

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/18/2012	Advance Fee	Advance Fee	176516	\$0.00	\$1,350.00
05/18/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/18/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/18/2012	Crying Sale			\$10.00	\$0.00
05/18/2012	Docketing			\$15.00	\$0.00
05/18/2012	Levy			\$15.00	\$0.00
05/18/2012	Mailing Costs			\$30.00	\$0.00
05/18/2012	Posting Handbill			\$15.00	\$0.00
05/18/2012	Press Enterprise Inc.			\$1,436.10	\$0.00
05/18/2012	Sheriff Automation Fund			\$50.00	\$0.00
05/18/2012	Web Posting			\$100.00	\$0.00
08/03/2012	Service			\$165.00	\$0.00
08/03/2012	Service Mileage			\$24.00	\$0.00
08/03/2012	Copies			\$5.50	\$0.00
08/03/2012	Notary Fee			\$15.00	\$0.00
08/03/2012	Surcharge			\$120.00	\$0.00
10/02/2012	Tax Claim Search			\$5.00	\$0.00
				<b>\$2,038.10</b>	<b>\$1,350.00</b>
				<b>TOTAL BALANCE:</b>	<b>\$(688.10)</b>

180981

Purcell, Krug & Haller

1719 North Front Street  
Harrisburg, PA 17102

  
BANK


60-184-313

CHECK NO.

180981

CHECK DATE

11/16/2012

 **Check**  
Power to deposit

PA,

Six hundred eighty-eight and ten/100\*\*\*\*\*

CHECK AMOUNT  
\$688.10

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

180981 031301846 51 320931 211

Security features:  Details on back.

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:** October 2, 2012

*11-16-12 2nd fax*

**Re:** Temple, Voelker

**CC:**

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

● **Comments:** I received your stay, attached is a cost sheet showing a balance due of \$688.10.

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: October 2, 2012**

**Phone: 570-389-5624**

**Pages: 1 PAGE**

**Re: SHERIFFS SALE**

**PROPERTY: 1304 FREAS AVENUE**

**SHANE M. TEMPLE KATELYNN M.  
VOELKER**

**2012-CV-518**

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

**Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 10/03/12 DUE TO  
MORTGAGOR STILL BEING IN CHAPTER 13 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.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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05/18/2012	Docketing			\$15.00	\$0.00
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05/18/2012	Mailing Costs			\$30.00	\$0.00
05/18/2012	Posting Handbill			\$15.00	\$0.00
05/18/2012	Press Enterprise Inc.			\$1,436.10	\$0.00
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08/03/2012	Copies			\$5.50	\$0.00
08/03/2012	Notary Fee			\$15.00	\$0.00
08/03/2012	Surcharge			\$120.00	\$0.00
10/02/2012	Tax Claim Search			\$5.00	\$0.00
				<b>\$2,038.10</b>	<b>\$1,350.00</b>
				<b>TOTAL BALANCE: \$(688.10)</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**  
SHANE TEMPLE  
KATELYNN VOELKER

**Attorney for the Plaintiff:**

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

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

**Writ of Execution No. :** 2012CV518

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

**Location of the real estate:** 1304 FREAS AVENUE, 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
<del>Prothonotary, Acknowledge Deed</del>	<del>\$10.00</del>
Sheriff Automation Fund	\$50.00
<del>Sheriff's Deed</del>	<del>\$35.00</del>
<del>Solicitor Services</del>	<del>\$75.00</del>
<del>Transfer Tax Form</del>	<del>\$25.00</del>
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$24.00
<del>Distribution Form</del>	<del>\$25.00</del>
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00

**Total Sheriff Costs** ~~\$2,203.10~~

5.00

## Municipal Costs

<del>Delinquent Taxes</del>	<del>\$1,000.56</del>
<del>Sewer</del>	<del>\$201.00</del>

**Total Municipal Costs** ~~\$1,201.56~~

## Distribution Costs

<del>Recording Fees</del>	<del>\$67.00</del>
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**Total Distribution Costs** ~~\$67.00~~

