

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA VS Danise Rodriguez Farrell

NO. 153-13 ED NO. 927-13 JD

DATE/TIME OF SALE: Aug 20, 2010

BID PRICE (INCLUDES COST) \$ 46004.00 (2433.30)

POUNDAGE - 2% OF BID \$ 920.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

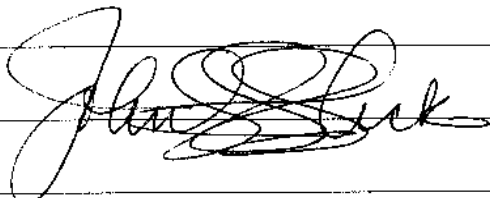
MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3603.30

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3603.30

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 2253.30

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

vs.

**Defendant**  
DENISE BROCKWAY

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, November 20, 201

**Writ of Execution No. :** 2013CV927

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

**Location of the real estate:** 624 PFAHLER STREET, CATAWISSA, PA 17820

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,515.30
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

**Total Sheriff Costs** **\$2,378.30**

## Distribution Costs

Recording Fees \$55.00

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

**Grand Total:** **\$2,433.30**

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

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

Columbia County Sheriff's Office, Inc.

LAW OFFICES

PURCELL, KRUG & HALLER  
1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178  
TELECOPIER (717) 236-6120

November 25, 2013

OFFICE OF THE SHERIFF  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY vs.  
DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL  
No. 2013-CV-0000927-MF

Dear Sheriff:

Enclosed please find our check in the amount of \$2,253.30 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded.

THE GRANTEE SHOULD BE:

U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING  
FINANCE AGENCY  
211 NORTH FRONT STREET  
HARRISBURG, PA 17101

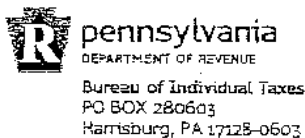
Please have the Recorder return the recorded deed to me in the enclosed envelope, along with the recording receipt.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

Leon P. Haller

LPH/tq  
Enclosure



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name Leon P. Haller, Esquire Telephone Number: (717) 234-4178

Mailing Address 1719 North Front Street City Harrisburg State PA ZIP Code 17102

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)  
Sheriff of Columbia County

Mailing Address  
35 West Main Street

City Bloomsburg State PA ZIP Code 17815

**C. Date of Acceptance of Document**

Grantee(s)/Lessee(s) US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING

Mailing Address FINANCE AGENCY  
211 North Front Street

City Harrisburg, State PA ZIP Code 17101

**D. REAL ESTATE LOCATION**

Street Address 624 Pfahler Street City, Township, Borough Borough of Catawissa  
County Columbia County School District Southern Columbia SD Tax Parcel Number 08-06-100

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

1. Actual Cash Consideration <u>\$2,433.30</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= \$2,433.30</u>
4. County Assessed Value <u>\$10,311.00</u>	5. Common Level Ratio Factor <u>x 3.55</u>	6. Fair Market Value <u>= \$36,604.05</u>

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed <u>100%</u>	1b. Percentage of Grantor's Interest in Real Estate <u>100%</u>	1c. Percentage of Grantor's Interest Conveyed <u>100%</u>
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**Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

11-25-13

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

**Purcell, Krug & Haller**

1719 North Front Street  
Harrisburg, PA 17102



**BANK**

60-184-313

189736

CHECK NO.

189736

CHECK DATE

11/21/2013

CHECK AMOUNT

\$2,253.30

PAY

Two thousand two hundred fifty-three and thirty/100\*\*\*\*\*

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

*[Signature]*

AUTHORIZED SIGNATURE

Details on back



Security features.

