

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
10/05/2012	Advance Fee	Advance Fee	180017	\$0.00	\$1,350.00
10/05/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/05/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/05/2012	Crying Sale			\$10.00	\$0.00
10/05/2012	Docketing			\$15.00	\$0.00
10/05/2012	Levy			\$15.00	\$0.00
10/05/2012	Mailing Costs			\$36.00	\$0.00
10/05/2012	Posting Handbill			\$15.00	\$0.00
10/05/2012	Press Enterprise Inc.			\$1,507.38	\$0.00
10/05/2012	Sheriff Automation Fund			\$50.00	\$0.00
10/05/2012	Web Posting			\$100.00	\$0.00
12/10/2012	Service			\$225.00	\$0.00
12/10/2012	Service Mileage			\$8.00	\$0.00
12/10/2012	Copies			\$7.50	\$0.00
12/10/2012	Notary Fee			\$15.00	\$0.00
12/10/2012	Tax Claim Search			\$5.00	\$0.00
12/10/2012	Surcharge			\$160.00	\$0.00
				\$2,201.38	\$1,350.00
<b>TOTAL BALANCE:</b>				<b>\$(851.38)</b>	

*Due* ↗

**Purcell, Krug & Haller**

1719 North Front Street  
Harrisburg, PA 17102



190891

CHECK NO. 190891

CHECK DATE 01/13/2014

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF

Eight hundred fifty-one and thirty-eight/100\*\*\*\*\*

CHECK AMOUNT \$851.38

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

A handwritten signature in dark ink, appearing to be 'T. Brown', is written over a horizontal line.

AUTHORIZED SIGNATURE

⑆190891⑆ ⑆031301846⑆ 51 320931 2⑆

2/5/14

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**  
**TIMOTHY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Barbara Villarrial

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** March 5, 2013

*Jan - 10, 2014*

**Re:** Kistler foreclosure

**CC:**

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

• **Comments:**

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

**fax transmittal**

**To: SHERIFF'S OFFICE**

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

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

**Fax:** 570-389-5625

**Date:** March 5, 2013

**Phone:** 570-389-5624

**Pages:** 1 PAGE

**Re: SHERIFFS SALE**

**PROPERTY:** 1309 GRANDVIEW DRIVE

**NANCI J. KISTLER JAMES R. KISTLER**

2012-CV-0000337-MF

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

**Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 03/06/13 DUE TO DEFENDANTS STILL BEING IN BANKRUPTCY.**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## REAL ESTATE SALE REQUEST LEDGER

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10/05/2012	Levy			\$15.00	\$0.00
10/05/2012	Mailing Costs			\$36.00	\$0.00
10/05/2012	Posting Handbill			\$15.00	\$0.00
10/05/2012	Press Enterprise Inc.			\$1,507.38	\$0.00
10/05/2012	Sheriff Automation Fund			\$50.00	\$0.00
10/05/2012	Web Posting			\$100.00	\$0.00
12/10/2012	Service			\$225.00	\$0.00
12/10/2012	Service Mileage			\$8.00	\$0.00
12/10/2012	Copies			\$7.50	\$0.00
12/10/2012	Notary Fee			\$15.00	\$0.00
12/10/2012	Tax Claim Search			\$5.00	\$0.00
12/10/2012	Surcharge			\$160.00	\$0.00
				\$2,201.38	\$1,350.00
<b>TOTAL BALANCE:</b>				<b>\$(851.38)</b>	

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
NANCI JO KISTLER  
JAMES KISTLER  
TENANTS KISTLER

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, March 6, 2013

**Writ of Execution No. :** 2012CV337

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,507.38
Sheriff Automation Fund	\$50.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$8.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
<b>Total Sheriff Costs</b>	<b>\$2,201.38</b>
<b>Grand Total:</b>	<b>\$2,201.38</b>

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

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

Columbia County Sheriff's Office, Inc. 10/01/00

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
NANCI JO KISTLER  
JAMES KISTLER  
TENANTS KISTLER

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, March 6, 2013

**Writ of Execution No. :** 2012CV337

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
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Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,507.38
Prothonotary, Acknowledge Deed	<del>\$10.00</del>
Sheriff Automation Fund	\$50.00
Sheriff's Deed	<del>\$35.00</del>
Solicitor Services	<del>\$75.00</del>
Transfer Tax Form	<del>\$25.00</del>
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$8.00
Distribution Form	<del>\$25.00</del>
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
<b>Total Sheriff Costs</b>	<b>\$2,371.38</b>