**Grand Total:** ~~\$3,461.66~~

2038.10

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)

cc-ColumbiaCounty Sheriff, Telecost, 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**  
SHANE TEMPLE  
KATELYNN VOELKER

**Attorney for the Plaintiff:**

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

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

**Writ of Execution No. :** 2012CV518

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

**Location of the real estate:** 1304 FREAS AVENUE, 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$2,203.10**

## Municipal Costs

Delinquent Taxes	\$1,000.56
Sewer	\$201.00

**Total Municipal Costs** **\$1,201.56**

## Distribution Costs

Recording Fees	\$57.00
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**Total Distribution Costs** **\$57.00**

---

**Grand Total:** **\$3,461.66**

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)

101 County Route 110, Bloomsburg, PA 17815

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Shane Temple + Katelynn Voelker

NO. 72-12 ED NO. 518-12 JD

DATE/TIME OF SALE: Oct. 3 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 \$ \_\_\_\_\_



# SHERIFF'S SALE COST SHEET

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

✓ DOCKET/RETURN	\$15.00	
✓ SERVICE PER DEF.	\$ <u>165.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
✓ MAILING COSTS	\$ <u>30.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
✓ MILEAGE	\$ <u>24.00</u>	
✓ POSTING HANDBILL	\$15.00	
✓ CRYING/ADJOURN SALE	\$10.00	
✓ SHERIFF'S DEED	\$35.00	
✓ TRANSFER TAX FORM	\$25.00	
✓ DISTRIBUTION FORM	\$25.00	
✓ COPIES	\$ <u>5.50</u>	
✓ NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>412.00</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>1436.10</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1661.10</u>

✓ PROTHONOTARY (NOTARY)	\$10.00	
✓ RECORDER OF DEEDS	\$ <u>57.00</u>	
TOTAL *****		\$ <u>67.00</u>

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>1003.56</u>
TOTAL ***** \$ <u>1003.56</u>	

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>20.00</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>20.00</u>	

✓ SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 3461.66

County 024

PARCEL ID: 04D-87-E

0.000

TAX

AR

2012

ALTERNATE ID:

EFFECTIVE DATE:

Year

Authority

Fund

Year	Authority	Fund	Assessed Value	Ad Valorem	Special	Other	Homestead	Amount
2011	PRIM		383.57	21.91	34.30	45.00		484.78
2010	PRIM		259.20	40.66	25.92	185.00		510.78
Total			642.77	62.57	60.22	230.00		995.56

In Bankruptcy

002

995.56

5.4

Tax Cert

1,000.56

Total

\$ 1,000.56

Nov. amount

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: August 7, 2012**

**Phone: 570-389-5624**

**Pages: 1 PAGE**

**Re: SHERIFFS SALE**

**PROPERTY: 1304 FREAS AVENUE**

**SHANE M. TEMPLE KATELYNN M.  
VOELKER**

2012-CV-518

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

**Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 08/08/12 \_TO THE  
NEXT SALE DATE OF 10/03/12**

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

*Law Offices*  
**DORAN & DORAN, PC**  
69 Public Square STE 700  
Wilkes-Barre, Pennsylvania 18701  
570-823-9111  
fax 570-829-32-22

Date: August 3, 2012

To: Sheriff of Columbia County – Real Estate Dept

RE: Foreclosure sale - Shane Temple

# of pages (incl. cover) 2

Fax Number: 570-389-5625

From: Lisa Doran

This office filed a Chapter 13 bankruptcy petition today, August 3, 2012, on behalf of **SHANE M. TEMPLE**, case # **5-12-04569**.

There is a sheriff's sale of her property scheduled for August 8<sup>th</sup>.

The property is located at **1304 Freas Ave, Berwick, PA 18603**

Please cancel the foreclosure sale. A copy of the notice of case filing is attached.

I am also notifying counsel for the mortgagee.

Lisa

The documents in this fax transmission are intended only for the personal and confidential use of the designated recipient named above. The message may be an attorney-client communication, and as such is privileged and confidential. If you are not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of any of these documents is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone so that we may arrange for the return of the original documents at no cost to you.

United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 08/03/2012 at 2:28 PM and filed on 08/03/2012.



