHASE WASHINGTON MUTUAL
C/O ATTORNEY JORGE M. PEREIRA
101 NORTH CEDAR CREST BOULEVARD
ALLENTOWN, PA 18104

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, AS
TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DENNIS McCaffrey AND
LORRA McCaffrey,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-766

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 3, 2012

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:

**60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815**

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

No. 2012-CV-766

JUDGMENT AMOUNT \$107,649.32

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

DENNIS McCaffrey AND LORRA McCaffrey

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Mount Pleasant, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on east edge of right-of-way of Legislative Route No. 19029, said point also being the northwestern most corner of herein described land; THENCE by lands now or formerly of Frank A. Jeffrey South 38 degrees 50 minutes 15 seconds East 291.60 feet to an iron pin on line of lands now or formerly of Gary Hock; THENCE by lands now or formerly of Robert B. Lewis, North 80 degrees 32 minutes 36 seconds West 296.55 feet to an iron pin; THENCE by the east edge of right-of-way of Legislative Route No. 19029 North 19 degrees 12 minutes 10 seconds East 115.18 feet; THENCE by the same North 45 degrees 51 minutes 45 seconds East 100.00 feet to the place of BEGINNING.

CONTAINING 0.720 acres or 31,363.2 square feet. The aforesaid description prepared from draft of survey of L. Wayne Laidacker P.S. dated November 5, 1985.

HAVING THEREON ERECTED a dwelling known as 60 Millertown Road, Bloomsburg, PA 17815.

TAX PARCEL: 26-05-003-10

BEING THE SAME PREMISES which Blaine L. Singer and Carol G. Singer, husband and wife, by deed dated 10/14/05 and recorded 10/14/05 in Columbia County Instrument No. 2005-11186, granted and conveyed unto Dennis McCaffrey and Lorra McCaffrey, husband and wife.

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.

TO BE SOLD AS THE PROPERTY OF DENNIS McCAFFREY AND LORRA McCAFFREY ON COLUMBIA COUNTY JUDGMENT NO. 2012-CV-766.

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

REAL ESTATE TAX CERTIFICATION

Date: 08/08/2012

Fee: \$5.00

Cert. NO: 12634

MCCAFFREY DENNIS & LORRA
60 MILLERTOWN ROAD
BLOOMSBURG PA 17815

District: MT PLEASANT TWP
Deed: 20051 -1186
Location: 60 MILLERTOWN RD
Parcel Id:26 -05 -003-10,000

Assessment: 45,449

Balances as of 08/08/2012

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

By: Columbia County Sheriff Per: Tim Chamberlain

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2012 - REAL ESTATE

As of Date: 08/08/2012 11:11:36 AM

Owner: MCCAFFREY DENNIS & LORRA

Municipality: MT PLEASANT TWP

Parcel #: 26 -03 -003-10,000

60 MILLERTOWN ROAD
BLOOMSBURG PA 17815

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
026055	G	\$318.28	04/30/2012	\$324.78	06/30/2012	\$357.26	08/31/2012
			Face Payment		06/15/2012		\$324.78
026055	S	\$59.91	04/30/2012	\$61.13	06/30/2012	\$67.24	08/31/2012
			Face Payment		06/15/2012		\$61.13
026055	R	\$51.26	04/30/2012	\$52.31	06/30/2012	\$57.54	08/31/2012
			Face Payment		06/15/2012		\$52.31

Total Paid To Date:

\$438.21


Signature

8/8/12

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS OR 60 MILLERTOWN ROAD BLOOMSBURG			

Serve To:

Name:	LORRA L MCCAFFREY	
Primary Address:	44 DEWALT STREET ORANGEVILLE, PA 17846	
Phone:		DOB:
Alternate Address:	60 MILLERTOWN ROAD BLOOMSBURG, PA 17815	
Phone:		

Final Service:

Served:	(Personally) Adult In Charge · Posted · Other	
Adult In Charge:	LORRA L MCCAFFREY	
Relation:	DEFENDANT	
Date:	8/9/12	Time: 0845
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. _____

