

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Philadelphia FCU vs Robert & Amanda Eisenhauer

NO. 114-12 ED NO. 2159-10 JD

DATE/TIME OF SALE: Nov. 14 0900

BID PRICE (INCLUDES COST) \$ 11500.00 (2754.65)

POUNDAGE - 2% OF BID \$ 230.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3234.65

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

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

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

PURCHASER(S) SIGNATURE(S): Robert & Amanda Eisenhauer for RF.

TOTAL DUE: \$ 3234.65

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 1234.65

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
PHILADELPHIA FEDERAL CREDIT UNION vs.

**Defendant**  
ROBERT G EISENHAUER  
AMANDA D EISENHAUER

**Attorney for the Plaintiff:**  
FEDERMAN & ASSOCIATES, LLC  
305 YORK ROAD, SUITE 300  
JENKINTOWN, PA 19046

**Sheriff's Sale Date:** Wednesday, November 14, 201

**Writ of Execution No. :** 2010CV2159

**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 213 SOUTH STREET, CATAWISSA, PA 17820

## 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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
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	\$225.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
<b>Total Sheriff Costs</b>	<b>\$2,171.54</b>

## Municipal Costs

Other	CATA BORO	\$361.06
Water		\$167.05
<b>Total Municipal Costs</b>		<b>\$528.11</b>

## Distribution Costs

Recording Fees	\$55.00
<b>Total Distribution Costs</b>	<b>\$55.00</b>

**Grand Total:** **\$2,754.65**

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 CountyState Sheriff, Teleosoft, Inc.

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

**FEDERMAN & ASSOCIATES, LLC**  
305 YORK ROAD, SUITE 300  
JENKINTOWN, PA 19046  
(215) 572-5095  
OPERATING ACCOUNT

**FIRSTTRUST SAVINGS BANK**  
JENKINTOWN, PA 19046  
03-7380/2360

2811

12/5/2012

\$ \*\*1,234.65

PAY TO THE ORDER OF Sheriff of Columbia County

One Thousand Two Hundred Thirty-Four and 65/100\*\*\*\*\* DOLLARS

▲ TAMPER RESISTANT TONER AREA ▲

Sheriff of Columbia County

VOID AFTER 90 DAYS



⑈00281⑈ ⑆23607380⑆ 70 3207662⑈

Details on Back



Intelli® CheckLock™ Secure Check



**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 <b>Federman &amp; Associates, LLC</b>		Telephone Number: <b>( 215 ) 572-5095</b>	
Mailing Address <b>305 York Road, Suite 300</b>	City <b>Jenkintown</b>	State <b>PA</b>	ZIP Code <b>19046</b>

### B. TRANSFER DATA

Grantor(s)/Lessor(s)  
**Columbia County Sheriff's Office**

Mailing Address  
**35 West Main Street**

City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>
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### C. Date of Acceptance of Document

Grantee(s)/Lessee(s)  
**Philadelphia Federal Credit Union**

Mailing Address  
**425 Phillips Boulevard**

City <b>Ewing</b>	State <b>NJ</b>	ZIP Code <b>08618</b>
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### D. REAL ESTATE LOCATION

Street Address <b>213 South Street</b>	City, Township, Borough <b>Catawissa</b>
County <b>Columbia</b>	School District <b>Bloomsburg</b>
	Tax Parcel Number <b>08-01-072-00-000</b>

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

1. Actual Cash Consideration <b>3234.65</b>	2. Other Consideration <b>+ 0.00</b>	3. Total Consideration <b>= 3234.65</b>
4. County Assessed Value <b>14,287.00</b>	5. Common Level Ratio Factor <b>X 1.37</b>	6. Fair Market Value <b>= 51,433.20</b>

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
--	--	--

### 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

Date

**Federman & Associates, LLC**

**11/14/12**

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

**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.

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**Federman & Associates, LLC**

Telephone Number:

**( 215 ) 572-5095**

Mailing Address

**305 York Road, Suite 300**

City

**Jenkintown**

State

**PA**

ZIP Code

**19046****B. TRANSFER DATA**

Grantor(s)/Lessor(s)

**Columbia County Sheriff's Office**

Mailing Address

**35 West Main Street**

City

**Bloomsburg**

State

**PA**

ZIP Code

**17815****C. Date of Acceptance of Document**

Grantee(s)/Lessee(s)

**Philadelphia Federal Credit Union**

Mailing Address

**425 Phillips Boulevard**

City

**Ewing**

State

**NJ**

ZIP Code

**08618****D. REAL ESTATE LOCATION**

Street Address

**213 South Street**

County

**Columbia**

School District

**Bloomsburg**

City, Township, Borough

**Catawissa**

Tax Parcel Number

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**3234.65**

2. Other Consideration

**+ 0.00**

3. Total Consideration

**= 3234.65**

4. County Assessed Value

**14,287.00**

5. Common Level Ratio Factor

**X 1.37**

6. Fair Market Value

**= 51,433.20****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

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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

Date

**Federman & Associates, LLC****11/14/12**

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Stinky  
2734.65

4000

6

10

11500

3000

5

8

11

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ VS. \_\_\_\_\_  
ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</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>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>478.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1273.54</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1518.54</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: <u>120.00</u>	<u>361.06</u>	
SEWER 20	\$ _____	
WATER 20	\$ <u>167.05</u>	
TOTAL *****		\$ <u>528.11</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2754.65

Catawissa Borough  
307 Main Street  
Catawissa PA 17820-

# Statement

Phone Number: (570)-356-2561

STATEMENT DATE: 11/09/2012

ACCOUNT NUMBER: 000131-00

**CUSTOMER:**

ROBERT & AMANDA EISENHAUER  
11 PINECOURSE LOOP  
OCALA FL 34472-

**SERVICE ADDRESS:**

213 SOUTH STREET

PREVIOUS BALANCE	\$361.06
CURRENT CHARGES	\$0.00

TOTAL AMOUNT DUE IF PAID BY 10/22/2012	\$361.06
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RETURN THIS PORTION WITH YOUR PAYMENT

Catawissa Borough  
307 Main Street  
Catawissa PA 17820-

ACCOUNT NO: 000131-00

CUSTOMER: ROBERT & AMANDA EISENHAUER  
11 PINECOURSE LOOP  
OCALA FL 34472-

AMOUNT REMITTED: \_\_\_\_\_



# Catawissa Water Authority

Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172 Fax: 570-356-7695

November 7, 2012

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

RE: First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst  
Docket # 2011 CV 1200 2012-ED-126

Philadelphia Fed. Credit Union vs. Robert G Eisenhower III & Amanda D Eisenhower  
Docket # 2010 CV 2159 2012-ED-114

Bank of America, N.A. vs. Brandon James & Stacy James  
Docket # 2012 CV-583

Dear Sheriff Chamberlain:

Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

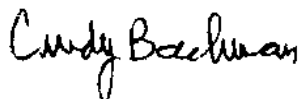
The following is a summation of amounts owed as of November 7, 2012:

Paul & Shirley Brobst - 237 South 3rd St., Catawissa, PA	\$ 623.25
Robert & Amanda Eisenhower - 213 South St., Catawissa, PA	\$ 167.05
Brandon & Stacy James - 531 Mill St., Catawissa, PA	\$ 360.66

The water to the above three properties has been turned off and, not knowing if the properties have been "winterized", there may be damage to the water meters. Costs to repair and/or replace a meter will not be known until we have access to the property.