⑈ 189736⑈ ⑆031301846⑆ 51 320931 2⑈

# SHERIFF'S SALE COST SHEET

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

✓ DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
✓ MAILING COSTS	\$ <u>36.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>2.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>463.00</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>715.30</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1140.30</u>

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$ _____	
_____	\$ <u>0.00</u>	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$ 2153.30

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

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JOHN W. PURCELL (1924-2009)

---

JOSEPH NISSLEY (1910-1987)

November 12, 2013

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

Re: 2013-CV-0000927-MF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. DENISE Y.  
BROCKWAY N/K/A DENISE Y. FARRELL

Dear Sir/Madam:

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

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

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

VS.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10/04/2013, 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:

DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
136 HORVATH DRIVE  
ELYSBURG, PA 17824

DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
624 PFAHLER STREET  
CATAWISSA, PA 17820

Aqua Finance Inc.  
P. O. Box 844  
Wausau, WI 54402

Catawissa Borough  
Municipal Authority  
19 School House Road  
Catawissa, PA 17820

Columbia County  
Housing Authority  
700 Saw Mill Road  
Bloomsburg, PA 17815

Philadelphia Federal Credit Union  
12800 Townsend Road  
Philadelphia, PA 19154



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

TENANT/OCCUPANT  
624 PFAILER STREET  
CATAWISSA, PA 17820

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

---

DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
136 HORVATH DRIVE  
ELYSBURG, PA 17824

DENISE Y. BROCKWAY N/K/A  
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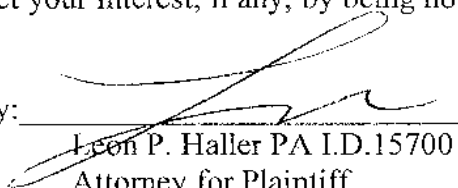
TENANT/OCCUPANT  
624 PFAHLER STREET  
CATAWISSA, PA 17820

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

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

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

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

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

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

PLAINTIFF

VS.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: WEDNESDAY, NOVEMBER 20, 2013

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

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

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

THE LOCATION of your property to be sold is:

**624 PFAHLER STREET  
CATAWISSA, PA 17820**

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

**No. 2013-CV-0000927-MF**

**JUDGMENT AMOUNT \$58,260.45**

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

**DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin (set) on the Southern right of way line of Pfahler Street and at a common corner of lands now or formerly of Donald F. and Etta M. Parks; thence along the Southern right of way line of Pfahler Street, South 34 degrees 39 minutes 53 seconds East 99.79 feet to an iron pin (set) at a common corner of lands now or formerly of Catawissa Valve and Fitting; thence along lands now or formerly of Catawissa Valve and Fitting, North 66 degrees 19 minutes 38 seconds West 98.83 feet to an iron pin (set) at a common corner of lands now or formerly of Donald F. and Etta M. Parks; thence along lands now or formerly of Donald F. and Etta M. Parks North 38 degrees 31 minutes 48 seconds East 54.19 feet to an iron pin (set), the place of BEGINNING. Containing 2,588 square feet of land.

The aforesaid description is taken from a survey draft by Thomas H. Parr, PLS dated October 21, 1994.

HAVING THEREON ERECTED a dwelling house known as 624 Pfahler Street, Catawissa, PA 17820.

TAX PARCEL NO. 08-06-100

BEING THE SAME PREMISES which Tait E. Long and Mary Ann Long, his wife by deed dated 03/04/04 and recorded 03/10/10 in Columbia County Instrument No. 2004-02501, granted and conveyed unto Denise Y. Brockway. Denise Y Brockway is now known as Denise Y. Farrell.

SUBJECT HOWEVER to an easement on the above property for a drainage easement upon which is located a pipe located approximately two (2) feet on the Western side of the above described parcel of land. The total width of the drainage easement is four (4) feet with an additional two (2) feet being located on lands owned by former Grantors in the chain of title and adjoining the above premises. This drainage easement is for the benefit of the former Grantors in the chain of title, their heirs, successors and assigns and the Grantee herein, her heirs, successors and assigns. The owner of the property adjoining the above described parcel of land benefiting from this easement and the Grantee herein shall equally share the costs and expenses of maintaining, repairing and replacing said drainage pipe. This exception and reservation shall be binding upon the former Grantors in the chain of title who established this easement, their heirs, successors and assigns and the Grantee, her heirs, successors and assigns.