MCCAFFREY, LORRA L

2012CV766

44 DEWALT STREET, ORANGEVILLE, PA 17846

EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Central Columbia SD
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-2850
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Nicole Bower		
Relation:	Employee		
Date:	07-31-12	Time:	1045
Deputy:	8	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. _____

CENTRAL COLUMBIA SD

2012CV766

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 08/24/2012 Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col
Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: *KAREN RICHENDRFER*
Relation: *CLERK*
Date: *7/31/12* Time: *822*
Deputy: *S* 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 OF

2012CV766

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 08/24/2012 **Warrant:**
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 · Adult In Charge · Posted · Other
Adult In Charge: HEATHER HYATT
Relation: CLERK
Date: 7/31/12 **Time:** 8:17 AM
Deputy: 5 **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 C

2012CV766

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
LORRA L MCCAFFREY (et al.)

Case Number
2012CV766

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	FNB BANK
Primary Address:	37-41 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	DETH HOOVER
Relation:	Senior Cost Serv
Date:	7/31/12
Time:	9:15
Deputy:	5
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

FNB BANK

2012CV766

37-41 WEST MAIN STREET, BLOOMSBURG, PA 17815 EXP: 08/24/2012

REAL ESTATE OUTLINE

ED # 103-12

DATE RECEIVED 7-27-12
DOCKET AND INDEX 7-30-12

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>1-78358</u>

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

SALE DATE Sept. 3, 12 TIME 8900
POSTING DATE Aug. 25, 12
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 12
2ND WEEK 19
3RD WEEK 26, 12

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV766

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 03, 2012
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 piece, parcel and lot of land situate in the Township of Mount Pleasant, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on east edge of right-of-way of Legislative Route No. 19029, said point also being the northwestern most corner of herein described land; THENCE by lands now or formerly of Frank A. Jeffrey South 38 degrees 50 minutes 15 seconds East 291.60 feet to an iron pin on line of lands now or formerly of Gary Hock; THENCE by lands now or formerly of Robert B. Lewis, North 80 degrees 32 minutes 36 seconds West 296.55 feet, to an iron pin; THENCE by the east edge of right-of-way of Legislative Route No. 19029 North 19 degrees 12 minutes 10 seconds East 115.18 feet; THENCE by the same North 45 degrees 51 minutes 45 seconds East 100.00 feet to the place of BEGINNING.

CONTAINING 0.720 acres or 31,363.2 square feet. The aforesaid description prepared from draft of survey of L. Wayne Laidacker P.S. dated November 5, 1985.

HAVING THEREON ERECTED a dwelling known as 60 Millertown Road, Bloomsburg, PA 17815.

TAX PARCEL: 26-05-003-10

BEING THE SAME PREMISES which Blaine L. Singer and Carol G. Singer, husband and wife, by deed dated 10/14/05 and recorded 10/14/05 in Columbia County Instrument No. 2005-11186, granted and conveyed unto Dennis McCaffrey and Lorra McCaffrey, husband and wife.

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: 60 MILLERTOWN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-05-003-10

Seized and taken into execution to be sold as the property of LORRA L MCCAFFREY, DENNIS MCCAFFREY, OCCUPANTS 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:

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.

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

PLAINTIFF

VS.

DENNIS McCAFFREY AND
LORRA McCAFFREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-766

2012-ED-103

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: **60 MILLERTOWN ROAD BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment	\$107,649.32
Interest	\$1,939.12
Per diem of \$15.17 to 10/10/12	
Late Charges	\$124.36
(\$31.09 per month to 10/10/12)	
Escrow Deficit	\$1,922.01

TOTAL WRIT \$111,634.81

PLUS COSTS:

Dated: 7-26-12

Tam B Kline
PROTHONOTARY

(SEAL)

By Kelly P Brewer
DEPUTY
Prothonotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

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

PLAINTIFF

VS.