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

By: Danielle Boyle-Ebersole, Esq.

Attorney I.D. No. 81747

305 York Road, Suite 300

Jenkintown, PA 19046

215-572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

Ewing, NJ 08618

COLUMBIA COUNTY

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

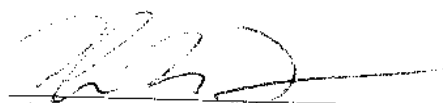
213 South Street

Catawissa, PA 17820

**AFFIDAVIT OF SERVICE**

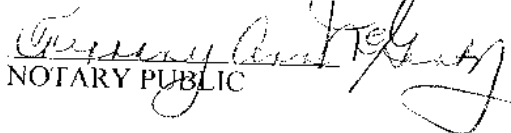
I, DANIELLE BOYLE-EBERSOLE, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 17<sup>th</sup> day of September, 2011, a true and correct copy of the Notice of Sheriffs Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."



Thomas M. Federman, Esquire  
Danielle Boyle-Ebersole, Esquire  
Attorneys for Plaintiff

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 2nd DAY  
OF October, 2012.



NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
TIFFANY ANN MCGINTY, Notary Public  
Jenkintown Boro., Montgomery County  
My Commission Expires April 2, 2016

CLERK OF COURTS OFFICE  
JENKINTOWN, PA

2011-09-15 AM 11

FILED  
REC. JUDICIAL

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

By: Danielle Boyle-Ebersole, Esq.

Attorney I.D. No. 81747

305 York Road, Suite 300

Jenkintown, PA 19046 (215) 572-5095

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

Ewing, NJ 08618

Vs.

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

213 South Street

Catawissa, PA 17820

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

COLUMBIA COUNTY

NO. 2010 CV 2159

FILED  
PROthonotary  
JUL 15 2011  
CLERK OF THE COURT  
JUL 15 2011  
CLERK OF THE COURT

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned hereby certifies that they are the attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 213 South Street, Catawissa, PA 17820 a copy of the description of said property is attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners:

Name

Address

Robert G. Eisenhauer, III

Amanda D. Eisenhauer

213 South Street

Catawissa, PA 17820

2. Name and address of Defendants in the judgment:

Name

Address

Robert G. Eisenhauer, III

Amanda D. Eisenhauer

213 South Street

Catawissa, PA 17820

Exhibit "A"

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

Name

Address

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

Name

Address

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

Name

Address

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

Name

Address

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

Name	Address
Tenant/Occupants	213 South Street Catawissa, PA 17820
Columbia County Domestic Relations Section	15 Perry Avenue Bloomsburg, PA 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania	Inheritance Tax Office 1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of Pennsylvania	Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department # 280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105-8486
Commonwealth of PA Department of Revenue Bureau of Compliance Clearance Support	P.O. Box 281230 Harrisburg, PA 17128-1230 Attn: Sheriff Sales

8. Name and address of Attorney of record:

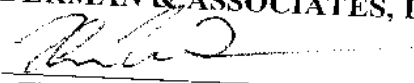
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date:

10/2/12

**FEDERMAN & ASSOCIATES, LLC**

By:



Thomas M. Federman, Esq.  
Danielle Boyle-Ebersole, Esq.  
Attorney for Plaintiff

All that certain lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

On the South by South Street, on the North by land now or formerly of Sarah Rhawn, on the West by land now or formerly of J.R. Snyder, and on the East by land now or formerly of Harry Campbell.

Whereon is erected a frame dwelling house.

Description of the above said lot of land:

Beginning at the corner lot now or formerly of Harry P. Campbell and line of north side of South Street; thence by the north side of South Street, 20 ft. to the corner of lot now or formerly of J. Ray Snyder and Irene Snyder; thence by the line of lot now or formerly of said Snyder and lot now or formerly of Mrs. William McCloughn, 106 feet to the corner lot now or formerly Mrs. Sarah E. Rhawn; thence by the line of lot now or formerly of said Rhawn, 20 feet to the corner of lot now or formerly of Harry P. Campbell; thence by line of lot now or formerly of said Campbell 106 feet to the line of South Street, the place of beginning.

Containing 1220 sq. ft. estimated and surveyed Oct. 4<sup>th</sup>, 1940 by Benj. J. George, R.S. Using the Borough Ordinance of Information.

BEING the same premises that Craig R. Reichart, single, by Deed dated 9/17/2007 and recorded 9/25/2007 in the County of Columbia (as Document No. 200709822) granted and conveyed unto Robert G. Eisenhower, III and Amanda D. Eisenhower, husband and wife, his/her heirs and assigns, in fee.

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

COLUMBIA COUNTY

NO. 2010 CV 2159

2012 - ED - 114

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

Ewing, NJ 08618

Vs.

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

213 South Street

Catawissa, PA 17820

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert G. Eisenhauer, III

Amanda D. Eisenhauer

213 South Street

Catawissa, PA 17820

Your house (real estate) at 213 South Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on Nov 14 at 9:00 am/pm in the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, Pennsylvania to enforce the court judgment of \$79,360.88 obtained by Plaintiff against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Plaintiff the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Federman & Associates, LLC, at (215) 572-5095.
2. You maybe able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS



1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Federman & Associates, LLC, at (215) 572-5095.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Federman & Associates, LLC, at (215) 572-5095.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**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 SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Court Administrator  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 784-1991, ext 267

Pennsylvania Lawyer Referral Service  
(800) 692-7375

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Whereon is erected a frame dwelling house.

Description of the above said lot of land:

Beginning at the corner lot now or formerly of Harry P. Campbell and line of north side of South Street; thence by the north side of South Street, 20 ft. to the corner of lot now or formerly of J. Ray Snyder and Irene Snyder; thence by the line of lot now or formerly of said Snyder and lot now or formerly of Mrs. William McCloughn, 106 feet to the corner lot now or formerly Mrs. Sarah E. Rhawn; thence by the line of lot now or formerly of said Rhawn, 20 feet to the corner of lot now or formerly of Harry P. Campbell; thence by line of lot now or formerly of said Campbell 106 feet to the line of South Street, the place of beginning.

Containing 1220 sq. ft. estimated and surveyed Oct. 4<sup>th</sup>, 1940 by Benj. J. George, R.S. Using the Borough Ordinance of Information.

BEING the same premises that Craig R. Reichart, single, by Deed dated 9/17/2007 and recorded 9/25/2007 in the County of Columbia (as Document No. 200709822) granted and conveyed unto Robert G. Eisenhower, III and Amanda D. Eisenhower, husband and wife, his/her heirs and assigns, in fee.