## Municipal Costs

Sewer	<del>\$142.87</del>
<b>Total Municipal Costs</b>	<b>\$112.87</b>

## Distribution Costs

Recording Fees	<del>\$55.00</del>
<b>Total Distribution Costs</b>	<b>\$55.00</b>
<b>Grand Total:</b>	<b>\$2,539.25</b>

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

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

Columbia County Sheriff's Office, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
NANCI JO KISTLER  
JAMES KISTLER  
TENANTS KISTLER

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

**Sheriff's Sale Date:** Wednesday, March 6, 2013

**Writ of Execution No. :** 2012CV337

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
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Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,507.38
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	\$8.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

**Total Sheriff Costs** **\$2,371.38**

## Municipal Costs

Sewer	\$112.87
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**Total Municipal Costs** **\$112.87**

## Distribution Costs

Recording Fees	\$55.00
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**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,539.25**

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

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

PA Code 55-101 and Sheriff's Office, Harrisburg, PA



**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Nanci & James Kishler

NO. 138-12 ED NO. 337-12 JD

DATE/TIME OF SALE: March 6 0900

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

Scott Township FAX: 570-784-6553 Feb 5 2013 15:01 P003/003  
**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street  
Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

February 5, 2013

Sent by Fax - 570-389-5622

No notice was given to our office

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

Reference Docket # 2012CV0000337  
1309 Grandview Drive  
Bloomsburg, PA 17815

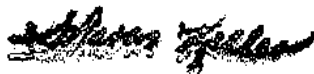
Dear Tim:

At this time, Scott Township Sewer Authority has a balance for User Fees for Mr. James R. & Mrs. Nanci J. Miller, for the property located 2398 Old Berwick Road, Bloomsburg, PA 17818 Columbia County in the amount of \$112.87.

Scott Township Authority has been informed the Sale is to take place on February 06, 2013 @ 9:00am.

If this sale were to be cancelled, Scott Township Authority would like to be notified as soon as possible

Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
NANCI JO KISTLER  
JAMES KISTLER  
TENANTS KISTLER

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

**Sheriff's Sale Date:** Wednesday, December 12, 201

**Writ of Execution No. :** 2012CV337

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,507.38
Prothonotary, Acknowledge Deed	\$10.00
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Transfer Tax Form	\$25.00
Web Posting	\$100.00
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Service Mileage	\$8.00
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>\$2,371.38</b>

## Municipal Costs

Sewer

**Total Municipal Costs** ~~\$114.75~~ 112.57 **\$111.75**

## Distribution Costs

Recording Fees

**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,538.13**

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

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

(Columbia County Sheriff's Office)

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

**fax transmittal**

**To: SHERIFF'S OFFICE**

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

**Fax: 570-389-5622**

**Phone: 570-389-5624**

**Re: SHERIFFS SALE**

**NANCI J. KISTLER JAMES R. KISTLER**

**2012-CV-0000337-MF**

**From: Purcell, Krug & Haller**

1719 N. Front Street  
Harrisburg, PA 17102

**Ph: 717-234-4178**

**Fax: 717-233-1149**

**BARB VILLARRIAL**

**December 11, 2012**

**Pages: 1 PAGE**

**PROPERTY: 1309 GRANDVIEW DRIVE**

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

**Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 12/12/12 TO THE NEXT SALE DATE OF 03/06/13**

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

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ 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>36.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>464.00</u>	

✓ WEB POSTING	\$150.00
✓ PRESS ENTERPRISE INC.	\$ <u>1567.38</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1732.38</u>	

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>116.75</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>116.75</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 00 -</u>	

TOTAL COSTS (OPENING BID) \$ 2538.13

# SCOTT TOWNSHIP AUTHORITY

350 Tenny Street  
Bloomsburg, PA 17815  
Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

December 6, 2012

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

Reference Docket # 2012CV0000337  
1309 Grandview Drive  
Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has a balance for User Fees for Mr. James R. & Mrs. Nanci J. Miller, for the property located 2398 Old Berwick Road, Bloomsburg, PA 17818 Columbia County in the amount of \$111.75.

Scott Township Authority has been informed the Sale is to take place on December 12, 2012 @ 9:00am.

