

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
JAMIE WEAVER (et al.)

Case Number
2012CV1539

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
12/11/2012	Advance Fee	Advance Fee	181398	\$0.00	\$1,350.00
12/11/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/11/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/11/2012	Crying Sale			\$10.00	\$0.00
12/11/2012	Docketing			\$15.00	\$0.00
12/11/2012	Levy			\$15.00	\$0.00
12/11/2012	Mailing Costs			\$24.00	\$0.00
12/11/2012	Posting Handbill			\$15.00	\$0.00
12/11/2012	Press Enterprise Inc.			\$1,293.54	\$0.00
12/11/2012	Sheriff Automation Fund			\$50.00	\$0.00
12/11/2012	Web Posting			\$100.00	\$0.00
02/27/2013	Service			\$150.00	\$0.00
02/27/2013	Service Mileage			\$24.00	\$0.00
02/27/2013	Copies			\$5.00	\$0.00
02/27/2013	Notary Fee			\$10.00	\$0.00
02/27/2013	Tax Claim Search			\$5.00	\$0.00
02/27/2013	Surcharge			\$110.00	\$0.00
				\$1,859.04	\$1,350.00
TOTAL BALANCE:				\$(509.04)	

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

BANK
60-184-313
Check Deposit
No. 184-313

CHECK NO. 185702
CHECK DATE 06/05/2013

185702

PAY Five hundred nine and four/100*****
CHECK AMOUNT \$509.04

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

⑈ 185702⑈ ⑆031301846⑆ 51 320931 2⑈

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: Barb Villarrial

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: June 4, 2013

Re: Weaver

CC:

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

● **Comments:** I received your stay, attached is a cost sheet showing balance due of \$509.04.

• 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: 570-389-5622

Date: June 3, 2013

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 212 MAPLE ROAD

JAMIE L. WEAVER

2012-CV-1539

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

Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 06/05/13. NO MONIES RECEIVED.

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



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
JAMIE WEAVER
WEAVER / OCCUPANTS

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

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2012CV1539

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 212 MAPLE ROAD, BERWICK, PA 18603

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	\$24.00
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	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

Total Sheriff Costs **\$2,029.04**

Municipal Costs

~~Sewer~~ **\$314.39**

Total Municipal Costs **\$314.39**

Distribution Costs

~~Recording Fees~~ **\$55.00**

Total Distribution Costs **\$55.00**

Grand Total: **\$2,398.43**

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)

(In County Seat, Berwick, Pa.)

1859.04

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
JAMIE WEAVER
WEAVER / OCCUPANTS

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

Sheriff's Sale Date: Wednesday, June 5, 2013

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Service Mileage	\$24.00
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Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

Total Sheriff Costs **\$2,029.04**

Municipal Costs

Sewer	\$314.39
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Total Municipal Costs **\$314.39**

Distribution Costs

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

Grand Total: **\$2,398.43**

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)

by County Court Order, 12/20/2012

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Jannie Weaver

NO. 173-12 ED NO. 1559-12 JD

DATE/TIME OF SALE: June 5 9:00

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 \$ _____

. 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: 570-389-5622

Date: May 7, 2013

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 212 MAPLE ROAD

JAMIE L. WEAVER

2012-CV-1539

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

Notes PLEASE /CONTINUE THE SHERIFF SALE SCHEDULED FOR 05/08/13 TO THE NEXT SALE DATE OF _06/05/13

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

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: 212 MAPLE ROAD

JAMIE L. WEAVER

2012-CV-1539

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

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 03/06/13 TO THE NEXT SALE DATE OF 05/08/13

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>150.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>24.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
- MILEAGE	\$ <u>44.00</u>	
- POSTING HANDBILL	\$15.00	
- CRYING/ADJOURN SALE	\$10.00	
- SHERIFF'S DEED	\$35.00	
- TRANSFER TAX FORM	\$25.00	
- DISTRIBUTION FORM	\$25.00	
- COPIES	\$ <u>5.00</u>	
- NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>385.50</u>

- WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1293.54</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:

SEWER 20	\$ <u>314.39</u>	
WATER 20	\$	
TOTAL *****		\$ <u>314.39</u>

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

TOTAL COSTS (OPENING BID) \$ 2398.43

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: 1924-2000

JOSEPH NISSELEY: 1910-1982

February 5, 2013

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

Re: 2012-CV-1539 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JAMIE L. WEAVER

Dear Sir/Madam:

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

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 12/14/2012, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