Shane M Temple  
1304 Freas Avenue  
Berwick, PA 18603  
SSN / ITIN: xxx-xx-6497  
aka Shane Michael Temple

The case was filed by the debtor's attorney:

Lisa M. Doran  
Doran & Doran, P.C.  
69 Public Square, Suite 700  
Wilkes-Barre, PA 18701  
570 823-9111

The case was assigned case number 5:12-bk-04569.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> There is an .08 fee per page or page view (charges do not apply up to the first per calendar year) and you must first register at this web site: <http://pacer.psc.uscourts.gov/> Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosen US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Terrence S. Miller  
Clerk, U.S. Bankruptcy  
Court

PACER Service Center



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
SHANE TEMPLE  
KATELYNN VOELKER

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, August 8, 2012

**Writ of Execution No. :** 2012CV518

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

**Location of the real estate:** 1304 FREAS AVENUE, BERWICK, PA 18603

## Sheriff Costs

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Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$2,203.10**

## Municipal Costs

Delinquent Taxes	\$1,090.85
Sewer	\$201.00

**Total Municipal Costs** **\$1,291.85**

## Distribution Costs

Recording Fees	\$57.00
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**Total Distribution Costs** **\$57.00**

**Grand Total:** **\$3,551.95**

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)

© 2000-2012 Sheriff's Office, Inc.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

115 Bank NA VS Shirley Temple - Katelynn Udel/20

NO. 1012 ED NO. 518-2012 JD

DATE/TIME OF SALE: Aug. 8, 2012 2:00 PM

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 \$ \_\_\_\_\_



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)

July 6, 2012

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

Re: 2012-CV-518 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY vs. SHANE M. TEMPLE  
KATELYNN M. VOELKER

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.

SHANE M. TEMPLE AND  
KATELYNN M. VOELKER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/11/2012, 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:

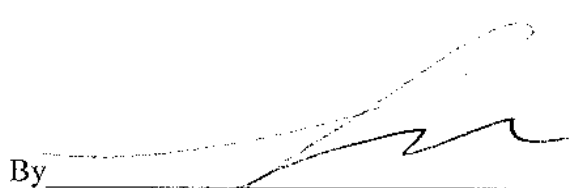
SHANE M. TEMPLE  
1304 FREAS AVENUE  
BERWICK, PA 18603

KATELYNN M. VOELKER  
1304 FREAS AVENUE  
BERWICK, PA 18603

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

TENANT/OCCUPANT  
1304 FREAS AVENUE  
BERWICK, PA 18603

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

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

SHANE M. TEMPLE  
1304 FREAS AVENUE  
BERWICK, PA 18603

KATELYNN M. VOELKER  
1304 FREAS AVENUE  
BERWICK, PA 18603

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

TENANT/OCCUPANT  
1304 FREAS AVENUE  
BERWICK, PA 18603

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

**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.

SHANE M. TEMPLE AND  
KATELYNN M. VOELKER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

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, AUGUST 8, 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:

**1304 FREAS AVENUE  
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-518**

**JUDGMENT AMOUNT \$93,736.12**

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

**SHANE M. TEMPLE AND KATELYNN M. VOELKER**

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 THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1: (Map I.D. 04D-07-06701)

BEGINNING at the northeasterly corner of Lot No. 1034; thence easterly along the southerly side of Freas Avenue a distance of 46.4 feet to the northwesterly corner of Lot No. 1032; thence southerly along the westerly side of Lot No. 1032, a distance of 160 feet to a 15 foot alley; thence westerly along the northerly side of said alley a distance of 46.4 feet to the southeasterly corner of Lot No. 1034; thence northerly along the easterly side of Lot No. 1034 a distance of 160 feet to Freas Avenue, the place of BEGINNING.

This description is intended to cover this deed to convey Lot No. 1033 of the Berwick Land & Improvement Company's Addition to Berwick, being part of what was formerly known as the Ferris Farm.

HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

PARCEL NO. 2: (Map I.D. 04D-07-06700)

BEGINNING at a point on Freas Avenue at the southwestcrly intersection of Arch Street and Freas Avenue; thence in a westerly direction along Freas Avenue, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a southerly direction along line of Lot No. 1033, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to Arch Street; thence along Arch Street in a northerly direction, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1032 in the Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 3: (Map I.D. 04D-07-06700)

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1033; thence in a westerly direction along Freas Avenue a distance of 46.4 feet to a corner of Lot No. 1035; thence in a southerly direction along line of Lot No. 1035, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a northerly direction along line of Lot No. 1033, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25, 2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane E. Temple and Katelynn M. Voelker.

7196 9008 9111 4681 9886

**TO:** SHANE M. TEMPLE  
1304 FREAS AVENUE  
BERWICK, PA 18603

**SENDER:** PHFA v. TEMPLE

**REFERENCE:** NOS 08/08/12

PS Form 3800, January 2005

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

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

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 4681 9879

**TO:** KATELYNN M. VOELKER  
1304 FREAS AVENUE  
BERWICK, PA 18603

**SENDER:** PHFA v. TEMPLE

**REFERENCE:** NOS 08/08/12

PS Form 3800, January 2005

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

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

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. SHANE M. TEMPLE KATELYNN M. VOELKER  
Columbia County Sale 08/08/12

**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:

SHANE M. TEMPLE  
1304 FREAS AVENUE  
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:

KATELYNN M. VOELKER  
1304 FREAS AVENUE  
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. SHANE M. TEMPLE KATELYNN M. VOHLKER  
Columbia County Sale 08/08/12

**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  
1304 FREAS AVENUE  
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:

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

Postmark:



02 1M  
0004204524 JUN01 2012  
\$ 02.30<sup>0</sup>  
MAILED FROM ZIP CODE 17102

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

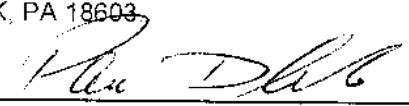


U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SHERIFF'S RETURN OF SERVICE

05/31/2012 01:20 PM - 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 THE DEFENDANT, TO WIT: KATELYNN VOELKER AT 1304 FREAS AVENUE, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

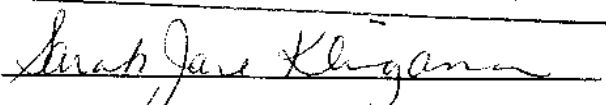
May 31, 2012

NOTARY

Affirmed and subscribed to before me this

31ST day of MAY, 2012

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



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SHERIFF'S RETURN OF SERVICE

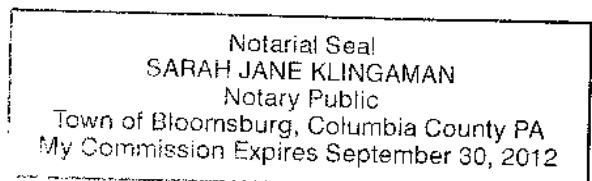
05/31/2012 01:20 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SHANE TEMPLE AT 1304 FREAS AVENUE, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

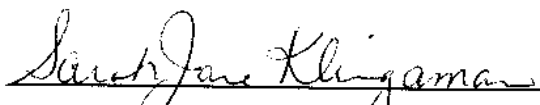
May 31, 2012



NOTARY

Affirmed and subscribed to before me this

31ST day of MAY, 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.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SHERIFF'S RETURN OF SERVICE

07/06/2012 12:25 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 1304 FREAS AVENUE, BERWICK, PA 18608.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of JULY, 2012

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

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV518

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, AUGUST 08, 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 THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1: (Map I.D. 04D-07-06701)

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HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

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Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25, 2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane E. Temple and Katelynn M. Voelker.

PROPERTY ADDRESS: 1304 FREAS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04-07-6701 & 04D-07-67

**Seized and taken into execution to be sold as the property of SHANE TEMPLE, KATELYNN VOELKER in suit of U.S BANK NATIONAL ASSOCIATION.**

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**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

cc: County@da Sheriff, Hesse@Hesse

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	1304 FREAS AVENUE BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	POSTED		
<b>Relation:</b>			
<b>Date:</b>	07 16 12	<b>Time:</b>	1225
<b>Deputy:</b>	DANGELO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
-------------------------------------	----------------------------

### Service Attempts:

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

### Service Attempt Notes:

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

(POSTING)

2012CV518

1304 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION





June 28, 2012

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

**US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY**

VS

**SHANE M. TEMPLE  
KATELYNN M. VOELKER**

NO.: 2012-ED-72

Dear Timothy:

The amount due on the sewer account #118250 for the property located at 1304  
Freas Avenue Berwick through September 30, 2012 is \$201.00.