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.  
Attorney I.D. No. 64068  
305 York Road, Suite 300  
Jenkintown, PA 19046  
(215) 572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

PHILADELPHIA FEDERAL CREDIT UNION  
425 Phillip Blvd.  
Ewing, NJ 08618

COLUMBIA COUNTY

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III  
AMANDA D. EISENHAUER  
213 South Street  
Catawissa, PA 17820

DATE: 9-11-12

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Robert G. Eisenhauer, III and Amanda D. Eisenhauer

PROPERTY: 213 South Street, Catawissa, PA 17820

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on 11/4/12 at 9:00 a.m. in the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

All that certain lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

On the South by South Street, on the North by land now or formerly of Sarah Rhawn, on the West by land now or formerly of J.R. Snyder, and on the East by land now or formerly of Harry Campbell.

Whereon is erected a frame dwelling house.

Description of the above said lot of land:

Beginning at the corner lot now or formerly of Harry P. Campbell and line of north side of South Street; thence by the north side of South Street, 20 ft. to the corner of lot now or formerly of J. Ray Snyder and Irene Snyder; thence by the line of lot now or formerly of said Snyder and lot now or formerly of Mrs. William McCloughn, 106 feet to the corner lot now or formerly Mrs. Sarah E. Rhawn; thence by the line of lot now or formerly of said Rhawn, 20 feet to the corner of lot now or formerly of Harry P. Campbell; thence by line of lot now or formerly of said Campbell 106 feet to the line of South Street, the place of beginning.

Containing 1220 sq. ft. estimated and surveyed Oct. 4<sup>th</sup>, 1940 by Benj. J. George, R.S. Using the Borough Ordinance of Information.

BEING the same premises that Craig R. Reichart, single, by Deed dated 9/17/2007 and recorded 9/25/2007 in the County of Columbia (as Document No. 200709822) granted and conveyed unto Robert G. Eisenhower, III and Amanda D. Eisenhower, husband and wife, his/her heirs and assigns, in fee.

Name and Address of Sender  
**FEDERMAN & ASSOCIATES, LLC**  
 305 Old York Road, Suite 300  
 Jenkintown, PA 19046

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
 (If issued as a  
 certificate of mailing,  
 or for additional  
 copies of this bill)  
 Postmark and  
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	FD Fee	RA Fee
1.	Robert G. Eisenhauer, III 213 South Street Calawissa, PA 17820											
2.	Aminda D. Eisenhauer 213 South Street Calawissa, PA 17820											
3.	Enantio Occupants 213 South Street Calawissa, PA 17820											
4.	Columbia County Domestic Relations Section 15 Perry Avenue Bloomsburg, PA 17815											
5.	Commonwealth of PA Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105											
6.	Commonwealth of PA Department of Public Welfare 200 Spring Garden Street Philadelphia, PA 19130											
7.	Commonwealth of PA Bureau of Individual Tax Interference Tax Division 6th Floor, Shawmut Square Department #28601 Harrisburg, PA 17128											
8.	Department of Public Welfare, PPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105											

Total Number of Pieces Listed by Sender: 4

Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee):

Exhibit "B"

Delivery Confirmation

Signature Confirmation

Special Handling

Postage & Fees

Postmark and Date of Receipt

Name and Address of Sender

FEDERMAN & ASSOCIATES, LLC  
305 Old York Road, Suite 300  
Jenkintown, PA 19046

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Atlix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional  
copies of this bill)  
Postmark and  
Date of Receipt

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling  
Charge

Actual Value  
if Registered

Insured  
Value

Due Sender  
if COD

DC  
Fee

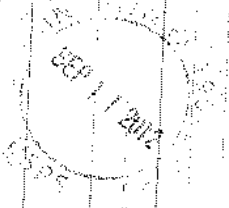
SC  
Fee

SH  
Fee

RD  
Fee

RR  
Fee

Continuation of PA Department of Revenue  
Bureau of Compliance, Clearance Support  
Atlix Sheriff Sales  
P.O. Box 261230  
Harrisburg, PA 17128



Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SHERIFF'S RETURN OF SERVICE

10/09/2012 02:50 PM - DEPUTY RAYMOND TONKINSON, 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 213 SOUTH STREET, CATAWISSA, PA 17820.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


October 10, 2012

Affirmed and subscribed to before me this

NOTARY

10TH day of OCTOBER, 2012

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2016**

 KPS

Plaintiff Attorney: FEDERMAN & ASSOCIATES, LLC, 305 YORK ROAD, SUITE 300, JENKINTOWN, PA 19046

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 09/28/2012

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 213 SOUTH STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time: 1450

Deputy: S

Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2010CV2159

213 SOUTH STREET, CATAWISSA, PA 17820

EXP: 09/28/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

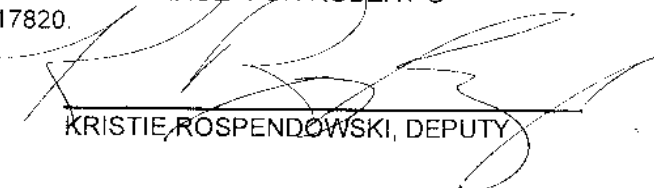


PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SHERIFF'S RETURN OF SERVICE

08/31/2012 03:33 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 AMANDA EISENHAUER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ROBERT G EISENHAUER AT 213 SOUTH STREET, CATAWISSA, PA 17820.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

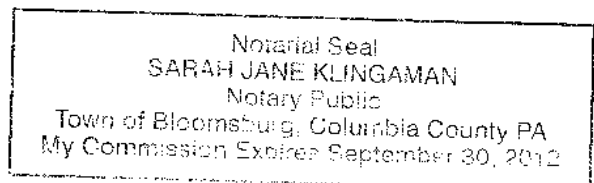
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

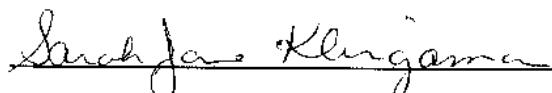
September 04, 2012

NOTARY

Affirmed and subscribed to before me this

4TH day of SEPTEMBER, 2012





Plaintiff Attorney: FEDERMAN & ASSOCIATES, LLC, 305 YORK ROAD, SUITE 300, JENKINTOWN, PA 19046

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SHERIFF'S RETURN OF SERVICE

08/31/2012 03:33 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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: AMANDA D EISENHAUER AT 213 SOUTH STREET, CATAWISSA, PA 17820.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

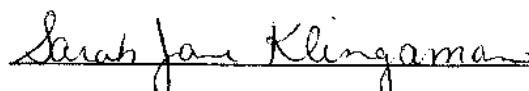
September 04, 2012

NOTARY

Affirmed and subscribed to before me this

4TH day of SEPTEMBER, 2012

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



Plaintiff Attorney: FEDERMAN & ASSOCIATES, LLC, 305 YORK ROAD, SUITE 300, JENKINTOWN, PA 19046

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

REAL ESTATE TAX CERTIFICATION

Date: 09/25/2012

Fee: \$5.00

Cert. NO: 12943

EISENHAUER ROBERT G & AMNDA D III  
213 SOUTH STREET  
CATAWISSA PA 17820

District: CATAWISSA BORO  
Deed: 20070 -9822  
Location: 213 SOUTH ST  
Parcel Id: 08 -01 -072-00,000

Assessment: 14,287  
Balances as of 09/25/2012

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

NO TAX CLAIM TAXES DUE

By: Columbia Co. Sheriff

Per: Tim Chamberlain  
WTC

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/28/2012

Warrant:

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

### Serve To:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. No One Here

2.