If this sale were to be cancelled, Scott Township Authority would like to be notified as soon as possible

Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

Scott Township FAX: 570-784-6553 Dec 6 2012 14:26 P001/001  
**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street  
Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

December 6, 2012

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

Reference Docket # 2012CV0000337  
1309 Grandview Drive  
Bloomsburg, PA 17815

Dear Tim:

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Scott Township Authority has been informed the Sale is to take place on December 12, 2012 @ 9:00am.

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Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

LAW OFFICE

# Purcell, Krug & Haller

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

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

JOHN W. PURCELL (1924-2009)

JOSEPH NISSLEY (1910-1982)

November 12, 2012

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

Re: 2012-CV-0000337-MF U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR  
THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Nanci J. Kistler  
James R. Kistler

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure



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

PLAINTIFF

VS.

NANCI J. KISTLER AND  
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10/22/12, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

NANCI J. KISTLER  
1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

JAMES R. KISTLER  
1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

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

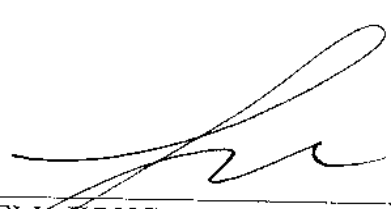
TENANT/OCCUPANT  
1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

Capital One Bank c/o  
Edwin A. Abrahamsen & Assoc.  
120 North Keyser Avenue  
Scranton, PA 18504

Capital One Bank Address:  
1680 Capital One Drive #1400  
McLean, VA 22102

One Main Financial  
1115 Old Berwick Road  
Bloomsburg, PA 17815

ATTORNEY FRANKLIN E. KEPNER, JR.  
123 WEST FRONT STREET  
BERWICK, PA 18603

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

LAW OFFICES  
Purcell, Krug & Haller

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

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

HERSHEY  
(717) 533-3836

---

FAX (717) 233-1149

NANCI J. KISTLER  
1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

JAMES R. KISTLER  
1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT  
1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

Capital One Bank c/o  
Edwin A. Abrahamsen & Assoc.  
120 North Keyser Avenue  
Scranton, PA 18504

Capital One Bank Address:  
1680 Capital One Drive #1400  
McLean, VA 22102

One Main Financial  
1115 Old Berwick Road  
Bloomsburg, PA 17815

ATTORNEY FRANKLIN E. KEPNER, JR.  
123 WEST FRONT STREET  
BERWICK, PA 18603

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

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

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

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

Leon P. Haller PA I.D.15700

Attorney for Plaintiff

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

PLAINTIFF

VS.

NANCI J. KISTLER AND  
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

IN MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: WEDNESDAY, DECEMBER 12, 2012

TIME: 9:00 O'CLOCK A.M.; prevailing local time

LOCATION: Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815**

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

No. 2012-CV-0000337-MF

JUDGMENT AMOUNT \$292,824.06

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

**NANCI J. KISTLER AND JAMES R. KISTLER**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace, in the Township of Scott, County of Columbia, and Commonwealth of Pennsylvania, bounded and described more fully, as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the western edge of right-of-way of Township Route No. 770, also known as Sundale Drive, said iron pin also being the northeast corner of lands described herein;

THENCE by the western edge of right-of-way of Township Route No. 770, South 6 degrees 00 minutes 00 seconds East 94.57 feet to an iron pin;

THENCE by the same on a curve having a radius of 25.98 feet, an arc distance of 34.34 feet and a long chord of South 31 degrees 52 minutes 30 seconds West 31.90 feet to an iron pin on the northern edge of right-of-way of Township Route No. 703, also known as Grandview Drive;

THENCE by the northern edge of right-of-way of Township Route No. 703, South 69 degrees 45 minutes 00 seconds West 129.40 feet to a railroad spike;

THENCE by lands now or formerly of Harry C. Mathias, Jr. and Bridget G. Mathias and lands now or formerly of Jeffrey J. Wolfe, North 6 degrees 00 minutes 00 seconds West 159.22 feet to an iron pin;

THENCE by Tract No. 1 North 87 degrees 00 minutes 33 seconds East 145.20 feet to the place of BEGINNING.

BEING DESIGNATED AS Tract No. 2, and containing .454 acres as per survey draft of two (2) tracts by L. Wayne Laidacker, P.L.S., dated 4/4/91. Description written by L. Wayne Laidacker, P.L.S. See also survey plat recorded at Columbia County Map Book 7, Page 646 confirming and approving removal of "Not for Development" status.

HAVING THEREON ERECTED a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815.

