

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
TRACIE JO ZWALKUSKI (et al.)

Case Number
2012CV778

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
07/13/2012	Advance Fee	Advance Fee	177974	\$0.00	\$1,350.00
07/13/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/13/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/13/2012	Crying Sale			\$10.00	\$0.00
07/13/2012	Docketing			\$15.00	\$0.00
07/13/2012	Levy			\$15.00	\$0.00
07/13/2012	Mailing Costs			\$48.00	\$0.00
07/13/2012	Posting Handbill			\$15.00	\$0.00
07/13/2012	Poundage			\$30.00	\$0.00
07/13/2012	Press Enterprise Inc.			\$461.94	\$0.00
07/13/2012	Sheriff Automation Fund			\$50.00	\$0.00
07/13/2012	Web Posting			\$100.00	\$0.00
09/14/2012	Service			\$210.00	\$0.00
09/14/2012	Service Mileage			\$24.00	\$0.00
09/14/2012	Copies			\$7.00	\$0.00
09/14/2012	Notary Fee			\$10.00	\$0.00
09/14/2012	Tax Claim Search			\$5.00	\$0.00
09/14/2012	Surcharge			\$150.00	\$0.00
09/14/2012	Refund		5816	\$166.56	\$0.00
				\$1,350.00	\$1,350.00
				TOTAL BALANCE: \$0.00	

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: September 14, 2012

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 405 EAST SIXTH STREET

TRACIE JO ZWALKUSKI

2012-CV-778

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

**Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 10/03/12. AMOUNT
REALIZED \$1500.00**

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.
TRACIE JO ZWALKUSKI (et al.)

Case Number
2012CV778

SHERIFF'S RETURN OF SERVICE

08/21/2012 06:15 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 405 EAST 6TH STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS.

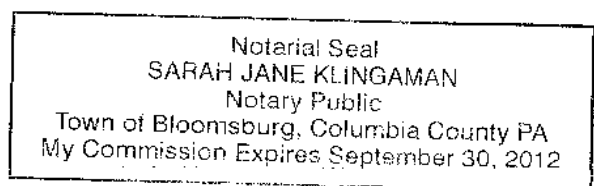

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 22, 2012

NOTARY

Affirmed and subscribed to before me this

22ND day of AUGUST, 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

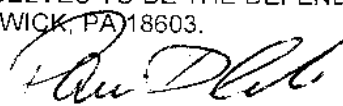


U.S. BANK NATIONAL ASSOCIATION
vs.
TRACIE JO ZWALKUSKI (et al.)


Case Number
2012CV778

SHERIFF'S RETURN OF SERVICE

07/16/2012 09:35 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 THE DEFENDANT, TO WIT: TRACIE JO ZWALKUSKI AT 405 EAST 6TH STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

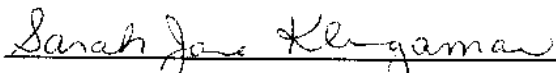
July 23, 2012

NOTARY

Affirmed and subscribed to before me this

23RD 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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
TRACIE JO ZWALKUSKI (et al.)

Case Number
2012CV778

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	08/10/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	405 EAST 6TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Tracie Zwalkuski		
Relation:	Def		
Date:	08-21-12	Time:	1815
Deputy:	J+8	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV778

405 EAST 6TH STREET, BERWICK, PA 18603

EXP: 08/10/2012



August 3, 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.

TRACIE JO ZWALKUSKI

NO: 2012-ED-97

Dear Timothy:

The amount due on the sewer account #108362 for the property located at 405 E.
6th Street Berwick through October 30, 2012 is \$459.34.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U. S. BANK NATIONAL ASSOCIATION
vs.
TRACIE JO ZWALKUSKI (et al.)

Case Number
2012CV778

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/10/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	TRACIE JO ZWALKUSKI
Primary Address:	405 EAST 6TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	TRACIE JO ZWALKUSKI		
Relation:			
Date:	07 16 12	Time:	0935
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	07 13 12					
Time:	1500					
Mileage:						
Deputy:	DANGELO					

Service Attempt Notes:

1. N/A L/L
2. _____
3. _____
4. _____
5. _____
6. _____

ZWALKUSKI, TRACIE JO

2012CV778

405 EAST 6TH STREET, BERWICK, PA 18603

EXP: 08/10/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
TRACIE JO ZWALKUSKI (et al.)