3.

4.

5.

6.

CATAWISSA WATER AUTH

2010CV2159

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice  
Manner: < Not Specified > Expires: 09/28/2012  
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:  
Warrant:

### Serve To:

Name: Domestic Relations Office of Columbia Co.  
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: DOT FRONT  
Relation: CLERK  
Date: 8/31/12 Time: 826  
Deputy: 5 Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC Phone:

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2010CV2159

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	09/28/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	JERRY EVANS		
<b>Relation:</b>	CLERK		
<b>Date:</b>	8/31/12	<b>Time:</b>	823
<b>Deputy:</b>	5	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> FEDERMAN & ASSOCIATES, LLC	<b>Phone:</b>
---	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2010CV2159

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	09/28/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	CATAWISSA BOROUGH
<b>Primary Address:</b>	307 MAIN STREET CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Kim Rhodes		
<b>Relation:</b>	Employee		
<b>Date:</b>	08-31-12	<b>Time:</b>	1101
<b>Deputy:</b>	8	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> FEDERMAN & ASSOCIATES, LLC	<b>Phone:</b>
---	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA BOROUGH

2010CV2159

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	09/28/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	Paula Clark		
<b>Primary Address:</b>	138 South Street Catawissa, PA 17820		
<b>Phone:</b>	570-356-2189	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Paula Clark		
<b>Relation:</b>	Tax Col		
<b>Date:</b>	08-31-12	<b>Time:</b>	1100
<b>Deputy:</b>	8	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> FEDERMAN & ASSOCIATES, LLC	<b>Phone:</b>
---	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CLARK, PAULA

2010CV2159

138 SOUTH STREET, CATAWISSA, PA 17820

EXP: 09/28/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/28/2012

Warrant:

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

### Serve To:

Name: ROBERT G EISENHAUER

Primary Address: 213 SOUTH STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

*Amelia Eisenbauer*

Relation:

*Wife*

Date:

*08-31-12*

Time:

*1533*

Deputy:

*548*

Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

### Service Attempts:

Date:

*08-31-12*

Time:

*1526*

Mileage:

Deputy:

*548*

### Service Attempt Notes:

1. *Not Home L/C*

2.

3.

4.

5.

6.

EISENHAUER, ROBERT G

2010CV2159

213 SOUTH STREET, CATAWISSA, PA 17820

EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
ROBERT G EISENHAUER (et al.)

Case Number  
2010CV2159

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/28/2012

Warrant:

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

### Serve To:

Name: AMANDA D EISENHAUER

Primary Address: 213 SOUTH STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Amanda Eisenbauer

Relation: Def

Date: 08-31-12 Time: 1533

Deputy: J & B Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

EISENHAUER, AMANDA D

2010CV2159

213 SOUTH STREET, CATAWISSA, PA 17820

EXP: 09/28/2012

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.  
Attorney I.D. No. 64068  
305 York Road, Suite 300  
Jenkintown, PA 19046  
(215) 572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

PHILADELPHIA FEDERAL CREDIT UNION  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618

Plaintiff

v.

NO. 2010-CV-2159

ROBERT G. EISENHAUER, III  
213 SOUTH STREET  
CATAWISSA, PA 17820

COLUMBIA COUNTY

AMANDA D. EISENHAUER  
213 SOUTH STREET  
CATAWISSA, PA 17820

Defendant(s)

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF MONTGOMERY :

The undersigned, being duly sworn according to law, deposes and says that the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendant(s), Robert G. Eisenhower, III and Amanda D. Eisenhower is/are over eighteen (18) years of age and reside/s at 213 South Street, Catawissa, PA 17820.

Copies of the Military Reports are attached hereto and marked as Exhibit "A."

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 29th DAY  
OF August, 2011.

*Tiffany Ann McGinty*  
NOTARY PUBLIC

**FEDERMAN & ASSOCIATES, LLC**

By: *Thomas M. Federman*  
Thomas M. Federman, Esq.  
Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

TIFFANY ANN MCGINTY, Notary Public  
Jenkintown Boro., Montgomery County  
My Commission Expires April 2, 2016

## Department of Defense Manpower Data Center

Results as of : Aug-29-2012 12:58:56

SCRA 2.3



# Status Report

## Pursuant to Servicemembers Civil Relief Act

Last Name: EISENHAUERFirst Name: ROBERT

Middle Name:

Active Duty Status As Of: Aug-29-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects the individual's active duty status based on the Active Duty Status Date

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA

This response reflects whether the individual or his/her unit has received early notification to report for active duty

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snavelly-Dixon*

Mary M. Snavelly-Dixon, Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E25  
 Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "dofonlink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: V4IPLPH5D5

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

COLUMBIA COUNTY

NO. 2010 CV 2159

2012 - ED - 114

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

Ewing, NJ 08618

Vs.

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

213 South Street

Catawissa, PA 17820

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert G. Eisenhauer, III

Amanda D. Eisenhauer

213 South Street

Catawissa, PA 17820

Your house (real estate) at 213 South Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on Nov 14 at 9:00 am/pm in the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, Pennsylvania to enforce the court judgment of \$79,360.88 obtained by Plaintiff against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Plaintiff the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Federman & Associates, LLC, at (215) 572-5095.
2. You maybe able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Federman & Associates, LLC, at (215) 572-5095.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Federman & Associates, LLC, at (215) 572-5095.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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 SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 784-1991, ext 267

Pennsylvania Lawyer Referral Service  
(800) 692-7375

All that certain lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

On the South by South Street, on the North by land now or formerly of Sarah Rhawn, on the West by land now or formerly of J.R. Snyder, and on the East by land now or formerly of Harry Campbell.

Whereon is erected a frame dwelling house.

Description of the above said lot of land:

Beginning at the corner lot now or formerly of Harry P. Campbell and line of north side of South Street; thence by the north side of South Street, 20 ft. to the corner of lot now or formerly of J. Ray Snyder and Irene Snyder; thence by the line of lot now or formerly of said Snyder and lot now or formerly of Mrs. William McCloughn, 106 feet to the corner lot now or formerly Mrs. Sarah E. Rhawn; thence by the line of lot now or formerly of said Rhawn, 20 feet to the corner of lot now or formerly of Harry P. Campbell; thence by line of lot now or formerly of said Campbell 106 feet to the line of South Street, the place of beginning.