SUBJECT HOWEVER, to all the exceptions, reservations, provisions, conditions, covenants, easements and agreements contained in all prior deeds in the chain of title, as fully to all interests and purposes as if each and every one of them had herein been written out at length and made a part hereof.

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.

To be sold as the property of Denise Y. Brockway n/k/a Denise Y. Farrell on Columbia County Judgment No. 2013-CV-0000927 MF.

7196 9008 9111 9610 0330

**TO:** DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
136 HORVATH DRIVE  
ELYSBURG, PA 17824

**SENDER:** P01455/39969

**REFERENCE:** NOS 11/20/13

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	66
	Certified Fee	3.10
	Return Receipt Fee	2.55
	Restricted Delivery	4.75
	Total Postage & Fees	11.06

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

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 9610 0323

**TO:** DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
624 PFAHLER STREET  
CATAWISSA, PA 17820

**SENDER:** P01455/39969

**REFERENCE:** NOS 11/20/13

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	66
	Certified Fee	3.10
	Return Receipt Fee	2.55
	Restricted Delivery	4.75
	Total Postage & Fees	11.06

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

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL  
Columbia County Sale 11/20/13

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:  
DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
136 HORVATH DRIVE  
ELYSBURG, PA 17824

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:  
DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
624 PFAHLER STREET  
CATAWISSA, PA 17820

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:  
Aqua Finance Inc.  
P. O. Box 844  
Wausau, WI 54402

Postmark:



UNITED STATES POSTAGE  
02 1M  
9064264324  
MAILED FROM ZIP CODE 17102  
\$ 01.20<sup>0</sup>  
OCT 24 2013

**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:

Catawissa Borough  
Municipal Authority  
19 School House Road  
Catawissa, PA 17820

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:

Columbia County  
Housing Authority  
700 Saw Mill Road  
Bloomsburg, PA 17815

Postmark:

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

Received from:

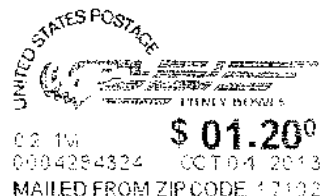
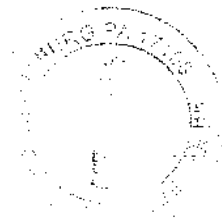
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Philadelphia Federal Credit Union  
12800 Townsend Road  
Philadelphia, PA 19154

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:

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

Received from:

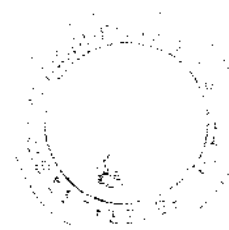
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT  
624 PFAHLER STREET  
CATAWISSA, PA 17820

Postmark:



UNITED STATES POSTAGE  
62 10 \$ 02.40<sup>0</sup>  
0904284324 OCT 04 2013  
MAILED FROM ZIP CODE 17102

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

PLAINTIFF

VS.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10/04/2013, 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:

DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
136 HORVATH DRIVE  
ELYSBURG, PA 17824

DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
624 PFAHLER STREET  
CATAWISSA, PA 17820

Aqua Finance Inc.  
P. O. Box 844  
Wausau, WI 54402

Catawissa Borough  
Municipal Authority  
19 School House Road  
Catawissa, PA 17820

Columbia County  
Housing Authority  
700 Saw Mill Road  
Bloomsburg, PA 17815

Philadelphia Federal Credit Union  
12800 Townsend Road  
Philadelphia, PA 19154

**Catawissa Water Authority**

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

November 6, 2013

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

RE: JP Morgan Chase Bank vs. Debra J Fronk (Hutchinson)  
Docket # 2013-CV-882 2013-ED-142

and

RE: U.S. Bank National Association vs. Denise Y Farrell (Brockway)  
Docket # 2013-CV-0000927-MF 153-ED-2013

Dear Sheriff Chamberlain:

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

The following is a summation of amounts owed as of November 6, 2013:

Debra J Fronk (Hutchinson) - 310 North 2<sup>nd</sup> St., Catawissa, PA \$0.00  
Sale Date November 13, 2013

Denise Y Farrell (Brockway) - 624 Pfahler St., Catawissa, PA \$0.00  
Sale Date November 20, 2013

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

# SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
Sheriff



Tony Matulewicz, Esq  
Solicitor

Randy Coe  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA  
HOUSING  
vs.  
DENISE Y BROCKWAY n/k/a DENISE Y. FARRELL

Case Number  
13 CV 00927

## SHERIFF'S RETURN OF SERVICE

09/26/2013 05:45 PM - DEPUTY HENRY SCHRADER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFFS SALE AND DEBTORS RIGHTS FROM COLUMBIA COUNTY SHERIFFS OFFICE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DENISE Y BROCKWAY N/K/A DENISE Y. FARRELL AT 136 HORVATH DRIVE, ELYSBURG, PA 17824.

SHERIFF COST: \$68.45

SO ANSWERS,

CHAD A REINER, SHERIFF

October 10, 2013

Sworn to and subscribed before  
me this 24th day of Oct  
A.D. 2013  
  
PROTHONOTARY  
My Comm. Exp. 1st Mon. Jan. 2014

## Northumberland County Sheriff's Office

201 Market Street, Sunbury, PA 17801

Chad A. Reiner, Sheriff



Tony Matulewicz, Esq., Solicitor

Phone: 570-988-4155

Fax: 570-988-4496

[www.northumberlandsheriff.com](http://www.northumberlandsheriff.com)DATE: 10-24-13

TO: (TELEPHONE #): \_\_\_\_\_

TO: (OFFICE): Columbus Co. Sheriff

ATTENTION: (PERSONS NAME): \_\_\_\_\_

TO: (FAX #): 389-5675FROM: (YOUR NAME): Reiner

OF THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE

NUMBER OF PAGES NOT INCLUDING TRANSMITTAL SHEET 1IF THERE IS ANY PROBLEM WITH THIS TRANSMITTAL PLEASE  
CALL (570) 988-4155

COMMENTS:

Also Sent in Mail

## SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
SheriffTony Matulewicz, Esq  
SolicitorRandy Coe  
Chief DeputyU.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA  
HOUSING  
vs.  
DENISE Y BROCKWAY n/k/a DENISE Y. FARRELLCase Number  
13 CV 00927

## SHERIFF'S RETURN OF SERVICE

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SHERIFF COST: \$68.45

SO ANSWERS,

A handwritten signature of Chad A. Reiner in black ink.

CHAD A REINER, SHERIFF

October 10, 2013

Sworn to and subscribed before  
me this 24<sup>th</sup> day of Oct  
A.D. 2013  
A handwritten signature of Kathleen Brasseur in black ink.  
PROTHONOTARY  
My Comm. Exp. 1st Mon. Jan. 2014



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

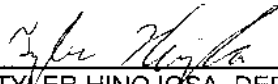


U.S. BANK NATIONAL ASSOCIATION  
vs.  
DENISE BROCKWAY

Case Number  
2013CV927

## SHERIFF'S RETURN OF SERVICE

10/09/2013 01:40 PM - DEPUTY TYLER HINOJOSA, 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 624 PFAHLER STREET, CATAWISSA, PA 17820.

  
\_\_\_\_\_  
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 10, 2013

NOTARY

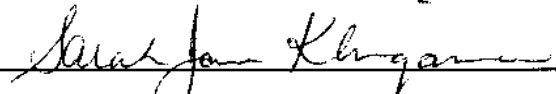
Affirmed and subscribed to before me this

10TH day of OCTOBER, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016

  
\_\_\_\_\_  
Sarah Jane Klingaman

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

C:\County\Public\Notary\Notary Seal 11-10-13

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
DENISE BROCKWAY

Case Number  
2013CV927

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Expires: 10/18/2013

Warrant:

### Serve To:

Name: (POSTING)