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

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

REAL ESTATE TAX CERTIFICATION

Date: 06/05/2012

Fee: \$5.00

Cert. NO: 12306

TEMPLE SHANE E  
VOELKER KATELYNN M  
1304 FREAS AVE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 2011C -8006  
Location: 1304 FREAS AVE  
Parcel Id:04D-07 -067-01,000

Assessment: 11,440

Balances as of 06/05/2012

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

BY:

Columbia County Sheriff

Per:

dm.

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:05-JUN-12

FEE:\$5.00

CERT. NO12307

TEMPLE SHANE E  
KATELYNN M VOELKER  
1304 FREAS AVE  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 20110-8006  
LOCATION: FREAS AVE  
PARCEL: 04D-07 -067-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING--	COSTS	TOTAL AMOUNT DUE
2011	PRIM	478.52	9.41		0.00	487.93
2010	PRIM	421.50	6.42		170.00	597.92
TOTAL DUE :						\$1,085.85

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2012

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2011

REQUESTED BY: Columbia County Sheriff dm.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

Name:	KATELYNN VOELKER
Primary Address:	1304 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KATELYNN VOELKER		
Relation:			
Date:	05-31-12	Time:	1320
Deputy:	DANIEL	Mileage:	

### Attorney / Originator:

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

### Service Attempts:

Date:	05-22-12	05-30-12				
Time:	0910	1015				
Mileage:						
Deputy:	308	DANIEL				

### Service Attempt Notes:

1. No One Home C/I
2. N/A C/I
- 3.
- 4.
- 5.
- 6.

VOELKER, KATELYNN

2012CV518

1304 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

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## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

Name:	SHANE TEMPLE
Primary Address:	1304 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	SHANE TEMPLE		
Relation:			
Date:	05-31-12	Time:	1320
Deputy:	DANIELLO	Mileage:	

### Attorney / Originator:

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

### Service Attempts:

Date:	05-22-12	05-24-12	05-30-12			
Time:	0910	1420	1015			
Mileage:						
Deputy:	3 + 8	DANIELLO	DANIELLO			

### Service Attempt Notes:

1. No One Home L/C
2. N/A
3. N/A L/C
- 4.
- 5.
- 6.

TEMPLE, SHANE

2012CV518

1304 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

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

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	MARGE HOZE	
Relation:	PST	
Date:	05-22-12	Time:
Deputy:	DANGELO	Mileage:

### Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV518

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

**Tax Notice** 2012 County & Municipality  
 BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**  
 Connie C Gingher  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS  
 CLOSED HOLIDAYS  
**PHONE:** 570-752-7442

FOR: COLUMBIA County			DATE 03/01/2012	BILL NO. 6236	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	5,760	7.146	40.34	41.16	45.28
SINKING		1.345	7.59	7.75	8.53
FIRE		1.25	7.06	7.20	7.56
LIGHT		1.75	9.88	10.08	10.58
BORO RE		11.1	62.66	63.94	67.14
The discount & penalty have been calculated for your convenience			127.53 April 30 If paid on or before	130.13 June 30 If paid on or before	139.09 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

TEMPLE SHANE E  
 KATELYNN M VOELKER  
 1304 FREAS AVE  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04D-07 -067-00,000  
 FREAS AVE  
 .3306 Acres Land 5,760  
 Buildings 0  
 Total Assessment 5,760

This tax returned to  
 courthouse on:  
 January 1, 2013

**FILE COPY**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

<b>Name:</b>	BERWICK SEWER AUTHORITY
<b>Primary Address:</b>	1108 FREAS AVE BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	KELLY GREEN		
<b>Relation:</b>			
<b>Date:</b>	05/22/12	<b>Time:</b>	0920
<b>Deputy:</b>	DANCELO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
-------------------------------------	----------------------------