Case Number
2012CV778

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 08/10/2012 Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

484-294-0560 - SPOKE TO MAN - HE SAID HE WILL
HAVE KORI CALL OUR OFC. (S-3)
- ALLENTOWN - J-NET SAME ADDRESS

Serve To:

Name: KERI KAUFFMAN
Primary Address: 405 E 6TH STREET
BERWICK, PA 18603
Phone: DOB:
Alternate Address: 525 EMERSON ST.
ALLENTOWN, PA. 18104
Phone: 18104

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: Time:
Deputy: Mileage:

Attorney / Originator:

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

Service Attempts:

Date:	07-13-12	07-16-12				
Time:	1500	0940				
Mileage:						
Deputy:	DANIELLO	DANIELLO				

Service Attempt Notes:

1. N/A L/C
2. SEE REMARKS ABOVE
- 3.
- 4.
- 5.
- 6.

LEHIGH CO.

KAUFFMAN, KERI

2012CV778

405 E 6TH STREET, BERWICK, PA 18603

EXP: 08/10/2012

Document Receipt

Trans # 30890 Carrier / service: POST 2PM 7/23/2012

Ship to: 30890

KERI KAUFFMAN

525 EMERSON STREET

Tracking #: 9171924291001000015352

Doc Ref #: 97ED2012

ALLENTOWN PA 18104

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

DESCRIPTION	ASSESSMENT	MILLS
GENERAL	20,153	7.146
SINKING		1.345
FIRE		1.25
LIGHT		1.75
BORO RE		11.1

The discount & penalty
have been calculated
for your convenience

PAY THIS AMOUNT

DATE
03/01/2012

BILL NO.
6762

S DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
141.13	144.01	158.41
26.57	27.11	29.82
24.69	25.19	26.45
34.56	35.27	37.03
219.23	223.70	234.89
446.18	455.28	486.60
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

ZWALKUSKI TRACIE JO
405 EAST 6TH STREET
BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-09 -051-00,000	
405 E SIXTH ST	
.1894 Acres	Land 3,300
	Buildings 16,853
Total Assessment	20,153

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

BHFA

RE 2378

6-14-12

BERWICK AREA SCHOOL DISTRICT		2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 004483			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	20153	45.0000	717.20	731.84	805.02
HOURS MON. TUE. THUR. 9:30AM-4:00PM CLOSED WEDNESDAY & FRIDAY CLOSED HOLIDAYS PHONE 570-752-7442	ASSESSED VALUE	20153	906.89	717.20	731.84	805.02
	CARETAKER REVENUE	20153	178.06	IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1
	TAXABLE ASSESSMENT	16263	43.1484			

NO REFUNDS UNDER \$5.00

M
A
I
L
ZWALKUSKI TRACIE JO
405 EAST 6TH STREET
BERWICK PA 18603

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A09 05100000	7350
405 E SIXTH ST	SCHOOL PENALTY 10%
0631-0230	DELINQUENT TAX TO
0.19 ACRES	COURTHOUSE DEC. 15

NO PERSONAL CHECKS AFTER DEC. 1, 2012

1st, Co. & Boro was paid by
Mty Co.
School not pd as of 7-16-12
Connie

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

REAL ESTATE TAX CERTIFICATION

Date: 07/18/2012

Fee: \$5.00

Cert. NO: 12516

ZWALKUSKI TRACIE JO
405 EAST 6TH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0615 -0857
Location: 405 E SIXTH ST
Parcel Id: C4A-09 -051-CC,000

Assessment: 20,153
Balances as of 07/18/2012

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

By: Columbia County Sheriff

Per: Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
TRACIE JO ZWALKUSKI (et al.)