Primary Address: 624 PFAHLER STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 10/9/13

Time: 13:40

Deputy: 17

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)

2013CV927

624 PFAHLER STREET, CATAWISSA, PA 17820

EXP: 10/18/2013

# SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
Sheriff



Tony Matulewicz, Esq  
Solicitor

Randy Coe  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA  
HOUSING  
vs.  
DENISE Y BROCKWAY n/k/a DENISE Y. FARRELL

Case Number  
13 CV 00927

## SHERIFF'S RETURN OF SERVICE

09/26/2013 05:45 PM - DEPUTY HENRY SCHRADER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFFS SALE AND DEBTORS RIGHTS FROM COLUMBIA COUNTY SHERIFFS OFFICE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DENISE Y BROCKWAY N/K/A DENISE Y. FARRELL AT 136 HORVATH DRIVE, ELYSBURG, PA 17824.

SO ANSWERS,

September 27, 2013

CHAD A REINER, SHERIFF

Sworn to and subscribed before  
me this 27<sup>th</sup> day of Sept

A.D. 2013

PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2014

## SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
Sheriff



Tony Matulewicz, Esq  
Solicitor

Randy Coe  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA  
HOUSING  
vs.  
DENISE Y BROCKWAY n/k/a DENISE Y. FARRELL

Case Number  
13 CV 00927

## SHERIFF'S RETURN OF SERVICE

09/26/2013 05:45 PM - DEPUTY HENRY SCHRADER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFFS SALE AND DEBTORS RIGHTS FROM COLUMBIA COUNTY SHERIFFS OFFICE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DENISE Y BROCKWAY N/K/A DENISE Y. FARRELL AT 136 HORVATH DRIVE, ELYSBURG, PA 17824.

SO ANSWERS,

CHAD A REINER, SHERIFF

September 27, 2013

Sworn to and subscribed before  
me this 27<sup>th</sup> day of Sept.

A.D. 2013

PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2014

## Northumberland County Sheriff's Office

201 Market Street, Sunbury, PA 17801

Chad A. Reiner, Sheriff



Tony Matulewicz, Esq., Solicitor

Phone: 570-988-4155

Fax: 570-988-4496

[www.northumberlandsheriff.com](http://www.northumberlandsheriff.com)DATE: 9-27-13

TO: (TELEPHONE #): \_\_\_\_\_

TO: (OFFICE): Columbia Co. Sheriff

ATTENTION: (PERSONS NAME): \_\_\_\_\_

TO: (FAX #): 389-5625FROM: (YOUR NAME): Debbie

OF THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE

NUMBER OF PAGES NOT INCLUDING TRANSMITTAL SHEET 1IF THERE IS ANY PROBLEM WITH THIS TRANSMITTAL PLEASE  
CALL (570) 988-4155

COMMENTS:

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

REAL ESTATE TAX CERTIFICATION

Date: 09/23/2013

Fee: \$5.00

Cert. NO: 16557

BROCKWAY DENISE Y  
136 HORVATH DR  
ELYSBURG PA 17824

District: CATAWISSA BORO  
Deed: 20040 -2501  
Location: 624 PFAHLER ST  
Parcel Id:08 -06 -100-00,000

Assessment: 10,311  
Balances as of 09/23/2013

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

By: Columbia County Sheriff Per: dm.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
DENISE BROCKWAY

Case Number  
2013CV927

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/18/2013

Zone:

Warrant:

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

### Serve To:

Name: Paula Clark

Primary Address: 138 South Street  
Catawissa, PA 17820

Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

9/24/13

Time:

11:30

Deputy:

17

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. \_\_\_\_\_

CLARK, PAULA

2013CV927

138 SOUTH STREET, CATAWISSA, PA 17820

EXP: 10/18/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
DENISE BROCKWAY

Case Number  
2013CV927

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/18/2013

Zone:

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 624 PFAHLER STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9/24/13