EUGENE GOULD
212 MAPLE ROAD
BERWICK, PA 18603

By 

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

(717) 234-4178

LAW OFFICES
Purcell, Krug & Haller

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

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

HERSHEY
(717) 533-3836

JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

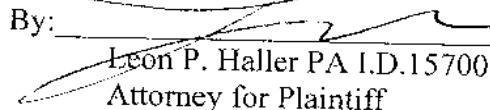
TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

EUGENE GOULD
212 MAPLE ROAD
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, AS
TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

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, MARCH 6, 2013

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:

**212 MAPLE ROAD
BERWICK, PA 18603**

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

No. 2012-CV-1539

JUDGMENT AMOUNT \$67,792.68

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

JAMIE L. WEAVER

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN piece of parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes east, 158.27 feet to an iron pin at the northeasterly corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West a distance of 43 feet to an iron pin located at the Southeast corner of Lot No. 108; thence in a westerly direction along Lot No. 108, South 66 degrees 23 minutes west, a distance of 158.54 feet to an iron pin corner, the place of BEGINNING.

BEING Lot No. 107 on plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

HAVING THEREON ERECTED a dwelling known as 212 Maple Road, Berwick, PA 18603.

Parcel Number: 04D-03-100-36

BEING THE SAME PREMISES WHICH Andrew R. Was and Tobi H. Feinberg, husband and wife, by deed dated 7/12/03 and recorded 8/11/03 in Columbia County Deed Instrument No. 2003-10110, granted and conveyed unto Jamie L. Weaver.

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 3569

TO: JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

SENDER: P01455/39058

REFERENCE: NOS 03/06/13

PS Form 3800, January 2005

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

USPS®
Receipt for
Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. JAMIE L. WEAVER
Columbia County Sale 03/06/13

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:

JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

EUGENE GOULD
212 MAPLE ROAD
BERWICK, PA 18603

Postmark:

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

Received from:

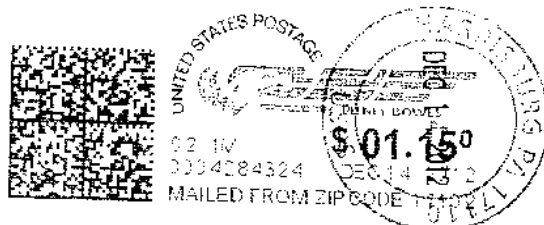
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY v. JAMIE L. WEAVER
Columbia County Sale 03/06/13

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:

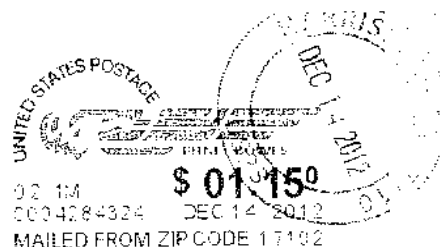
One piece of ordinary mail addressed to:

TENANT/OCCUPANT

212 MAPLE ROAD

BERWICK, PA 18603

Postmark:



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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 12/14/2012, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

EUGENE GOULD
212 MAPLE ROAD
BERWICK, PA 18603

By 

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

(717) 234-4178

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
JAMIE WEAVER
WEAVER / OCCUPANTS

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. : 2012CV1539

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 212 MAPLE ROAD, BERWICK, PA 18603

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	\$24.00
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	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

Total Sheriff Costs **\$2,029.04**

Municipal Costs

Sewer	\$314.39
-------	----------

Total Municipal Costs **\$314.39**

Distribution Costs

Recording Fees	\$55.00
----------------	---------

Total Distribution Costs **\$55.00**

Grand Total: **\$2,398.43**

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)

col County Suite Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION

vs.

JAMIE WEAVER (et al.)

Case Number
2012CV1539

SHERIFF'S RETURN OF SERVICE

01/29/2013 02:15 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 212 MAPLE ROAD, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

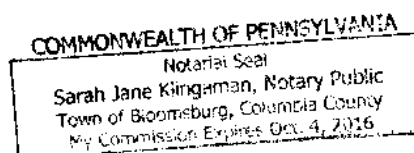
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 30, 2013

NOTARY

Affirmed and subscribed to before me this

30TH day of JANUARY, 2013



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: 01/30/2013

REAL ESTATE TAX CERTIFICATION

Fee: \$5.⁰⁰

Cert. NO: 13539

WEAVER JAMIE L.
212 MAPLE ROAD
BERWICK PA 18603

District: BERWICK BORO
Deed: 20031 -0110
Location: 212 MAPLE RD
Parcel Id: 04D-03 100-36,000

Assessment: 30,175
Balances as of 01/30/2013

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.
JAMIE WEAVER (et al.)