Case Number
2012CV778

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/10/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	HEATHER HYATT
Relation:	C. L. R. I. L.
Date:	7/14/12
Time:	10:13
Deputy:	5
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV778

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/10/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
TRACIE JO ZWALKUSKI (et al.)

Case Number
2012CV778

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/10/2012
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 · Other
Adult In Charge:	DOT FRONIK
Relation:	CLERK
Date:	7/14/12
Time:	10:15
Deputy:	S
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV778 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/10/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
TRACIE JO ZWALKUSKI (et al.)

Case Number
2012CV778

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 08/10/2012

Zone:

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:

07 13 12

Time:

1450

Deputy:

DANGELO

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.

2012CV778

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 08/10/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
TRACIE JO ZWALKUSKI (et al.)

Case Number
2012CV778

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/10/2012
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:	KRISTY HART		
Relation:	CLEAN		
Date:	07-13-12	Time:	1445
Deputy:	DANCEW	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

2012CV778

1108 FREAS AVE, BERWICK, PA 18603

EXP: 08/10/2012

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

PLAINTIFF

VS.

TRACIE JO ZWALKUSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-778

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.

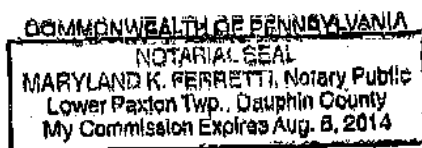
Sworn to and subscribed :

before me this 2 day :

of July 20 12 :


Notary Public


LEON P. HALLER, ESQUIRE



REAL ESTATE OUTLINE

ED # 97-12

DATE RECEIVED 7-12-12
DOCKET AND INDEX 7-13-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT will send
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 177974

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

SALE DATE Oct. 3, 2012 TIME 0900
POSTING DATE Aug. 28, 12
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 12
2ND WEEK 19
3RD WEEK 26, 12

Document Receipt

Trans # 29930 Carrier / service: POST 2PM 7/13/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000015338

Doc Ref #: 97ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 29928 Carrier / service: POST 2PM 7/13/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000015321

DEPARTMENT 281230

Doc Ref #: 97ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 29927 Carrier / service: POST 2PM 7/13/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000015314

Doc Ref #: 97ed2012

HARRISBURG PA 17105

Document Receipt

Trans # 29926 Carrier / service: POST 2PM 7/13/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000015307

Doc Ref #: 97ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 29924 Carrier / service: POST 2PM 7/13/2012

Ship to: 29924

PNC BANK

2730 LIBERTY AVENUE

Tracking #: 9171924291001000015291

Doc Ref #: 97ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 29923 Carrier / service: POST 2PM 7/13/2012

Ship to: 29923

PNC BANK

600 GRANT STREET

MAIL STOP P6-PUSX-36-1

PITTSBURGH PA 15219

Tracking #: 9171924291001000015284

Doc Ref #: 97ED2012

Document Receipt

Trans # 29922 Carrier / service: POST 2PM 7/13/2012

Ship to: 29922

ATTY RONALD AMATO

AMATO AND ASSOCIATES, PC
107 NORTH COMMERCE WAY

Tracking #: 9171924291001000015277

Doc Ref #: 97ED2012

BETHLEHEM PA 18017

Document Receipt

Trans # 29921 Carrier / service: POST 2PM 7/13/2012

Ship to: 29921

HUDSON & KEYES LLC

382 BLACKBROOK ROAD

Tracking #: 9171924291001000015260

Doc Ref #: 97ED2012

PAINESVILLE OH 44077

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV778

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 03, 2012
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a point on the Northerly side of Sixth Street at the corner of Lot No. 11; thence along said lot in a Northerly direction parallel with Walnut Street one hundred sixty five (165) feet, more or less, to Seventh Street; thence along said street in an Easterly direction forty nine and one half (49 1/2) feet, more or less, to Lot No. 13; thence along said lot in a Southerly direction parallel with first described course, one hundred sixty five (165) feet, more or less, to Sixth Street; thence along said street in a Westerly direction forty nine and one half (49 1/2) feet more or less, to the place of BEGINNING.