DENNIS McCAFFREY AND
LORRA McCAFFREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-766

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PLUS COSTS:

Dated: 7-26-12

Tami B. Kline
PROTHONOTARY

(SEAL)

By Kelly P. Brewer
DEPUTY
Prothonotary & Clerk of the Courts
My Com. Ex. 1st Monday in 2016

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

PLAINTIFF

VS.

DENNIS McCAFFREY AND
LORRA McCAFFREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-766

2012-ED-103

IN MORTGAGE FORECLOSURE

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DEPUTY

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

(SEAL)

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

PLAINTIFF

VS.

DENNIS McCAFFREY AND
LORRA McCAFFREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-766

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:

**60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815**

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

No. 2012-CV-766

JUDGMENT AMOUNT \$107,649.32

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

DENNIS McCAFFREY AND LORRA McCAFFREY

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE:**

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Mount Pleasant, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on east edge of right-of-way of Legislative Route No. 19029, said point also being the northwestern most corner of herein described land; THENCE by lands now or formerly of Frank A. Jeffrey South 38 degrees 50 minutes 15 seconds East 291.60 feet to an iron pin on line of lands now or formerly of Gary Hock; THENCE by lands now or formerly of Robert B. Lewis, North 80 degrees 32 minutes 36 seconds West 296.55 feet to an iron pin; THENCE by the east edge of right-of-way of Legislative Route No. 19029 North 19 degrees 12 minutes 10 seconds East 115.18 feet; THENCE by the same North 45 degrees 51 minutes 45 seconds East 100.00 feet to the place of BEGINNING.

CONTAINING 0.720 acres or 31,363.2 square feet. The aforesaid description prepared from draft of survey of L. Wayne Laidacker P.S. dated November 5, 1985.

HAVING THEREON ERECTED a dwelling known as 60 Millertown Road, Bloomsburg, PA 17815.

TAX PARCEL: 26-05-003-10

BEING THE SAME PREMISES which Blaine L. Singer and Carol G. Singer, husband and wife, by deed dated 10/14/05 and recorded 10/14/05 in Columbia County Instrument No. 2005-11186, granted and conveyed unto Dennis McCaffrey and Lorra McCaffrey, husband and wife.

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.

TO BE SOLD AS THE PROPERTY OF DENNIS McCAFFREY AND LORRA McCAFFREY ON COLUMBIA COUNTY JUDGMENT NO. 2012-CV-766.

Document Receipt

Trans # 31662 Carrier / service: POST 2PM 7/30/2012

Ship to: 31662

LVNV FUNDING, LLC

200 MEETING STREET SUITE 206

Tracking #: 9171924291001000015598

Doc Ref #: 103ED2012

CHARLESTON SC 29401

Document Receipt

Trans # 31673 Carrier / service: POST 2PM 7/30/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000015703

Doc Ref #: 103ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 31672 Carrier / service: POST 2PM 7/30/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000015697

DEPARTMENT 281230

Doc Ref #: 103ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 31671 Carrier / service: POST 2PM 7/30/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000015680

Doc Ref #: 103ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 31664 Carrier / service: POST 2PM 7/30/2012

Ship to: 31664

LVNV FUNDING, LLC

C/O APOTHAKEERS & ASSOCIATES, PC
520 FELLOWSHIP ROAD C306

Tracking #: 9171924291001000015611

Doc Ref #: 103ED2012

MOUNT LAUREL NJ 08054

Document Receipt

Trans # 31666 Carrier / service: POST 2PM 7/30/2012

Ship to: 31666

CAVALRY PORTFOLIO SERVICES, LLC

C/O ATTY JORGE PEREIRA

101 NORTH CEDAR CREST BLVD

Tracking #: 9171924291001000015635

Doc Ref #: 103ED2012

ALLENTOWN PA 18104

Document Receipt

Trans # 31665 Carrier / service: POST 2PM 7/30/2012

Ship to: 31665

CAVALRY PORTFOLIO SERVICES LLC

500 SUMMIT LAKE DRIVE SUITE 400

Tracking #: 9171924291001000015628

Doc Ref #: 103ED2012

VALHALLA NY 10505

Document Receipt

Trans # 31663 Carrier / service: POST 2PM 7/30/2012

Ship to: 31663

LVNV FUNDING, LLC

15 SOUTH MAIN STREET

Tracking #: 9171924291001000015604

Doc Ref #: 103ED2012

GREENVILLE SC 29601

Document Receipt

Trans # 31670 Carrier / service: POST 2PM 7/30/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000015673