PARCEL NO. 31-02A-007-01

BEING THE SAME PREMISES WHICH Raymond H. McConnell and Janet M. McConnell, his wife by deed dated 09/23/99 and recorded 10/29/99 in Columbia County Instrument NO. 1999-10027, granted and conveyed unto James R. Kistler and Nanci Jo Kistler, his wife.

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



7196 9008 9111 8058 6171

**TO:** Nanci J. Kistler  
1309 Grandview Drive  
Bloomsburg, PA 17815

**SENDER:** P01455/38334

**REFERENCE:** NOS 12/12/12

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	.65
	Return Receipt Fee	2.95
	Restricted Delivery	2.35
	Total Postage & Fees	4.55
		1050

**USPS®**  
**Receipt for**  
**Certified Mail™**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 8058 6164

**TO:** James R. Kistler  
1309 Grandview Drive  
Bloomsburg, PA 17815

**SENDER:** P01455/38334

**REFERENCE:** NOS 12/12/12

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	.65
	Return Receipt Fee	2.95
	Restricted Delivery	2.35
	Total Postage & Fees	4.55
		1050

**USPS®**  
**Receipt for**  
**Certified Mail™**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

PENNSYLVANIA HOUSING FINANCE AGENCY v. Nanci J. Kistler James R. Kistler  
Columbia County Sale 12/12/12

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Nanci J. Kistler  
1309 Grandview Drive  
Bloomsburg, PA 17815

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

James R. Kistler  
1309 Grandview Drive  
Bloomsburg, PA 17815

Postmark:

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

Received from:

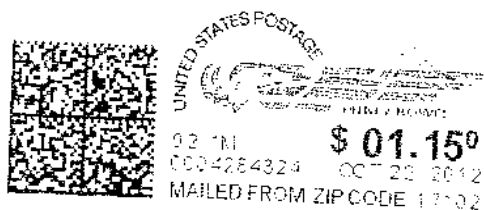
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY v. Nanci J. Kistler James R. Kistler  
Columbia County Sale 12/12/12

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT  
1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Capital One Bank c/o  
Edwin A. Abrahamsen & Assoc.  
120 North Keyser Avenue  
Scranton, PA 18504

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Capital One Bank Address:  
1680 Capital One Drive #1400  
McLean, VA 22102

Postmark:



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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

One Main Financial  
1115 Old Berwick Road  
Bloomsburg, PA 17815

Postmark:

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

Received from:

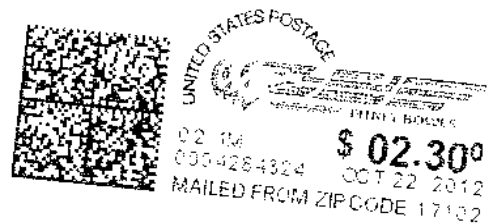
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

ATTORNEY FRANKLIN E. KEPNER, JR.  
123 WEST FRONT STREET  
BERWICK, PA 18603

Postmark:



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

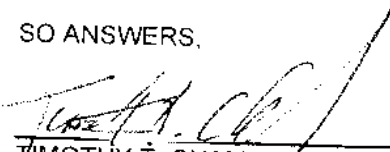
Case Number  
2012CV337

## SHERIFF'S RETURN OF SERVICE

11/08/2012 08:00 AM - SHERIFF TIMOTHY T. CHAMBERLAIN, 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 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815.

SO ANSWERS.

November 08, 2012

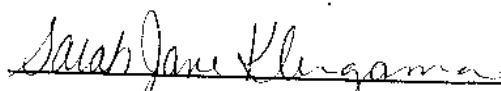
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

8TH day of NOVEMBER 2012

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires: 11/05/2012

Zone:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

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: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

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

(POSTING)

2012CV337

1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

EXP: 11/05/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SHERIFF'S RETURN OF SERVICE

10/29/2012 10:35 AM - DEPUTY TIMOTHY T. CHAMBERLAIN, 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: JAMES KISTLER AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG, PA 17815.

SO ANSWERS.