Being Lot No. 12 on Sixth Street, East of Walnut Street, as designated on the General Plan of the Borough of Berwick.

HAVING THEREON ERECTED a dwelling known as 405 East Sixth Street, Berwick, PA 18603.

PARCEL NO. 04A-09-051

BEING THE SAME PREMISES which Tracie Jo Zwalkuski and Helen M. Zwalkuski by deed dated 7/8/1996 and recorded 7/23/1996 in Columbia County Deed Book 631, Page 230, granted and conveyed unto Tracie Jo Zwalkuski.

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: 405 EAST 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-051

Seized and taken into execution to be sold as the property of TRACIE JO ZWALKUSKI, ZWALKUSKI / OCCUPANT in suit of U.S. BANK NATIONAL ASSOCIATION.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

PLAINTIFF

VS.

TRACIE JO ZWALKUSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-778

2012-CV-97

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: **405 EAST SIXTH STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$32,533.33
Interest	\$598.24
Per diem of \$5.56 to 9/21/2012	
Late Charges	\$36.24
(\$12.08 per month to 9/21/2012)	
Escrow Deficit	\$1,860.28

TOTAL WRIT \$35,028.09

PLUS COSTS:

Dated: 7-12-12

Tami B Kline
PROTHONOTARY

(SEAL)

By Kelly P Blum
DEPUTY

Prothonotary & Clerk of Sov. Courts
My Com. Ex. 1st Monday in 2016

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

PLAINTIFF

VS.

TRACIE JO ZWALKUSKI,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-778

2012-ED-97

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Escrow Deficit	\$1,860.28

TOTAL WRIT \$35,028.09

PLUS COSTS:

Dated: 7-12-12

Tam B Kline
PROTHONOTARY

(SEAL)

By Kelly P Brewer
DEPUTY

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

SHERIFF:

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

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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

COPY

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

PLAINTIFF

VS.

TRACIE JO ZWALKUSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-778

2012-ED-97

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 **405 EAST SIXTH STREET BERWICK, PA 18603:**

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

TRACIE JO ZWALKUSKI
405 EAST SIXTH STREET
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**

Hudson & Keyse LLC
382 Blackbrook Road
Painesville, OH 44077

Attorney Ronald Amato
Amato and Associates, P.C.
107 North Commerce Way
Bethlehem, PA 18017

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

PNC BANK
PNC FINANCIAL SERVICES GROUP
USX TOWER
600 GRANT STREET
MAIL STOP P6-PUSX-36-1
PITTSBURGH, PA 15219

PNC BANK
CONSUMER LOAN CENTER
COLLATERAL CONTROL
2730 LIBERTY AVENUE
PITTSBURGH, PA 15222

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:

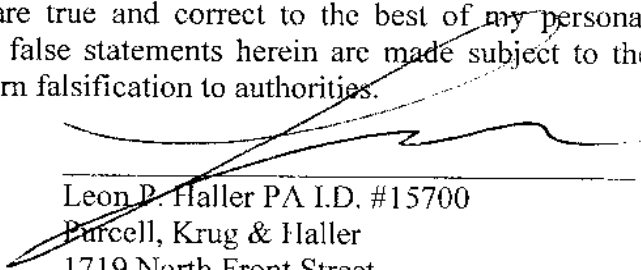
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
405 EAST SIXTH STREET
BERWICK, PA 18603

KERI KAUFFMAN
405 EAST SIXTH STREET
BERWICK, PA 18603

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

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



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

DATE: July 2, 2012

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

PLAINTIFF

VS.

TRACIE JO ZWALKUSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-778

2012-ED-97

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:

**405 EAST SIXTH STREET
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-778

JUDGMENT AMOUNT \$32,533.33

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

TRACIE JO ZWALKUSKI

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 lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Sixth Street at the corner of Lot No. 11; thence along said lot in a Northerly direction parallel with Walnut Street one hundred sixty five (165) feet, more or less, to Seventh Street; thence along said street in an Easterly direction forty nine and one half (49 ½) feet, more or less, to Lot No. 13; thence along said lot in a Southerly direction parallel with first described course, one hundred sixty five (165) feet, more or less, to Sixth Street; thence along said street in a Westerly direction forty nine and one half (49 ½) feet more or less, to the place of BEGINNING.