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 103ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 31669 Carrier / service: POST 2PM 7/30/2012

Ship to: 31669

FNB BANK NA

PO BOX 98

Tracking #: 9171924291001000015666

Doc Ref #: 103ED2012

EAST PA 17520
PETERSBURG

Document Receipt

Trans # 31668 Carrier / service: POST 2PM 7/30/2012

Ship to: 31668

FNB BANK NA

1695 STATE STREET

Tracking #: 9171924291001000015659

Doc Ref #: 103ED2012

EAST PA 17520
PETERSBURG

Document Receipt

Trans # 31667 Carrier / service: POST 2PM 7/30/2012

Ship to: 31667

FNB BANK NA

354 MILL STREET

Tracking #: 9171924291001000015642

Doc Ref #: 103ED2012

DANVILLE PA 17821

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

PLAINTIFF

VS.

DENNIS McCAFFREY AND
LORRA McCAFFREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-766

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 **60 MILLERTOWN ROAD BLOOMSBURG, PA 17815:**

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

DENNIS McCAFFREY
1845 MAIN STREET
BLOOMSBURG, PA 17815

DENNIS McCAFFREY
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

LORRA McCAFFREY
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

LORRA McCAFFREY
44 DEWALT STREET
ORANGEVILLE, PA 17846

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**

LVNV FUNDING, LLC
200 MEETING STREET
SUITE 206
CHARLESTON, SC 29401-3187

4
LVNV FUNDING, LLC
15 SOUTH MAIN STREET
GREENVILLE, SC 29601

5
LVNV FUNDING, LLC
C/O APTHAKERS & ASSOCIATES, P.C.
ATTORNEY DAVID J. APOTHAKER
520 FELLOWSHIP ROAD C306
MOUNT LAUREL, NJ 08054

6
CAVALRY PORTFOLIO SERVICES LLC
500 SUMMIT LAKE DRIVE
SUITE 400
VALHALLA, NY 10505

7
CAVALRY PORTFOLIO SERVICES, LLC
AS ASSIGNEE OF CAVALRY SPV I, LLC
AS ASSIGNEE OF CHASE WASHINGTON MUTUAL
C/O ATTORNEY JORGE M. PEREIRA
101 NORTH CEDAR CREST BOULEVARD
ALLENTOWN, PA 18104

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

8
FNB BANK, N.A.
37 WEST MAIN STREET
BLOOMSBURG, PA 17815

9
FNB BANK, N.A.
354 MILL STREET
DANVILLE, PA 17821

10
FNB BANK, N.A.
1695 STATE STREET
EAST PETERSBURG, PA 17520

11
FNB BANK, N.A.
P. O. BOX 98
EAST PETERSBURG, PA 17520

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

12 TENANT/OCCUPANT
60 MILLERTOWN ROAD
BLOOMSBURG, PA 17815

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

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

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

DATE: July 24, 2012

COPY

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

PLAINTIFF

VS.

DENNIS McCAFFREY AND

LORRA McCAFFREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-766

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 25th day :

of July 2012 :


LEON P. HALLER, ESQUIRE


Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

MARYLIND K. FERRETTI, Notary Public

Lebanon Twp., Dauphin County

My Commission Expires Aug. 8, 2014

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Mount Pleasant, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on east edge of right-of-way of Legislative Route No. 19029, said point also being the northwestern most corner of herein described land; THENCE by lands now or formerly of Frank A. Jeffrey South 38 degrees 50 minutes 15 seconds East 291.60 feet to an iron pin on line of lands now or formerly of Gary Hock; THENCE by lands now or formerly of Robert B. Lewis, North 80 degrees 32 minutes 36 seconds West 296.55 feet to an iron pin; THENCE by the east edge of right-of-way of Legislative Route No. 19029 North 19 degrees 12 minutes 10 seconds East 115.18 feet; THENCE by the same North 45 degrees 51 minutes 45 seconds East 100.00 feet to the place of BEGINNING.