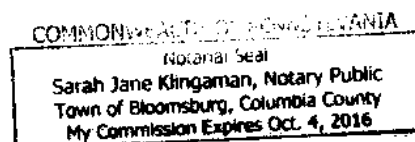
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

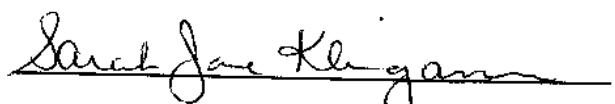
October 29, 2012

NOTARY

Affirmed and subscribed to before me this

29TH day of OCTOBER, 2012





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

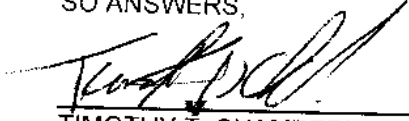
Case Number  
2012CV337

## SHERIFF'S RETURN OF SERVICE

10/29/2012 10:35 AM - SHERIFF TIMOTHY T. CHAMBERLAIN, 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: NANCI JO KISTLER AT 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815.

SO ANSWERS,

October 29, 2012

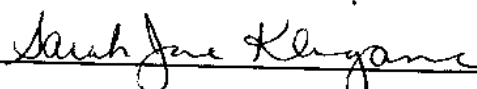
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

29TH day of OCTOBER, 2012

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



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



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

Date: 10/31/2012

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 13162

KISTLER JAMES R & Nanci JO  
1309 GRANDVIEW DRIVE  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 19990 -9264  
Location: 1309 GRANDVIEW DR  
Parcel Id:31 -02A-007-01,000

Assessment: 75,062

Balances as of 10/31/2012

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: Tim Chamberlain

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/05/2012

Zone:

Warrant:

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

11 + Assets

### Serve To:

Name: NANCI JO KISTLER

Primary Address: 1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Office

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Nanci Jo

Relation:

Date:

10-29-12

Time:

1035

Deputy:

TC

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

10/10/12

10/12/12

10/16/12

10/19/12

10/21/12

10/22/12

Time:

145

1015

1050

1500

1130

1114

Mileage:

6

6

6

4/46

S-11

S-11

Deputy:

6

6

6

4/46

S-11

S-11

### Service Attempt Notes:

1. N/A C/C

2. N/A C/C

3. N/A

4. N/A C/C

5. N/A C/C

6. N/A C/C

7. N/A - LC, 10/25/12, 1450, S-9

KISTLER, NANCI JO

2012CV337

1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

EXP: 11/05/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U. S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/05/2012

Zone:

Warrant:

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

### Serve To:

Name: JAMES KISTLER

Primary Address: 1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

Phone: Cell# 336-7422

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 10-29-12

Time: 1035

Deputy: TC

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

KISTLER, JAMES

2012CV337

1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

EXP: 11/05/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/05/2012

Zone:

Warrant:

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

### Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

GLENYSE WOLINSKY

Relation:

ADMIN ASST

Date:

10/09/12

Time:

0905

Deputy:

DANCELO

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CENTRAL COLUMBIA SD

2012CV337

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 11/05/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/05/2012

Zone:

Warrant:

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

### Serve To:

Name: ONE MAIN FINANCIAL

Primary Address: 1115 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 990 SCOTTOWN PLZ

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DANA ELLIOT

Relation: BRANCH ACT MGR

Date: 10/09/12 Time: 0855

Deputy: DANCELO Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

ONE MAIN FINANCIAL

2012CV337

1115 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 11/05/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/05/2012

Zone:

Warrant:

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

### Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

POSTED

Relation:

Date:

10/09/12

Time:

0845

Deputy:

DANCE W

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

HOCK, H. JAMES

2012CV337

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 11/05/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/05/2012

Zone:

Warrant:

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

### Serve To:

Name: SCOTT TOWNSHIP SEWER AUTHORITY

Primary Address: 350 TENNY STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: SHARON KELLER

Relation: ADM. ASST.

Date: 10/09/12 Time: 0835

Deputy: DANCELO Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

SCOTT TOWNSHIP SEWER

2012CV337

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 11/05/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/05/2012

Warrant:

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

### Serve To:

Name: ATTORNEY FRANK KEPNER

Primary Address: 123 WEST FRONT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult in Charge · Posted · Other

Adult In Charge: JEWEL STONECYPHER

Relation: RECAP.

Date: 10/09/12

Time: 0945

Deputy: DANCICO

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

ATTORNEY FRANK KEPNER

2012CV337

123 WEST FRONT STREET, BERWICK, PA 18603

EXP: 11/05/2012



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

PLAINTIFF

VS.