Being Lot No. 12 on Sixth Street, East of Walnut Street, as designated on the General Plan of the Borough of Berwick.

HAVING THEREON ERECTED a dwelling known as 405 East Sixth Street, Berwick, PA 18603.

PARCEL NO. 04A-09-051

BEING THE SAME PREMISES which Tracie Jo Zwalkuski and Helen M. Zwalkuski by deed dated 7/8/1996 and recorded 7/23/1996 in Columbia County Deed Book 631, Page 230, granted and conveyed unto Tracie Jo Zwalkuski.

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 lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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PARCEL NO. 04A-09-051

BEING THE SAME PREMISES which Tracie Jo Zwalkuski and Helen M. Zwalkuski by deed dated 7/8/1996 and recorded 7/23/1996 in Columbia County Deed Book 631, Page 230, granted and conveyed unto Tracie Jo Zwalkuski.

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 lot, piece or parcel of land situate in the Borough of Berwick, Berwick County, Pennsylvania, being Lot No. 12 on Sixth Street, East of Walnut Street, as designated on the General Plan of the Borough of Berwick and HAVING THEREON ERECTED a dwelling known as 405 East Sixth Street, Berwick, PA 18603.

PARCEL NO. 04A-09-051

Reference Columbia County Deed Book 631, Page 230.

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): **TRACIE JO ZWALKUSKI**

Filed to No. **2012-CV-778**

2012-ED-97

INSTRUCTIONS

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

405 EAST SIXTH STREET BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

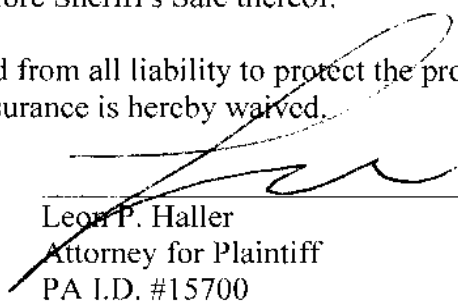
The parties to be served **PERSONALLY** and their addresses are as follows:

TRACIE JO ZWALKUSKI, 405 EAST SIXTH STREET 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, July 2, 2012 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: July 2, 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.

TRACIE JO ZWALKUSKI

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2012-CV-778

SERVICE TO BE MADE ON DEFENDANT: TRACIE JO ZWALKUSKI

ADDRESS FOR "PERSONAL SERVICE":

TRACIE JO ZWALKUSKI at: 405 EAST SIXTH STREET BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

COPY

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

PLAINTIFF

VS.

TRACIE JO ZWALKUSKI,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-778

2012-ED-97
IN MORTGAGE FORECLOSURE 97

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 **405 EAST SIXTH STREET BERWICK, PA 18603:**

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

TRACIE JO ZWALKUSKI
405 EAST SIXTH STREET
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**

Hudson & Keyse LLC
382 Blackbrook Road
Painesville, OH 44077

Attorney Ronald Amato
Amato and Associates, P.C.
107 North Commerce Way
Bethlehem, PA 18017

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

PNC BANK
PNC FINANCIAL SERVICES GROUP
USX TOWER
600 GRANT STREET
MAIL STOP P6-PUSX-36-1
PITTSBURGH, PA 15219

PNC BANK
CONSUMER LOAN CENTER
COLLATERAL CONTROL
2730 LIBERTY AVENUE
PITTSBURGH, PA 15222

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
405 EAST SIXTH STREET
BERWICK, PA 18603

KERI KAUFFMAN
405 EAST SIXTH STREET
BERWICK, PA 18603

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

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

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

DATE: July 2, 2012

177974

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

BANK

60-184-313

Check number
60-184-313

CHECK NO.

177974

CHECK DATE

07/11/2012

CHECK AMOUNT

\$1,350.00

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

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE



177974 03130184313 51 320931 2

Security features.  Details on back.