Containing 1220 sq. ft. estimated and surveyed Oct. 4<sup>th</sup>, 1940 by Benj. J. George, R.S. Using the Borough Ordinance of Information.

BEING the same premises that Craig R. Reichart, single, by Deed dated 9/17/2007 and recorded 9/25/2007 in the County of Columbia (as Document No. 200709822) granted and conveyed unto Robert G. Eisenhower, III and Amanda D. Eisenhower, husband and wife, his/her heirs and assigns, in fee.



Document Receipt

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Trans # 34699 Carrier / service: POST 2PM 8/29/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000016199

Doc Ref #: 114ED2012

HARRISBURG PA 17105

Document Receipt

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Trans # 34696 Carrier / service: POST 2PM 8/29/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000016175

DEPARTMENT 281230

Doc Ref #: 114ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 34697 Carrier / service: POST 2PM 8/29/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000016182

Doc Ref #: 114ED2012

PHILADELPHIA PA 19106

Document Receipt

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Trans # 34694 Carrier / service: POST 2PM 8/29/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000016151

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 114ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 34693 Carrier / service: POST 2PM 8/29/2012

Ship to: 34693

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000016144

Doc Ref #: 114ED2012

HARRISBURG PA 17105

Document Receipt

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Trans #	34692	Carrier / service:	POST	2PM	8/29/2012
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Ship to: 34692

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000016137

Doc Ref #: 114ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 34691 Carrier / service: POST 2PM 8/29/2012

Ship to: 34691

COMMONWEALTH OF PA

1400 SPRING GARDEN STREET

Tracking #: 9171924291001000016120

Doc Ref #: 114ED2012

PHILADELPHIA PA 19130

Document Receipt

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Trans # 34690 Carrier / service: POST 2PM 8/29/2012

Ship to: 34690

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000016113

Doc Ref #: 114ED2012

HARRISBURG PA 17105



# REAL ESTATE OUTLINE

ED # 114-12

DATE RECEIVED 8-27-12  
DOCKET AND INDEX 8-27-12

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☐  
NOTICES OF SHERIFF SALE ☒  
WAIVER OF WATCHMAN ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR ~~\$1,350.00~~ OR 2000.00 ☒ CK# 2347  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Nov. 14, 2012 TIME 9:00  
POSTING DATE Oct. 10, 2012  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Oct. 24  
2<sup>ND</sup> WEEK 31  
3<sup>RD</sup> WEEK Nov. 7, 12

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2010CV2159

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, NOVEMBER 14, 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 lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

On the South by South Street, on the North by land now or formerly of Sarah Rhawn, on the West by land now or formerly of J.R. Snyder, and on the East by land now or formerly of Harry Campbell.

Whereon is erected a frame dwelling house.

Description of the above said lot of land:

Beginning at the corner lot now or formerly of Harry P. Campbell and line of north side of South Street; thence by the north side of South Street, 20 ft. to the corner of lot now or formerly of J. Ray Snyder and Irene Snyder; thence by the line of lot now or formerly of said Snyder and lot now or formerly of Mrs. William McCloughn, 106 feet to the corner lot now or formerly Mrs. Sarah E. Rhawn; thence by the line of lot now or formerly of said Rhawn, 20 feet to the corner of lot now or formerly of Harry P. Campbell; thence by line of lot now or formerly of said Campbell 106 feet to the line of South Street, the place of beginning.

Containing 1220 sq. ft. estimated and surveyed Oct. 4th, 1940 by Benj. J. George, R.S. Using the Borough Ordinance of Information.

BEING the same premises that Craig R. Reichart, single, by Deed dated 9/17/2007 and recorded 9/25/2007 in the County of Columbia (as Document No. 200709822) granted and conveyed unto Robert G. Eisenhower, III and Amanda D. Eisenhower, husband and wife, his/her heirs and assigns, in fee.

PROPERTY ADDRESS: 213 SOUTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-01-072

Seized and taken into execution to be sold as the property of ROBERT G EISENHAUER, AMANDA D EISENHAUER in suit of PHILADELPHIA FEDERAL CREDIT UNION.

---

**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:  
FEDERMAN & ASSOCIATES, LLC  
JENKINTOWN, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2010CV2159

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, NOVEMBER 14, 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 lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

On the South by South Street, on the North by land now or formerly of Sarah Rhawn, on the West by land now or formerly of J.R. Snyder, and on the East by land now or formerly of Harry Campbell.

Whereon is erected a frame dwelling house.

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Containing 1220 sq. ft. estimated and surveyed Oct. 4th, 1940 by Benj. J. George, R.S. Using the Borough Ordinance of Information.

BEING the same premises that Craig R. Reichart, single, by Deed dated 9/17/2007 and recorded 9/25/2007 in the County of Columbia (as Document No. 200709822) granted and conveyed unto Robert G. Eisenhower, III and Amanda D. Eisenhower, husband and wife, his/her heirs and assigns, in fee.

PROPERTY ADDRESS: 213 SOUTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-01-072

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Seized and taken into execution to be sold as the property of ROBERT G EISENHAUER, AMANDA D EISENHAUER in suit of PHILADELPHIA FEDERAL CREDIT UNION.

---

**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:  
FEDERMAN & ASSOCIATES, LLC  
JENKINTOWN, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

Ewing, NJ 08618

Vs.

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

213 South Street

Catawissa, PA 17820

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

COLUMBIA COUNTY

NO. 2010 CV 2159

2012-ED-114

**CERTIFICATION TO SHERIFF**

Premises: 213 South Street, Catawissa, PA 17820

This certifies that the 3129 Affidavit for the above-mentioned property is correct, complete, and current to the date of filing the Praecipe for Writ of Execution, and accurate. This certifies that the Attorney on the Writ, upon demand, will substantiate information in the Affidavit and its information, and further.

This certifies that the Attorney on the Writ will indemnify the Sheriff of the County of Columbia for any costs and/or claims arising out of any and all inaccuracies in and/or failure to cure defects in said 3129 Affidavit.

Fraudulent practice(s) on the part of the Plaintiff shall invalidate the sale.

I further certify that my client, the plaintiff, has not engaged in any fraudulent practices with regards to this particular mortgage.

Criminal prosecution may result from any fraudulent practices with regards to this particular mortgage.

Date: 3/12/16

**FEDERMAN & ASSOCIATES, LLC**

By: [Signature]

Thomas M. Federman, Esq.

Danielle Boyle-Ebersole, Esq.