### Service Attempts:

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

### Service Attempt Notes:

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

BERWICK SEWER

2012CV518

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

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

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	DOT FRONT	
Relation:	Receptionist	
Date:	5/21/12	Time:
Deputy:	6	Mileage:

### Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS

2012CV518

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: 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 Lewis

Relation: Receptionist

Date: 5/21/12

Time: 1200

Deputy: 6

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX

2012CV518

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Document Receipt

---

Trans # 24180 Carrier / service: POST 2PM 5/18/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000014140

Doc Ref #: 72ED2012

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 24179 Carrier / service: POST 2PM 5/18/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000014133

Doc Ref #: 72ED2012

HARRISBURG PA 17128

Document Receipt

---

Trans #      24178      Carrier / service:   POST      2PM      5/18/2012

Ship to:      FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #:      9171924291001000014126

Doc Ref #:      72ED2012

HARRISBURG      PA      17105

Document Receipt

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Trans # 24177 Carrier / service: POST 2PM 5/18/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000014119

Doc Ref #: 72ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 24176 Carrier / service: POST 2PM 5/18/2012

Ship to: 24176

PA HOUSING FINANCE AGENCY

211 NORTH FRONT STREET

PO BOX 15057

Tracking #: 9171924291001000014102

Doc Ref #: 72ED2012

HARRISBURG PA 17105

# REAL ESTATE OUTLINE

ED # 72-10

DATE RECEIVED \$ 1.1.10  
DOCKET AND INDEX 1.1.10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>176576</u>

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

SALE DATE	<u>Aug. 2 12</u>	TIME <u>1100</u>
POSTING DATE	<u>Jul. 5 12</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>July 18</u>	
	2 <sup>ND</sup> WEEK <u>25</u>	
	3 <sup>RD</sup> WEEK <u>Aug. 1, 12</u>	



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

PLAINTIFF

VS.

SHANE M. TEMPLE and  
KATELYNN M. VOELKER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

2012-ED-72

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: **1304 FREAS AVENUE BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$93,736.12
Interest	\$1,010.66
Per diem of \$11.79 to 8/1/2012	
Late Charges	\$93.20
(\$23.30 per month to 8/1/2012 )	
Escrow Deficit	\$1,845.76

**TOTAL WRIT** **\$96,685.74**

PLUS COSTS:

Dated: 5-15-12

Tami B Kline  
PROTHONOTARY

(SEAL)

By Kelly P Brewer  
DEPUTY

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

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): **SHANE M. TEMPLE and KATELYNN M. VOELKER**

Filed to No. 2012-CV-518

**INSTRUCTIONS**

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

**1304 FREAS AVENUE BERWICK, PA 18603**

(A more complete legal description accompanies these documents.)

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

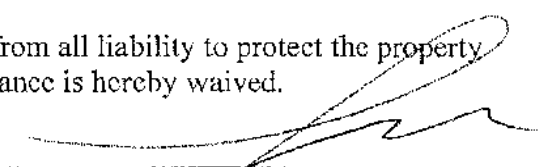
**SHANE M. TEMPLE, 1304 FREAS AVENUE BERWICK, PA 18603**

**KATELYNN M. VOELKER, 1304 FREAS AVENUE 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, May 8, 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

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

PLAINTIFF

VS.

SHANE M. TEMPLE and  
KATELYNN M. VOELKER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

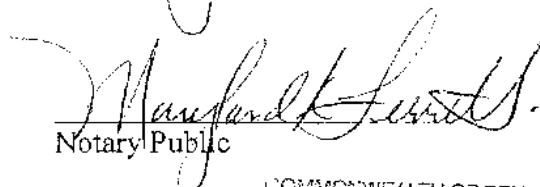
COUNTY OF DAUPHIN :

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.

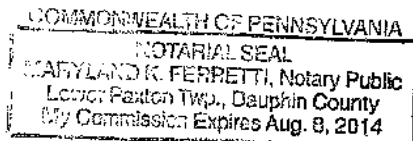
Sworn to and subscribed :

before me this 8 day :

of May 2012 :

  
Notary Public

  
LEON P. HALLER, ESQUIRE



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

PLAINTIFF

VS.