Case Number
2012CV1539

SHERIFF'S RETURN OF SERVICE

12/12/2012 08:30 AM - DEPUTY PAUL D'ANGELO, 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 EUGENE GOULD, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JAMIE WEAVER AT 212 MAPLE ROAD, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

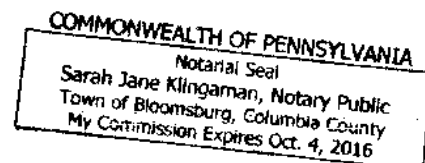

TIMOTHY T. CHAMBERLAIN, SHERIFF

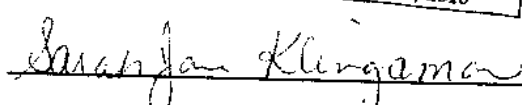
December 13, 2012

Affirmed and subscribed to before me this

NOTARY

13TH day of DECEMBER 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.
JAMIE WEAVER (et al.)

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 01/07/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Posted

Relation:

Date: 1-29-13

Time: 1415

Deputy: S-32314

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date: 1-29-13

Time: 1415

Mileage:

Deputy: S-32314

Service Attempt Notes:

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

(POSTING)

2012CV1539

212 MAPLE ROAD, BERWICK, PA 18603

EXP: 01/07/2013



December 27, 2012

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

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

VS.

JAMIE L. WEAVER

**NO: 2012-CV-1539
2012-ED-173**

Dear Timothy:

The amount due on the sewer account #132761 for the property located at 212 Maple Road Berwick through March 31, 2013 is \$314.39.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer."

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

OR: COLUMBIA County

DATE
03/01/2012

BILL NO.
6501

DESCRIPTION	ASSESSMENT	MILLS	DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	30,175	7.146	211.32	215.63	237.19
SINKING		1.345	39.78	40.59	44.65
FIRE		1.25	36.97	37.72	39.61
LIGHT		1.75	51.75	52.81	55.45
BORO RE		11.1	328.24	334.94	351.69
The discount & penalty have been calculated for your convenience			668.06	681.69	728.59
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WEAVER JAMIE L
212 MAPLE ROAD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-03 -100-36,000
212 MAPLE RD
1791 Acres Land 3,120
Buildings 27,055
Total Assessment 30,175

This tax returned to
courthouse on:
January 1, 2013

CK 66800

FILE COPY

CK+

1089571
4-16

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

BERWICK AREA SCHOOL DISTRICT		2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 004226				TAXPAYER COPY	
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE GINGHER 1615 LINCOLN AVE BERWICK, PA 18603		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
		REAL ESTATE	30175	45.0000	1159.17	1182.83	1301.11
		Connie Gingher					
HOURS MON. TUE. THUR. 9:30AM-4:00PM CLOSED WEDNESDAY & FRIDAY CLOSED HOLIDAYS PHONE 570-752-7442		ASSESSED VALUE	30175	1159.17	1159.17	1182.83	1301.11
		GAMING REVENUE	3890	175.05	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
		TAXABLE ASSESSMENT	26285	1182.83	Aug. 31	Oct. 31	Nov. 1

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04D03 10036000		6407
212 MAPLE RD	3120.00	SCHOOL PENALTY 10%
20031-0110	27055.00	DELINQUENT TAX
0.18 ACRES		COURTHOUSE DEC 15

NO PERSONAL CHECKS AFTER DEC. 1, 2012

WEAVER JAMIE L
212 MAPLE ROAD
BERWICK PA 18603

M
A
I
L
T
O

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
JAMIE WEAVER (et al.)

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/07/2013

Warrant:

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

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

POSTED

Relation:

Date:

12-12-12

Time:

0900

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. _____

GINGHER, CONNIE C.

2012CV1539

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
JAMIE WEAVER (et al.)

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 01/07/2013

Zone:

Warrant:

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

Serve To:

Name: JAMIE WEAVER

Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: EUGENE GOULD

Relation: BOYFRIEND

Date: 12.12.12 Time: 0830

Deputy: DANGELU Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date: 12.12.12

Time: 0825

Mileage:

Deputy: DANGELU

Service Attempt Notes:

1. No Ans / CC

2.

3.

4.

5.

6.

WEAVER, JAMIE

2012CV1539

212 MAPLE ROAD, BERWICK, PA 18603

EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
JAMIE WEAVER (et al.)