Attorney for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION  
425 Phillip Blvd.  
Ewing, NJ 08618

COLUMBIA COUNTY

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III  
AMANDA D. EISENHAUER  
213 South Street  
Catawissa, PA 17820

2012-ED-114

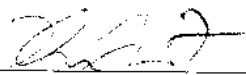
I HEREBY CERTIFY THAT:

- I. The judgment entered in above matter is based on an action:
- ☐ A. In Assumpsit (Contract)
  - ☐ B. In Trespass (Accident)
  - ☒ C. In Mortgage Foreclosure
  - ☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property
- II. The defendants own the property being exposed to sale as:
- ☐ A. An individual
  - ☐ B. Tenants by Entireties
  - ☒ C. Joint Tenants with Right of Survivorship
  - ☐ D. A Partnership
  - ☐ E. Tenants in Common
  - ☐ F. A Corporation
- III. The defendants are:
- ☒ A. Resident in the Commonwealth of Pennsylvania
  - ☐ B. Not resident in the Commonwealth of Pennsylvania
  - ☐ C. If more than one defendant and either A or B above are not applicable, state which defendants are residents in the Commonwealth of Pennsylvania.

Residents: \_\_\_\_\_

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by plaintiff.

Tel: (215) 572-5095

  
\_\_\_\_\_  
Thomas M. Federman, Esq.  
Danielle Boyle-Ebersole, Esq.  
FEDERMAN & ASSOCIATES, LLC  
305 York Road, Suite 305  
Jenkintown, PA 19046

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.  
Attorney I.D. No. 64068  
305 York Road, Suite 300  
Jenkintown, PA 19046  
(215) 572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

PHILADELPHIA FEDERAL CREDIT UNION  
425 Phillip Blvd.  
Ewing, NJ 08618

COLUMBIA COUNTY

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III  
AMANDA D. EISENHAUER  
213 South Street  
Catawissa, PA 17820

2012-ED-114

AFFIDAVIT OF LAST KNOWN MAILING ADDRESS OF DEFENDANT(S)

The undersigned, attorney for Plaintiff in the within matter, being duly sworn  
according to law. Hereby depose and say that the last known mailing address of the  
defendant(s) are:

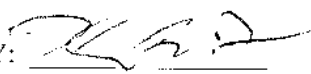
Robert G. Eisenhower, III  
Amanda D. Eisenhower  
213 South Street  
Catawissa, PA 17820

DATE:

2/2/12

FEDERMAN & ASSOCIATES, LLC

BY:



Attorneys for Plaintiff

THOMAS M. FEDERMAN, ESQUIRE

DANIELLE BOYLE-EBERSOLE, ESQUIRE

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
NOTARY PUBLIC

TO THE SHERIFF OF COLUMBIA COUNTY:

As the attorney for the Plaintiff, in the matter of Philadelphia Federal Credit Union (Plaintiff) v. Robert G. Eisenhauer, III and Amanda D. Eisenhauer, Defendant(s), I submit the following information with the request that it be used, verbatim, FOR ADVERTISEMENT PURPOSES IN THE COLUMBIA COUNTY NEWSPAPER AND SUCH OTHER NEWSPAPER OR NEWSPAPERS AS REQUIRED BY LAW.

Date: \_\_\_\_\_

\_\_\_\_\_  
THOMAS M. FEDERMAN, ESQUIRE  
DANIELLE BOYLE-EBERSOLE, ESQUIRE  
Attorney for Plaintiff

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2010 CV 2159 issued out of the Court of Common Pleas of Columbia County, PA, to me directed will be sold at Public Sale on

—

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., prevailing time, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, said County the following described Real Estate:

All that certain lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

On the South by South Street, on the North by land now or formerly of Sarah Rhawn, on the West by land now or formerly of J.R. Snyder, and on the East by land now or formerly of Harry Campbell.

Whereon is erected a frame dwelling house.

Description of the above said lot of land:

Beginning at the corner lot now or formerly of Harry P. Campbell and line of north side of South Street; thence by the north side of South Street, 20 ft. to the corner of lot now or formerly of J. Ray Snyder and Irene Snyder; thence by the line of lot now or formerly of said Snyder and lot now or formerly of Mrs. William McCloughn, 106 feet to the corner lot now or formerly Mrs. Sarah E. Rhawn; thence by the line of lot now or formerly of said Rhawn, 20 feet to the corner of lot now or formerly of Harry P. Campbell; thence by line of lot now or formerly of said Campbell 106 feet to the line of South Street, the place of beginning.

Containing 1220 sq. ft. estimated and surveyed Oct. 4<sup>th</sup>, 1940 by Benj. J. George, R.S. Using the Borough Ordinance of Information.

BEING the same premises that Craig R. Reichart, single, by Deed dated 9/17/2007 and recorded 9/25/2007 in the County of Columbia (as Document No. 200709822) granted and conveyed unto Robert G. Eisenhauer, III and Amanda D. Eisenhauer, husband and wife, his/her heirs and assigns, in fee.

LOCATION OF PROPERTY: 213 South Street, Catawissa, PA 17820

THE IMPROVEMENTS THEREON ARE: Residential dwelling

SEIZED AND TAKEN IN execution as the property of Robert G. Eisenhauer, III and Amanda D. Eisenhauer

REAL DEBT: \$ 79,360.88

SHERIFF'S SALE

Description:

All those two lots of ground situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows:

LOCATION OF PROPERTY: 213 South Street, Catawissa, PA 17820

THE IMPROVEMENTS THEREON ARE: Residential dwelling

Tax parcel No. 08-01-072-00-000

SEIZED AND TAKEN IN execution as the property of Robert G. Eisenhower, III and Amanda D. Eisenhower

REAL DEBT: \$79,360.88

FEDERMAN & ASSOCIATES, LLC

BY:   
THOMAS M. FEDERMAN, ESQUIRE

Dated: 8/2/12



**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.  
Attorney I.D. No. 64068  
305 York Road, Suite 300  
Jenkintown, PA 19046  
(215) 572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

PHILADELPHIA FEDERAL CREDIT UNION  
425 Phillip Blvd.  
Ewing, NJ 08618

COLUMBIA COUNTY

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III  
AMANDA D. EISENHAUER  
213 South Street  
Catawissa, PA 17820

2012-ED-114

**WAIVER OF WATCHMAN/WAIVER OF 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 PERSONS 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 PROEPRTY BEFORE SHERIFF'S SALE THEREOF; AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.

FEDERMAN & ASSOCIATES, LLC

BY: 

THOMAS M. FEDERMAN, ESQUIRE  
DANIELLE BOYLE-EBERSOLE, ESQUIRE  
Attorneys for Plaintiff

Dated: 5/2/12

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.  
Attorney I.D. No. 64068  
305 York Road, Suite 300  
Jenkintown, PA 19046  
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ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

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425 Phillip Blvd.  
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COLUMBIA COUNTY

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III  
AMANDA D. EISENHAUER  
213 South Street  
Catawissa, PA 17820

2012-ED-114

**LONG DEED DESCRIPTION**

All that certain lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

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Whereon is erected a frame dwelling house.

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**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

Ewing, NJ 08618

COLUMBIA COUNTY

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

213 South Street

Catawissa, PA 17820

2012 - ED-114

**SHORT DEED DESCRIPTION**

All those two lots of ground situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows:

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PHILADELPHIA FEDERAL CREDIT UNION  
425 Phillips Blvd.  
Ewing, NJ 08618

Plaintiff

v.