SHANE M. TEMPLE AND  
KATELYNN M. VOELKER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

2012-ED-72  
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:

**1304 FREAS AVENUE  
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-518**

**JUDGMENT AMOUNT \$93,736.12**

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

**SHANE M. TEMPLE AND KATELYNN M. VOELKER**

**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 THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1: (Map I.D. 04D-07-06701)

BEGINNING at the northeasterly corner of Lot No. 1034; thence easterly along the southerly side of Freas Avenue a distance of 46.4 feet to the northwesterly corner of Lot No. 1032; thence southerly along the westerly side of Lot No. 1032, a distance of 160 feet to a 15 foot alley; thence westerly along the northerly side of said alley a distance of 46.4 feet to the southeasterly corner of Lot No. 1034; thence northerly along the easterly side of Lot No. 1034 a distance of 160 feet to Freas Avenue, the place of BEGINNING.

This description is intended to cover this deed to convey Lot No. 1033 of the Berwick Land & Improvement Company's Addition to Berwick, being part of what was formerly known as the Ferris Farm.

HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

PARCEL NO. 2: (Map I.D. 04D-07-06700)

BEGINNING at a point on Freas Avenue at the southwesterly intersection of Arch Street and Freas Avenue; thence in a westerly direction along Freas Avenue, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a southerly direction along line of Lot No. 1033, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to Arch Street; thence along Arch Street in a northerly direction, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1032 in the Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 3: (Map I.D. 04D-07-06700)

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1033; thence in a westerly direction along Freas Avenue a distance of 46.4 feet to a corner of Lot No. 1035; thence in a southerly direction along line of Lot No. 1035, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a northerly direction along line of Lot No. 1033, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25, 2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane E. Temple and Katelynn M. Voelker.

ALL THOSE CERTAIN lots, picces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1: (Map I.D. 04D-07-06701)

BEGINNING at the northeasterly corner of Lot No. 1034; thence easterly along the southerly side of Freas Avenue a distance of 46.4 feet to the northwesterly corner of Lot No. 1032; thence southerly along the westerly side of Lot No. 1032, a distance of 160 feet to a 15 foot alley; thence westerly along the northerly side of said alley a distance of 46.4 feet to the southeasterly corner of Lot No. 1034; thence northerly along the easterly side of Lot No. 1034 a distance of 160 feet to Freas Avenue, the place of BEGINNING.

This description is intended to cover this deed to convey Lot No. 1033 of the Berwick Land & Improvement Company's Addition to Berwick, being part of what was formerly known as the Ferris Farm.

HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

PARCEL NO. 2: (Map I.D. 04D-07-06700)

BEGINNING at a point on Freas Avenue at the southwesterly intersection of Arch Street and Freas Avenue; thence in a westerly direction along Freas Avenue, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a southerly direction along line of Lot No. 1033, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to Arch Street; thence along Arch Street in a northerly direction, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1032 in the Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 3: (Map I.D. 04D-07-06700)

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1033; thence in a westerly direction along Freas Avenue a distance of 46.4 feet to a corner of Lot No. 1035; thence in a southerly direction along line of Lot No. 1035, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a northerly direction along line of Lot No. 1033, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25, 2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane E. Temple and Katelynn M. Voelker.



**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 Barb Villarrial.

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): **SHANE M. TEMPLE and KATELYNN M. VOELKER**

Filed to No. **2012-CV-518**

2012-ED-72

**INSTRUCTIONS**

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

**1304 FREAS AVENUE BERWICK, PA 18603**

(A more complete legal description accompanies these documents.)

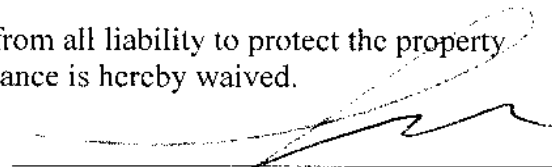
The parties to be served **PERSONALLY** and their addresses are as follows:

**SHANE M. TEMPLE, 1304 FREAS AVENUE BERWICK, PA 18603**  
**KATELYNN M. VOELKER, 1304 FREAS AVENUE 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, May 8, 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

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

PLAINTIFF

VS.