CONTAINING 0.720 acres or 31,363.2 square feet. The aforesaid description prepared from draft of survey of L. Wayne Laidacker P.S. dated November 5, 1985.

HAVING THEREON ERECTED a dwelling known as 60 Millertown Road, Bloomsburg, PA 17815.

TAX PARCEL: 26-05-003-10

BEING THE SAME PREMISES which Blaine L. Singer and Carol G. Singer, husband and wife, by deed dated 10/14/05 and recorded 10/14/05 in Columbia County Instrument No. 2005-11186, granted and conveyed unto Dennis McCaffrey and Lorra McCaffrey, husband and wife.

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.

TO BE SOLD AS THE PROPERTY OF DENNIS McCAFFREY AND LORRA McCAFFREY ON COLUMBIA COUNTY JUDGMENT NO. 2012-CV-766.

SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Mount Pleasant, County of Columbia, State of Pennsylvania, CONTAINING 0.720 acres or 31,363.2 square feet, as prepared from draft of survey of L.Wayne Laidacker P.S. dated November 5, 1985. HAVING THEREON ERECTED a dwelling known as 60 Millertown Road, Bloomsburg, PA 17815.

TAX PARCEL: 26-05-003-10

Reference Columbia County Instrument No. 2005-11186.

TO BE SOLD AS THE PROPERTY OF DENNIS McCAFFREY AND LORRA McCAFFREY ON COLUMBIA COUNTY JUDGMENT NO. 2012-CV-766.

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, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **DENNIS McCAFFREY AND LORRA McCAFFREY**

Filed to No. **2012-CV-766**

INSTRUCTIONS

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

60 MILLERTOWN ROAD BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

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

DENNIS McCAFFREY, 1845 MAIN STREET BLOOMSBURG, PA 17815
LORRA McCAFFREY, 44 DEWALT STREET ORANGEVILLE, 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 24, 2012 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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

TO THE SHERIFF OF COLUMBIA COUNTY:

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, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **DENNIS McCaffrey AND LORRA McCaffrey**

Filed to No. **2012-CV-766**

INSTRUCTIONS

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60 MILLERTOWN ROAD BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

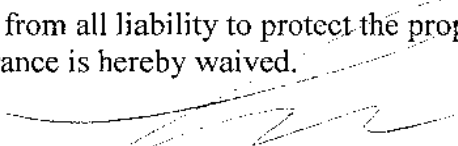
The parties to be served **PERSONALLY** and their addresses are as follows:

DENNIS McCaffrey, 1845 MAIN STREET BLOOMSBURG, PA 17815
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NOW, July 24, 2012 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: July 24, 2012

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, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY***

VS.

DENNIS McCaffrey and LORRA McCaffrey

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2012-CV-766

SERVICE TO BE MADE ON DEFENDANT:

DENNIS McCaffrey

ADDRESS FOR "PERSONAL SERVICE":

DENNIS McCaffrey at: 1845 MAIN STREET BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: July 24, 2012

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, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY***

VS.

DENNIS McCAFFREY and LORRA McCAFFREY

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2012-CV-766

SERVICE TO BE MADE ON DEFENDANT:

LORRA McCAFFREY

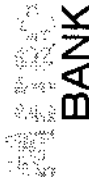
ADDRESS FOR "PERSONAL SERVICE":

LORRA McCAFFREY at: 44 DEWALT STREET ORANGEVILLE, PA 17846

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102



60.184-313

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All Rights Reserved

178358

CHECK DATE

07/25/2012

CHECK NO.

178358

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

[Signature]

AUTHORIZED SIGNATURE

Details on back.

Security Features.

⑈ 178358 ⑈ ⑆031301846⑆ 51 320931 2⑈