ROBERT G. EISENHAUER, III  
AMANDA D. EISENHAUER  
231 South Street  
Catawissa, PA 17820

Defendant(s)

NO. 2010- CV 2159

2012-ED-114

Writ of Execution  
(Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

213 South Street, Catawissa, PA 17820

Amount Due	\$79,360.88
Interest From: <u>1/18/11</u>	
To: Date of Sale _____	\$ _____
plus \$ <u>14.74</u> per diem thereafter	
(Costs to be added)	\$ _____

Prothonotary

By Cheri B. Kline  
Clerk

Date: August 24, 2012

Prothonotary of Berks County  
My Comm. Exp. 1st Monday in 2016

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

PHILADELPHIA FEDERAL CREDIT UNION  
425 Phillips Blvd.  
Ewing, NJ 08618

Plaintiff

v.

ROBERT G. EISENHAUER, III  
AMANDA D. EISENHAUER  
231 South Street  
Catawissa, PA 17820

Defendant(s)

NO. 2010- CV 2159

2012-ED-114

**Writ of Execution**

(Mortgage Foreclosure)

Real Debt \$79,360.88

Interest From: 1/18/11

To: Date of Sale \_\_\_\_\_ \$ \_\_\_\_\_  
plus \$14.74 *per diem* thereafter

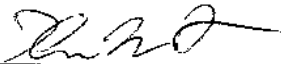
Costs Paid:

*Prothonotary* \$ \_\_\_\_\_

*Sheriff* \$ \_\_\_\_\_

*Statutory* \$ \_\_\_\_\_

Costs Due Prothonotary \$ \_\_\_\_\_



Thomas M. Federman, Esquire  
Federman & Associates, LLC  
305 York Road, Suite 300  
Jenkintown, PA 19046  
(215) 572-5095  
Attorney for Plaintiff

115.00 pd

15.00 pd

25.00 pd

10.00

All that certain lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

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**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

By: Danielle Boyle-Ebersole, Esq.

Attorney I.D. No. 81747

305 York Road, Suite 300

Jenkintown, PA 19046 (215) 572-5095

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

Ewing, NJ 08618

Vs.

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

213 South Street

Catawissa, PA 17820

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

NO. 2010 CV 2159

2012-ED-114

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned hereby certifies that they are the attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 213 South Street, Catawissa, PA 17820 a copy of the description of said property is attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners:

Name	Address
Robert G. Eisenhauer, III	213 South Street
Amanda D. Eisenhauer	Catawissa, PA 17820

2. Name and address of Defendants in the judgment:

Name	Address
Robert G. Eisenhauer, III	213 South Street
Amanda D. Eisenhauer	Catawissa, PA 17820

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

Name

Address

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

Name

Address

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

Name

Address

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

Name

Address



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

Name	Address
Tenant/Occupants	213 South Street Catawissa, PA 17820
Columbia County Domestic Relations Section	15 Perry Avenue Bloomsburg, PA 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania	Inheritance Tax Office 1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of Pennsylvania	Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department # 280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105-8486
Commonwealth of PA Department of Revenue Bureau of Compliance Clearance Support	P.O. Box 281230 Harrisburg, PA 17128-1230 Attn: Sheriff Sales

8. Name and address of Attorney of record:

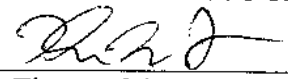
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date:

8/2/12

**FEDERMAN & ASSOCIATES, LLC**

By:



Thomas M. Federman, Esq.  
Danielle Boyle-Ebersole, Esq.  
Attorney for Plaintiff

All that certain lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

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**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

COLUMBIA COUNTY

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

Ewing, NJ 08618

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

213 South Street

Catawissa, PA 17820

2012-ED-117

**CERTIFICATION TO SHERIFF**

Premises: 213 South Street, Catawissa, PA 17820

This certifies that the 3129 Affidavit for the above-mentioned property is correct, complete, and current to the date of filing the Praecipe for Writ of Execution, and accurate. This certifies that the Attorney on the Writ, upon demand, will substantiate information in the Affidavit and its information, and further.

This certifies that the Attorney on the Writ will indemnify the Sheriff of the County of Columbia for any costs and/or claims arising out of any and all inaccuracies in and/or failure to cure defects in said 3129 Affidavit.

Fraudulent practice(s) on the part of the Plaintiff shall invalidate the sale.

I further certify that my client, the plaintiff, has not engaged in any fraudulent practices with regards to this particular mortgage.

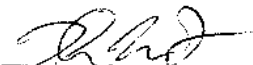
Criminal prosecution may result from any fraudulent practices with regards to this particular mortgage.

Date:

8/2/12

**FEDERMAN & ASSOCIATES, LLC**

By:



Thomas M. Federman, Esq.

Danielle Boyle-Ebersole, Esq.

Attorney for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION  
425 Phillip Blvd.  
Ewing, NJ 08618

COLUMBIA COUNTY

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III  
AMANDA D. EISENHAUER  
213 South Street  
Catawissa, PA 17820

2012-ED-114

I HEREBY CERTIFY THAT:

I. The judgment entered in above matter is based on an action:

- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property

II. The defendants own the property being exposed to sale as:

- ☐ A. An individual
- ☐ B. Tenants by Entireties
- ☒ C. Joint Tenants with Right of Survivorship
- ☐ D. A Partnership
- ☐ E. Tenants in Common
- ☐ F. A Corporation

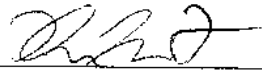
III. The defendants are:

- ☒ A. Resident in the Commonwealth of Pennsylvania
- ☐ B. Not resident in the Commonwealth of Pennsylvania
- ☐ C. If more than one defendant and either A or B above are not applicable, state which defendants are residents in the Commonwealth of Pennsylvania.

Residents: \_\_\_\_\_

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by plaintiff.

Tel: (215) 572-5095

  
\_\_\_\_\_  
Thomas M. Federman, Esq.  
Danielle Boyle-Ebersole, Esq.  
FEDERMAN & ASSOCIATES, LLC  
305 York Road, Suite 305  
Jenkintown, PA 19046

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

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Vs.

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ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

213 South Street

Catawissa, PA 17820

2012-ED-114

**AFFIDAVIT OF LAST KNOWN MAILING ADDRESS OF DEFENDANT(S)**

The undersigned, attorney for Plaintiff in the within matter, being duly sworn according to law. Hereby depose and say that the last known mailing address of the defendant(s) are:

Robert G. Eisenhauer, III

Amanda D. Eisenhauer

213 South Street

Catawissa, PA 17820

DATE:

8/2/12

FEDERMAN & ASSOCIATES, LLC

BY:

Attorneys for Plaintiff

THOMAS M. FEDERMAN, ESQUIRE

DANIELLE BOYLE-EBERSON, ESQUIRE

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
NOTARY PUBLIC

TO THE SHERIFF OF COLUMBIA COUNTY:

As the attorney for the Plaintiff, in the matter of Philadelphia Federal Credit Union (Plaintiff) v. Robert G. Eisenhower, III and Amanda D. Eisenhower, Defendant(s), I submit the following information with the request that it be used, verbatim, FOR ADVERTISEMENT PURPOSES IN THE COLUMBIA COUNTY NEWSPAPER AND SUCH OTHER NEWSPAPER OR NEWSPAPERS AS REQUIRED BY LAW.