Time: 11:35

Deputy: 17

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. \_\_\_\_\_

OCCUPANT

2013CV927

624 PFAHLER STREET, CATAWISSA, PA 17820

EXP: 10/18/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
DENISE BROCKWAY

Case Number  
2013CV927

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/18/2013

Warrant:

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

### Serve To:

Name: COLUMBIA COUNTY HOUSING AUTHORIT

Primary Address: 700 SAWMILL ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jody Johnson

Relation: Office Manager

Date: 09-23-13 Time: 0900

Deputy: 16 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 HOUSE

2013CV927

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

EXP: 10/18/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
DENISE BROCKWAY

Case Number  
2013CV927

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/18/2013

Warrant:

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

### Serve To:

Name: DENISE BROCKWAY

Primary Address: 624 PFAHLER STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 136 HORVATH DRIVE  
ELYSBURG, PA 17524

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9/23/13

Time: 11:10

Deputy: 17

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:	9/23/13					
Time:	09:00					
Mileage:						
Deputy:	17					

### Service Attempt Notes:

1. No one is living at 624 PFAHLER address and has been vacant
2. for a while - 136 Horvath Drive Elysburg address is not
3. in Columbia County
- 4.
- 5.
- 6.

BROCKWAY, DENISE

2013CV927

624 PFAHLER STREET, CATAWISSA, PA 17820

EXP: 10/18/2013

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

PLAINTIFF

VS.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

2013-ED-153  
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: **624 PFAHLER STREET CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment	\$58,260.45
Interest @	\$220.51
Per diem of \$5.94 to 9/20/13	
Late Charges	\$21.84
(\$10.92 per month to 9/20/13)	
Escrow Deficit	\$1,851.05

**TOTAL WRIT \$60,353.85**

PLUS COSTS:

Dated: 09-20-13

Barbara R. Silvette -  
PROTHONOTARY *Attng*

(SEAL)

By \_\_\_\_\_  
DEPUTY

Prothonotary & Clerk of Sec. Courts  
My Comm. Exp. 1-1-2016

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

PLAINTIFF

VS.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

IN MORTGAGE FORECLOSURE

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

153 ED 2013

**TAKE NOTICE:**

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

DATE: November 20, 2013

TIME: 9 AM

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

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

THE LOCATION of your property to be sold is:

**624 PFAHLER STREET  
CATAWISSA, PA 17820**

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

**No. 2013-CV-0000927-MF**

**JUDGMENT AMOUNT \$58,260.45**

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

**DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin (set) on the Southern right of way line of Pfahler Street and at a common corner of lands now or formerly of Donald F. and Etta M. Parks; thence along the Southern right of way line of Pfahler Street, South 34 degrees 39 minutes 53 seconds East 99.79 feet to an iron pin (set) at a common corner of lands now or formerly of Catawissa Valve and Fitting; thence along lands now or formerly of Catawissa Valve and Fitting, North 66 degrees 19 minutes 38 seconds West 98.83 feet to an iron pin (set) at a common corner of lands now or formerly of Donald F. and Etta M. Parks; thence along lands now or formerly of Donald F. and Etta M. Parks North 38 degrees 31 minutes 48 seconds East 54.19 feet to an iron pin (set), the place of BEGINNING. Containing 2,588 square feet of land.

The aforesaid description is taken from a survey draft by Thomas H. Parr, PLS dated October 21, 1994.

HAVING THEREON ERECTED a dwelling house known as 624 Pfahler Street, Catawissa, PA 17820.

TAX PARCEL NO. 08-06-100

BEING THE SAME PREMISES which Tait E. Long and Mary Ann Long, his wife by deed dated 03/04/04 and recorded 03/10/10 in Columbia County Instrument No. 2004-02501, granted and conveyed unto Denise Y. Brockway. Denise Y Brockway is now known as Denise Y. Farrell.