NANCI J. KISTLER AND  
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF  
2012-ED-132

IN MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: December 12, 2012

TIME: 9:00 AM

LOCATION: Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815**

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

**No. 2012-CV-0000337-MF**

**JUDGMENT AMOUNT \$292,824.06**

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

**NANCI J. KISTLER AND JAMES R. KISTLER**

*Handwritten:*  
Paid  
May 31-2012  
\$ 76.12

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace, in the Township of Scott, County of Columbia, and Commonwealth of Pennsylvania, bounded and described more fully, as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the western edge of right-of-way of Township Route No. 770, also known as Sundale Drive, said iron pin also being the northeast corner of lands described herein;

THENCE by the western edge of right-of-way of Township Route No. 770, South 6 degrees 00 minutes 00 seconds East 94.57 feet to an iron pin;

THENCE by the same on a curve having a radius of 25.98 feet, an arc distance of 34.34 feet and a long chord of South 31 degrees 52 minutes 30 seconds West 31.90 feet to an iron pin on the northern edge of right-of-way of Township Route No. 703, also known as Grandview Drive;

THENCE by the northern edge of right-of-way of Township Route No. 703, South 69 degrees 45 minutes 00 seconds West 129.40 feet to a railroad spike;

THENCE by lands now or formerly of Harry C. Mathias, Jr. and Bridget G. Mathias and lands now or formerly of Jeffrey J. Wolfe, North 6 degrees 00 minutes 00 seconds West 159.22 feet to an iron pin;

THENCE by Tract No. 1 North 87 degrees 00 minutes 33 seconds East 145.20 feet to the place of BEGINNING.

BEING DESIGNATED AS Tract No. 2, and containing .454 acres as per survey draft of two (2) tracts by L. Wayne Laidacker, P.L.S., dated 4/4/91. Description written by L. Wayne Laidacker, P.L.S. See also survey plat recorded at Columbia County Map Book 7, Page 646 confirming and approving removal of "Not for Development" status.

HAVING THEREON ERECTED a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815.

PARCEL NO. 31-02A-007-01

BEING THE SAME PREMISES WHICH Raymond H. McConnell and Janet M. McConnell, his wife by deed dated 09/23/99 and recorded 10/29/99 in Columbia County Instrument NO. 1999-10027, granted and conveyed unto James R. Kistler and Nanci Jo Kistler, his wife.

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/05/2012

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Deb Miller

Relation:

Clerk

Date:

10/09/12

Time:

09:20

Deputy:

#2

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV337

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/05/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NANCI JO KISTLER (et al.)

Case Number  
2012CV337

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/05/2012

Zone:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia County

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: Maureen Cole

Relation: Clerk

Date: 10/09/12 Time: 09:25

Deputy: #2 Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV337

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 11/05/2012

Document Receipt

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Trans #	38451	Carrier / service:	POST	2PM	10/5/2012
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Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000017561

Doc Ref #: 138ED2012

PHILADELPHIA PA 19106

Document Receipt

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Trans #	38450	Carrier / service:	POST	2PM	10/5/2012
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Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000017554

DEPARTMENT 281230

Doc Ref #: 138ED2012

HARRISBURG PA 17128



Document Receipt

---

Trans # 38449 Carrier / service: POST 2PM 10/5/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000017547

Doc Ref #: 138ED2012

HARRISBURG PA 17105

Document Receipt

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Trans # 38448 Carrier / service: POST 2PM 10/5/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000017530

Doc Ref #: 138ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans #	38447	Carrier / service:	POST	2PM	10/5/2012
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Ship to: 38447

CAPITAL ONE BANK

1680 CAPITAL ONE DRIVE # 1400

Tracking #: 9171924291001000017523

Doc Ref #: 138ED2012

MCLEAN VA 22102

Document Receipt

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Trans #	38446	Carrier / service:	POST	2PM	10/5/2012
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Ship to: 38446

CAPITAL ONE BANK

C/O EDWIN ABRAHAMSEN, ESQ.  
120 N KEYSER AVENUE

Tracking #: 9171924291001000017516

Doc Ref #: 138ED2012

SCRANTON PA 18504

# REAL ESTATE OUTLINE

ED # 138-12

DATE RECEIVED 10-5-12  
DOCKET AND INDEX 10-5-12

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>180017</u>

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

SALE DATE	<u>Dec 12, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Nov 7, 12</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Nov. 21</u>	
	2 <sup>ND</sup> WEEK <u>28</u>	
	3 <sup>RD</sup> WEEK <u>Dec 5, 12</u>	