Date: \_\_\_\_\_

\_\_\_\_\_  
THOMAS M. FEDERMAN, ESQUIRE  
DANIELLE BOYLE-EBERSON, ESQUIRE  
Attorney for Plaintiff

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2010 CV 2159 issued out of the Court of Common Pleas of Columbia County, PA, to me directed will be sold at Public Sale on

—

at \_\_\_\_\_ o'clock \_\_\_\_ M., prevailing time, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, said County the following described Real Estate:

All that certain lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

On the South by South Street, on the North by land now or formerly of Sarah Rhawn, on the West by land now or formerly of J.R. Snyder, and on the East by land now or formerly of Harry Campbell.

Whereon is erected a frame dwelling house.

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SHERIFF'S SALE

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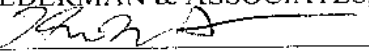
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THE IMPROVEMENTS THEREON ARE: Residential dwelling

Tax parcel No. 08-01-072-00-000

SEIZED AND TAKEN IN execution as the property of Robert G. Eisenhower, III and Amanda D. Eisenhower

REAL DEBT: \$79,360.88

FEDERMAN & ASSOCIATES, LLC  
BY:   
THOMAS M. FEDERMAN, ESQUIRE

Dated: 8/2/12



**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.  
Attorney I.D. No. 64068  
305 York Road, Suite 300  
Jenkintown, PA 19046  
(215) 572-5095

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

COLUMBIA COUNTY

PHILADELPHIA FEDERAL CREDIT UNION  
425 Phillip Blvd.  
Ewing, NJ 08618

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III  
AMANDA D. EISENHAUER  
213 South Street  
Catawissa, PA 17820

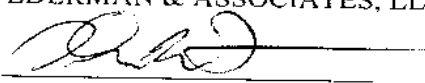
2012-ED-114

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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FEDERMAN & ASSOCIATES, LLC

BY:

  
THOMAS M. FEDERMAN, ESQUIRE  
DANIELLE BOYLE-EBERSOLE, ESQUIRE  
Attorneys for Plaintiff

Dated: 8/2/12

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

305 York Road, Suite 300

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ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

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COLUMBIA COUNTY

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

213 South Street

Catawissa, PA 17820

202-ED-114

**LONG DEED DESCRIPTION**

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Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

213 South Street

Catawissa, PA 17820

2012-ED-114

**SHORT DEED DESCRIPTION**

All those two lots of ground situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows:

**FEDERMAN & ASSOCIATES, LLC**

By: Thomas M. Federman, Esq.

Attorney I.D. No. 64068

By: Danielle Boyle-Ebersole, Esq.

Attorney I.D. No. 81747

305 York Road, Suite 300

Jenkintown, PA 19046 (215) 572-5095

PHILADELPHIA FEDERAL CREDIT UNION

425 Phillip Blvd.

Ewing, NJ 08618

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

COLUMBIA COUNTY

Vs.

NO. 2010 CV 2159

ROBERT G. EISENHAUER, III

AMANDA D. EISENHAUER

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Catawissa, PA 17820

2012-ED-114

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned hereby certifies that they are the attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 213 South Street, Catawissa, PA 17820 a copy of the description of said property is attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners:

Name

Address

Robert G. Eisenhower, III

213 South Street

Amanda D. Eisenhower

Catawissa, PA 17820

2. Name and address of Defendants in the judgment:

Name

Address

Robert G. Eisenhower, III

213 South Street

Amanda D. Eisenhower

Catawissa, PA 17820

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

Name

Address

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

Name

Address

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

Name

Address

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

Name

Address

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

Name	Address
Tenant/Occupants	213 South Street Catawissa, PA 17820
Columbia County Domestic Relations Section	15 Perry Avenue Bloomsburg, PA 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania	Inheritance Tax Office 1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of Pennsylvania	Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department # 280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105-8486
Commonwealth of PA Department of Revenue Bureau of Compliance Clearance Support	P.O. Box 281230 Harrisburg, PA 17128-1230 Attn: Sheriff Sales

8. Name and address of Attorney of record:

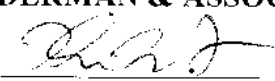
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

5/2/12

**FEDERMAN & ASSOCIATES, LLC**

By: \_\_\_\_\_



Thomas M. Federman, Esq.  
Danielle Boyle-Ebersole, Esq.  
Attorney for Plaintiff

All that certain lot of land situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

On the South by South Street, on the North by land now or formerly of Sarah Rhawn, on the West by land now or formerly of J.R. Snyder, and on the East by land now or formerly of Harry Campbell.

Whereon is erected a frame dwelling house.

Description of the above said lot of land:

Beginning at the corner lot now or formerly of Harry P. Campbell and line of north side of South Street; thence by the north side of South Street, 20 ft. to the corner of lot now or formerly of J. Ray Snyder and Irene Snyder; thence by the line of lot now or formerly of said Snyder and lot now or formerly of Mrs. William McCloughn, 106 feet to the corner lot now or formerly Mrs. Sarah E. Rhawn; thence by the line of lot now or formerly of said Rhawn, 20 feet to the corner of lot now or formerly of Harry P. Campbell; thence by line of lot now or formerly of said Campbell 106 feet to the line of South Street, the place of beginning.

Containing 1220 sq. ft. estimated and surveyed Oct. 4<sup>th</sup>, 1940 by Benj. J. George, R.S. Using the Borough Ordinance of Information.

BEING the same premises that Craig R. Reichart, single, by Deed dated 9/17/2007 and recorded 9/25/2007 in the County of Columbia (as Document No. 200709822) granted and conveyed unto Robert G. Eisenhauer, III and Amanda D. Eisenhauer, husband and wife, his/her heirs and assigns, in fee.



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**FEDERMAN & ASSOCIATES, LLC**

305 YORK ROAD, SUITE 300  
JENKINTOWN, PA 19046  
(215) 572-5095  
OPERATING ACCOUNT

**FIRSTTRUST SAVINGS BANK**  
JENKINTOWN, PA 19046  
03-7380/2260

2347

8/29/2012

TO THE  
ORDER OF Sheriff of Columbia County

Two Thousand and 00/100\*\*\*\*\*

\$ \*\*2,000.00

Sheriff of Columbia County

▲ TAMPER RESISTANT TONER AREA ▲

DOLLARS

VOID AFTER 90 DAYS

⑈002347⑈ ⑆23607380⑆ 70 3207662⑈