SUBJECT HOWEVER to an easement on the above property for a drainage easement upon which is located a pipe located approximately two (2) feet on the Western side of the above described parcel of land. The total width of the drainage easement is four (4) feet with an additional two (2) feet being located on lands owned by former Grantors in the chain of title and adjoining the above premises. This drainage easement is for the benefit of the former Grantors in the chain of title, their heirs, successors and assigns and the Grantee herein, her heirs, successors and assigns. The owner of the property adjoining the above described parcel of land benefiting from this easement and the Grantee herein shall equally share the costs and expenses of maintaining, repairing and replacing said drainage pipe. This exception and reservation shall be binding upon the former Grantors in the chain of title who established this easement, their heirs, successors and assigns and the Grantee, her heirs, successors and assigns.

SUBJECT HOWEVER, to all the exceptions, reservations, provisions, conditions, covenants, easements and agreements contained in all prior deeds in the chain of title, as fully to all interests and purposes as if each and every one of them had herein been written out at length and made a part hereof.

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.

To be sold as the property of Denise Y. Brockway n/k/a Denise Y. Farrell on Columbia County Judgment No. 2013-CV-0000927 MF.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
DENISE BROCKWAY

Case Number  
2013CV927

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

Expires: 10/18/2013

Warrant:

### Serve To:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Alice Snyder

Relation: Secretary

Date: 9/23/13

Time: 09:20

Deputy: 17

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. \_\_\_\_\_

CATAWISSA WATER AUTH

2013CV927

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

EXP: 10/18/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
DENISE BROCKWAY

Case Number  
2013CV927

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/18/2013

Zone:

Warrant:

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

### Serve To:

Name: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult in Charge - Posted - Other

Adult in Charge: Kimberly Rhoades

Relation: Secretary

Date: 9/23/13

Time: 6:30

Deputy: 17

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. \_\_\_\_\_

CATAWISSA BOROUGH

2013CV927

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 10/18/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
DENISE BROCKWAY

Case Number  
2013CV927

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/18/2013

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:

Debbie Miller

Relation:

Clerk

Date:

9-23-13

Time:

08:45

Deputy:

16

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

2013CV927

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/18/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
DENISE BROCKWAY

Case Number  
2013CV927

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/18/2013

Zone:

Warrant:

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: Karen Richendrfer

Relation: clerk II

Date: 9-23-13

Time: 08:45

Deputy: 16

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

2013CV927

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/18/2013

## Document Receipt

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Trans #	979	Carrier / service	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140036000009802

Doc Ref # 153ED2013

Postage 4.8100

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	978	Carrier / service	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N. C. NIX FEDERAL BUILDING

Tracking #	71901140006000009796
Doc Ref #:	153ED2013
Postage	4.8100

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	977	Carrier / service:	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.; R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000009789

Doc Ref #: 153ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	976	Carrier / service:	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000009772

Doc Ref #: 153ED2013

Postage 4 8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	975	Carrier / service:	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to:

PHILADELPHIA FEDERAL CREDIT  
UNION

12800 TOWNSEND ROAD

Tracking #: 71901140036000009765

Doc Ref #: 153ED2013

Postage 4 8100

PHILADELPHIA PA 19154



## Document Receipt

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Trans #	974	Carrier / service:	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to:

AQUA FINANCE INC

PO BOX 844

Tracking #: 71901140006000009758

Doc Ref #: 153ED2013

Postage 4.8100

WAUSAU WI 54402

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

PLAINTIFF

VS.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

IN MORTGAGE FORECLOSURE

183

**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 **624 PFAHLER STREET CATAWISSA, PA 17820:**

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

DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
136 HORVATH DRIVE  
ELYSBURG, PA 17824

DENISE Y. BROCKWAY N/K/A  
DENISE Y. FARRELL  
624 PFAHLER STREET  
CATAWISSA, PA 17820

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:

Aqua Finance Inc.  
P. O. Box 844  
Wausau, WI 54402

Catawissa Borough  
Municipal Authority  
19 School House Road  
Catawissa, PA 17820