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV337

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, DECEMBER 12, 2012**  
**AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace, in the Township of Scott, County of Columbia, and Commonwealth of Pennsylvania, bounded and described more fully, as follows: ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows: BEGINNING at an iron pin on the western edge of right-of-way of Township Route No. 770, also known as Sundale Drive, said iron pin also being the northeast corner of lands described herein; THENCE by the western edge of right-of-way of Township Route No. 770, South 6 degrees 00 minutes 00 seconds East 94.57 feet to an iron pin; THENCE by the same on a curve having a radius of 25.98 feet an arc distance of 34.34 feet and a long chord of South 31 degrees 52 minutes 30 seconds West 31.90 feet to an iron pin on the northern edge of right-of-way of Township Route NO. 703, also known as Grandview Drive; THENCE by the northern edge of right-of-way of Township Route No. 703, South 69 degrees 45 minutes 00 seconds West 129.40 feet to a railroad spike; THENCE by lands now or formerly of Harry C. Mathias, Jr. and Bridget G. Mathias and lands now or formerly of Jeffrey J. Wolfe, North 6 degrees 00 minutes 00 seconds West 159.22 feet to an iron pin; THENCE by Tract NO. 1 North 87 degrees 00 minutes 33 seconds East 145.20 feet to the place of BEGINNING. BEING DESIGNATED AS Tract NO. 2, and containing .454 acres as per survey draft of two (2) tracts by L. Wayne Laidacker, P.L.S., dated 4/4/91. Description written by L. Wayne Laidacker, P.L.S. See also survey plat recorded at Columbia County Map Book 7, Page 646 confirming and approving removal of "Not for Development" status. HAVING THEREON ERECTED a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815.

PARCEL NO. 31-02A-007-01

BEING THE SAME PREMISES WHICH Raymond H. McConnell and Janet M. McConnell, his wife by deed dated 09/23/99 and recorded 10/29/99 in Columbia County Instrument NO. 1999-10027, granted and conveyed unto James R. Kistler and Nanci Jo Kistler, his wife.

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

PROPERTY ADDRESS: 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-02A-007-01

Seized and taken into execution to be sold as the property of Nanci Jo Kistler, James Kistler, Tenants Kistler in suit of U.S. Bank National Association.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

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

PLAINTIFF

VS.

NANCI J. KISTLER and  
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2012-ED-138  
IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 and Rule 3257

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Order	\$292,824.06
Interest from 07/01/2012 @	\$8,404.50
Per diem of \$56.80 to 12/01/2012	
Late Charges	\$493.40
(\$98.68 per month to 12/01/2012 )	
Escrow Deficit	\$2,479.97
<b>TOTAL WRIT</b>	<b>\$304,201.93</b>

PLUS COSTS:

Dated: 10-5-12

Tami B Kline  
PROTHONOTARY

(SEAL)

By Kelly P. Brewer  
DEPUTY

*[Faint, illegible text]*

**SHERIFF:**

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

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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



**COPY**

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

PLAINTIFF

VS.

NANCI J. KISTLER AND  
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2012-ED-138

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815:**

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

NANCI J. KISTLER  
1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

JAMES R. KISTLER  
1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

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

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

4. Name and address of last recorded **holder of every mortgage** of record:  
**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

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

Capital One Bank c/o  
Edwin A. Abrahamsen & Assoc.  
120 North Keyser Avenue  
Scranton, PA 18504

Capital One Bank Address:  
1680 Capital One Drive #1400  
McLean, VA 22102

One Main Financial  
1115 Old Berwick Road  
Bloomsburg, PA 17815

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

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

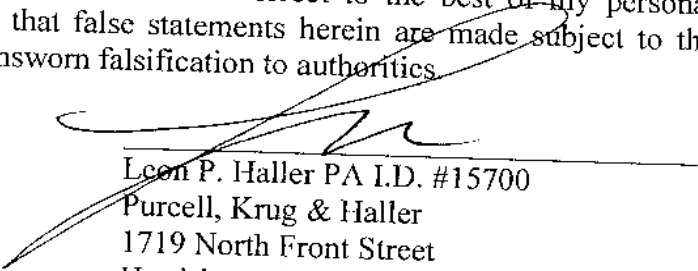
DOMESTIC RELATIONS  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

TENANT/OCCUPANT  
1309 GRANDVIEW DRIVE  
BLOOMSBURG, PA 17815

ATTORNEY FRANKLIN E. KEPNER, JR.  
123 WEST FRONT STREET  
BERWICK, PA 18603

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

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



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

DATE: October 3, 2012

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

PLAINTIFF

VS.