SHANE M. TEMPLE and  
KATELYNN M. VOELKER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

2012-ED-72

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: **1304 FREAS AVENUE BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$93,736.12
Interest	\$1,010.66
Per diem of \$11.79 to 8/1/2012	
Late Charges	\$93.20
(\$23.30 per month to 8/1/2012 )	
Escrow Deficit	\$1,845.76

**TOTAL WRIT \$96,685.74**

PLUS COSTS:

Dated: 5-15-12

Tamm B. Kline  
PROTHONOTARY

(SEAL)

By Kelly P. Blewett  
DEPUTY

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

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**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 **1304 FREAS AVENUE BERWICK, PA 18603:**

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

SHANE M. TEMPLE  
1304 FREAS AVENUE  
BERWICK, PA 18603

KATELYNN M. VOELKER  
1304 FREAS AVENUE  
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):**

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

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**

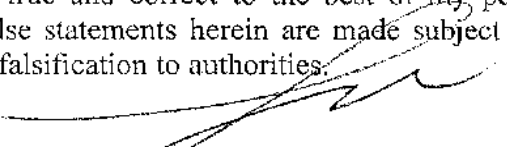
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT  
1304 FREAS AVENUE  
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.



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

DATE: May 8, 2012

ALL THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1: (Map I.D. 04D-07-06701)

BEGINNING at the northeasterly corner of Lot No. 1034; thence easterly along the southerly side of Freas Avenue a distance of 46.4 feet to the northwesterly corner of Lot No. 1032; thence southerly along the westerly side of Lot No. 1032, a distance of 160 feet to a 15 foot alley; thence westerly along the northerly side of said alley a distance of 46.4 feet to the southeasterly corner of Lot No. 1034; thence northerly along the easterly side of Lot No. 1034 a distance of 160 feet to Freas Avenue, the place of BEGINNING.

This description is intended to cover this deed to convey Lot No. 1033 of the Berwick Land & Improvement Company's Addition to Berwick, being part of what was formerly known as the Ferris Farm.

HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

PARCEL NO. 2: (Map I.D. 04D-07-06700)

BEGINNING at a point on Freas Avenue at the southwesterly intersection of Arch Street and Freas Avenue; thence in a westerly direction along Freas Avenue, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a southerly direction along line of Lot No. 1033, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to Arch Street; thence along Arch Street in a northerly direction, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1032 in the Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 3: (Map I.D. 04D-07-06700)

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1033; thence in a westerly direction along Freas Avenue a distance of 46.4 feet to a corner of Lot No. 1035; thence in a southerly direction along line of Lot No. 1035, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a northerly direction along line of Lot No. 1033, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25, 2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane E. Temple and Katelynn M. Voelker.

*TO THE SHERIFF OF COLUMBIA COUNTY:*

**REQUEST FOR SERVICE**

**DATE: May 8, 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.***

***SHANE M. TEMPLE and KATELYNN M. VOELKER***

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

**No. 2012-CV-518**

**SERVICE TO BE MADE ON DEFENDANT:**

**KATELYNN M. VOELKER**

**ADDRESS FOR "PERSONAL SERVICE":**

**1304 FREAS AVENUE BERWICK, PA 18603**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

*TO THE SHERIFF OF COLUMBIA COUNTY:*

**REQUEST FOR SERVICE**

**DATE: May 8, 2012**

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**SERVICE TO BE MADE ON DEFENDANT:**

**SHANE M. TEMPLE**

**ADDRESS FOR "PERSONAL SERVICE":**

**1304 FREAS AVENUE BERWICK, PA 18603**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff



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



CHECK NO. 176516  
CHECK DATE 05/14/2012

176516

CHECK AMOUNT  
\$1,350.00

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

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

  
AUTHORIZED SIGNATURE

⑈ 176516 ⑈ ⑆031301846⑆ 51 320931 2⑈