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/07/2013

Warrant:

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

Serve To:

Name: EUGENE GOULD
Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: EUGENE GOULD

Relation:

Date: 12-12-12 Time: 0830

Deputy: DANCELO Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	12-12-12					
Time:	0825					
Mileage:						
Deputy:	DANCELO					

Service Attempt Notes:

1. No Ans / CC

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

GOULD, EUGENE

2012CV1539

212 MAPLE ROAD, BERWICK, PA 18603

EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
JAMIE WEAVER (et al.)

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/07/2013

Warrant:

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

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KELLI GREE JR

Relation: CLERK

Date: 12-12-12 Time: 0845

Deputy: DANIELO Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2012CV1539

1108 FREAS AVE, BERWICK, PA 18603

EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
JAMIE WEAVER (et al.)

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/07/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

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 · <u>Other</u>		
Adult In Charge:	LINDSEY FISH		
Relation:	INTAKE OFFICER		
Date:	12/12/12	Time:	0950
Deputy:	59	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

2012CV1539

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
JAMIE WEAVER (et al.)

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 01/07/2013

Zone:

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:

SHERRY EVANS

Relation:

CLERK

Date:

12/12/12

Time:

0950

Deputy:

59-5-11

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

2012CV1539

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/07/2013

Document Receipt

Trans # 45073 Carrier / service: POST 2PM 12/11/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000019046

Doc Ref #: 173ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans #	45072	Carrier / service:	POST	2PM	12/11/2012
---------	-------	--------------------	------	-----	------------

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000019039

DEPARTMENT 281230

Doc Ref #: 173ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 45071 Carrier / service: POST 2PM 12/11/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000019022

Doc Ref #: 173ED2012

HARRISBURG PA 17105

Document Receipt

Trans #	45070	Carrier / service:	POST	2PM	12/11/2012
---------	-------	--------------------	------	-----	------------

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000019015

Doc Ref #: 173ED2012

KING OR PA 19406
PRUSSIA

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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

2012-ED-173

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 **212 MAPLE ROAD BERWICK, PA 18603**:

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

JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

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

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

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

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

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

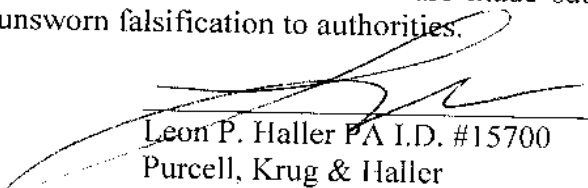
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

EUGENE GOULD
212 MAPLE ROAD
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: November 30, 2012

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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

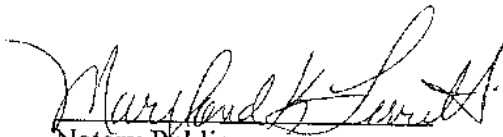
COUNTY OF DAUPHIN :

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.

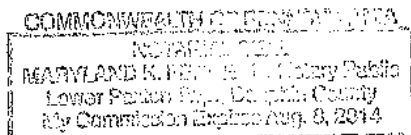
Sworn to and subscribed :

before me this 3 day :

of Dec 20, 14 :


Notary Public


LEON P. HALLER, ESQUIRE



SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1539

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, MARCH 06, 2013
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 of parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes east, 158.27 feet to an iron pin at the northeasterly corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West a distance of 43 feet to an iron pin located at the Southeast corner of Lot No. 108; thence in a westerly direction along Lot No. 108, South 66 degrees 23 minutes west, a distance of 158.54 feet to an iron pin corner, the place of BEGINNING.

BEING Lot No. 107 on plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

HAVING THEREON ERECTED a dwelling known as 212 Maple Road, Berwick, PA 18603.

Parcel Number: 04D-03-100-36

BEING THE SAME PREMISES WHICH Andrew R. Was and Tobi H. Feinberg, husband and wife, by deed dated 7/12/03 and recorded 8/11/03 in Columbia County Deed Instrument No. 2003-10110, granted and conveyed unto Jamie L. Weaver.

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: 212 MAPLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-100-36

Seized and taken into execution to be sold as the property of JAMIE WEAVER, WEAVER / OCCUPANTS in suit of U.S. BANK NATIONAL ASSOCIATION.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(or Office/State Sheriff, Telescott, Inc.)