NANCI J. KISTLER AND  
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2012-ED-138

IN MORTGAGE FORECLOSURE

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

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

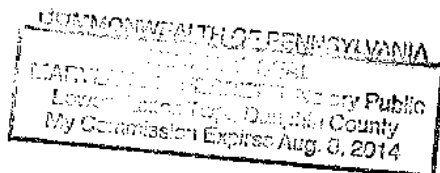
Sworn to and subscribed :

before me this 4 day :

of Oct 20 12 :

*Margaret B. Ferrell*  
Notary Public

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



ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace, in the Township of Scott, County of Columbia, and Commonwealth of Pennsylvania, bounded and described more fully, as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the western edge of right-of-way of Township Route No. 770, also known as Sundale Drive, said iron pin also being the northeast corner of lands described herein;

THENCE by the western edge of right-of-way of Township Route No. 770, South 6 degrees 00 minutes 00 seconds East 94.57 feet to an iron pin;

THENCE by the same on a curve having a radius of 25.98 feet, an arc distance of 34.34 feet and a long chord of South 31 degrees 52 minutes 30 seconds West 31.90 feet to an iron pin on the northern edge of right-of-way of Township Route No. 703, also known as Grandview Drive;

THENCE by the northern edge of right-of-way of Township Route No. 703, South 69 degrees 45 minutes 00 seconds West 129.40 feet to a railroad spike;

THENCE by lands now or formerly of Harry C. Mathias, Jr. and Bridget G. Mathias and lands now or formerly of Jeffrey J. Wolfe, North 6 degrees 00 minutes 00 seconds West 159.22 feet to an iron pin;

THENCE by Tract No. 1 North 87 degrees 00 minutes 33 seconds East 145.20 feet to the place of BEGINNING.

BEING DESIGNATED AS Tract No. 2, and containing .454 acres as per survey draft of two (2) tracts by L. Wayne Laidacker, P.L.S., dated 4/4/91. Description written by L. Wayne Laidacker, P.L.S. See also survey plat recorded at Columbia County Map Book 7, Page 646 confirming and approving removal of "Not for Development" status.

HAVING THEREON ERECTED a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815.

PARCEL NO. 31-02A-007-01

BEING THE SAME PREMISES WHICH Raymond H. McConnell and Janet M. McConnell, his wife by deed dated 09/23/99 and recorded 10/29/99 in Columbia County Instrument NO. 1999-10027, granted and conveyed unto James R. Kistler and Nanci Jo Kistler, his wife.

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

SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace, in the Township of Scott, Columbia County, Pennsylvania, being Tract No. 2, containing .454 acres per survey draft of two tracts by L. Wayne Laidacker, P.L.S. dated 4/4/91, survey plat at Columbia County Map Book 7, Page 646, having thereon erected a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815.

PARCEL NO. 31-02A-007-01

Reference Columbia County Instrument NO. 1999-10027.

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

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

VS.

Defendant(s): **NANCI J. KISTLER AND JAMES R. KISTLER**

Filed to No. **2012-CV-0000337-MF** 2012-ED-138

**INSTRUCTIONS**

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

**1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815**

(A more complete legal description accompanies these documents.)

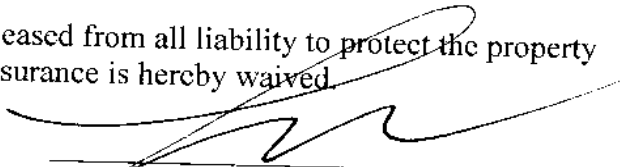
The parties to be served **PERSONALLY** and their addresses are as follows:

**NANCI J. KISTLER, 1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815**  
**JAMES R. KISTLER, 1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815**

**WAIVER OF WATCHMAN AND INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

**NOW, October 3, 2012** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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

*TO THE SHERIFF OF COLUMBIA COUNTY:*

## **REQUEST FOR SERVICE**

**DATE: October 3, 2012**

FROM:

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

CASE CAPTION:

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

***VS.***

***NANCI J. KISTLER AND JAMES R. KISTLER***

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

**No. 2012-CV-0000337-MF    2012-ED-138**


**SERVICE TO BE MADE ON DEFENDANT:**

**JAMES R. KISTLER**

**ADDRESS FOR "PERSONAL SERVICE":**

**JAMES R. KISTLER at: 1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

**Security features.**  Details on back.