REAL ESTATE OUTLINE

ED # 17312

DATE RECEIVED 12-1-12
DOCKET AND INDEX 12-11-12

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 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>181398</u>

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

SALE DATE	<u>Mar 6, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 30, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb 13</u>	
	2 ND WEEK <u>20</u>	
	3 RD WEEK <u>27, 13</u>	

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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

2012-ED-173

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: **212 MAPLE ROAD BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$67,792.68
Interest	\$724.50
Per diem of \$8.17 to 2/1/13	
Late Charges (\$15.31 per month to 2/1/13)	\$45.93
Escrow Deficit	\$1,858.52
TOTAL WRIT	\$70,421.63

PLUS COSTS:

Dated: 12-7-12

Tami B. Kline
PROTHONOTARY

(SEAL)

By Kelly P. Brewer
DEPUTY

FILED
Mv Com Ex 1st Monday in 2016

SHERIFF:

I am submitting documentation necessary to schedule a Sheriff's sale of real estate.

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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

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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

2012-ED-173

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE:

TIME:

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

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

THE LOCATION of your property to be sold is:

**212 MAPLE ROAD
BERWICK, PA 18603**

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

No. 2012-CV-1539

JUDGMENT AMOUNT \$67,792.68

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

JAMIE L. WEAVER

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

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

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

ALL THAT CERTAIN piece of parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes east, 158.27 feet to an iron pin at the northeasterly corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West a distance of 43 feet to an iron pin located at the Southeast corner of Lot No. 108; thence in a westerly direction along Lot No. 108, South 66 degrees 23 minutes west, a distance of 158.54 feet to an iron pin corner, the place of BEGINNING.

BEING Lot No. 107 on plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

HAVING THEREON ERECTED a dwelling known as 212 Maple Road, Berwick, PA 18603.

Parcel Number: 04D-03-100-36

BEING THE SAME PREMISES WHICH Andrew R. Was and Tobi H. Feinberg, husband and wife, by deed dated 7/12/03 and recorded 8/11/03 in Columbia County Deed Instrument No. 2003-10110, granted and conveyed unto Jamie L. Weaver.

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.

ALL THAT CERTAIN piece of parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes east, 158.27 feet to an iron pin at the northeasterly corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West a distance of 43 feet to an iron pin located at the Southeast corner of Lot No. 108; thence in a westerly direction along Lot No. 108, South 66 degrees 23 minutes west, a distance of 158.54 feet to an iron pin corner, the place of BEGINNING.

BEING Lot No. 107 on plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

HAVING THEREON ERECTED a dwelling known as 212 Maple Road, Berwick, PA 18603.

Parcel Number: 04D-03-100-36

BEING THE SAME PREMISES WHICH Andrew R. Was and Tobi H. Feinberg, husband and wife, by deed dated 7/12/03 and recorded 8/11/03 in Columbia County Deed Instrument No. 2003-10110, granted and conveyed unto Jamie L. Weaver.

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 of parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, being Lot No. 107 on plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969, and having thereon erected a dwelling house known as 212 MAPLE ROAD, BERWICK, PA 18603.

Parcel Number: 04D-03-100-36

Reference Columbia County Deed Instrument No. 2003-10110.

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TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant(s): **JAMIE L. WEAVER**

Filed to No. **2012-CV-1539**

2012-ED-173

INSTRUCTIONS

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

212 MAPLE ROAD BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

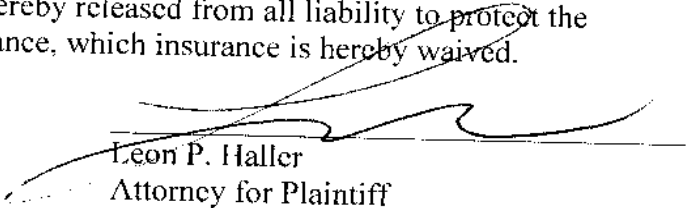
The parties to be served **PERSONALLY** and their addresses are as follows:

JAMIE L. WEAVER, 212 MAPLE ROAD BERWICK, PA 18603

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, November 30, 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: November 30, 2012

FROM:

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

CASE CAPTION:

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

VS.

JAMIE L. WEAVER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2012-CV-1539 2012-ED-173

SERVICE TO BE MADE ON DEFENDANT: JAMIE L. WEAVER

ADDRESS FOR "PERSONAL SERVICE":

JAMIE L. WEAVER at:
212 MAPLE ROAD BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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



BANK
60-184-313

100% Deposit* Check Cash
No. Refund for Balance

181398

CHECK NO. 181398

CHECK DATE

12/06/2012

PAY

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

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

CHECK AMOUNT

\$1,350.00

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

Security Features: Details on back.

⑈ 181398⑈ ⑆031301845⑆ 51 320931 2⑈