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

Columbia County  
Housing Authority  
700 Saw Mill Road  
Bloomsburg, PA 17815

Philadelphia Federal Credit Union  
12800 Townsend Road  
Philadelphia, PA 19154

**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

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

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

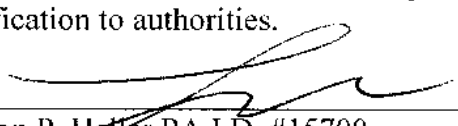
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT  
624 PFAHLER STREET  
CATAWISSA, PA 17820

(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: September 11, 2013

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV927

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

**WEDNESDAY, NOVEMBER 20, 2013  
AT 9:00 O'CLOCK A.M.**

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

---

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin (set) on the Southern right of way line of Pfahler Street and at a common corner of lands now or formerly of Donald F. and Etta M. Parks; thence along the Southern right of way line of Pfahler Street, South 34 degrees 39 minutes 53 seconds East 99.79 feet to an iron pin (set) at a common corner of lands now or formerly of Catawissa Valve and Fitting; thence along lands now or formerly of Catawissa Valve and Fitting, North 66 degrees 19 minutes 38 seconds West 98.83 feet to an iron pin (set) at a common corner of lands now or formerly of Donald F. and Etta M. Parks; thence along lands now or formerly of Donald F. and Etta M. Parks North 38 degrees 31 minutes 48 seconds East 54.19 feet to an iron pin (set), the place of BEGINNING.

Containing 2,588 square feet of land.

The aforesaid description is taken from a survey draft by Thomas H. Parr, PLS dated October 21, 1994.

HAVING THEREON ERECTED a dwelling house known as 624 Pfahler Street, Catawissa, PA 17820.

TAX PARCEL NO. 08-06-100

BEING THE SAME PREMISES which Tait E. Long and Mary Ann Long, his wife by deed dated 03/04/04 and recorded 03/10/10 in Columbia County Instrument No. 2004-02501, granted and conveyed unto Denise Y. Brockway. Denise Y Brockway is now known as Denise Y. Farrell.

SUBJECT HOWEVER to an easement on the above property for a drainage easement upon which is located a pipe located approximately two (2) feet on the Western side of the above described parcel of land. The total width of the drainage easement is four (4) feet with an additional two (2) feet being located on lands owned by former Grantors in the chain of title and adjoining the above premises. This drainage easement is for the benefit of the former Grantors in the chain of title, their heirs, successors and assigns and the Grantee herein, her heirs, successors and assigns. The owner of the property adjoining the above described parcel of land benefiting from this easement and the Grantee herein shall equally share the costs and expenses of maintaining, repairing and replacing said drainage pipe. This exception and reservation shall be binding upon the former Grantors in the chain of title who established this easement, their heirs, successors and assigns and the Grantee, her heirs, successors and assigns.

SUBJECT HOWEVER, to all the exceptions, reservations, provisions, conditions, covenants, easements and agreements contained in all prior deeds in the chain of title, as fully to all interests and purposes as if each and everyone of them had herein been written out at length and made a part hereof.

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.

To be sold as the property of Denise Y. Brockway n/k/a Denise Y. Farrell on Columbia County Judgment No. 2013-CV-0000927 MF.

PROPERTY ADDRESS: 624 PFAHLER STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-06-100

**Seized and taken into execution to be sold as the property of DENISE BROCKWAY 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

# REAL ESTATE OUTLINE

ED # 153-13

DATE RECEIVED 9-20-13  
DOCKET AND INDEX 9-20-13

## 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>188125</u>

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

SALE DATE	<u>10. 30, 13</u>	TIME <u>9:00</u>
POSTING DATE	<u>Oct. 10, 13</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Oct. 2</u>	
	2 <sup>ND</sup> WEEK <u>10. 6</u>	
	3 <sup>RD</sup> WEEK <u>10. 13</u>	

**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  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
PHONE: (717) 234-4178

Inquiries relating to package content may be directed to Sterling Dunlap by phone or [sdunlap@pkh.com](mailto:sdunlap@pkh.com)

Inquiries relating to service may be directed to Mindy Horley by phone or [mhorley@pkh.com](mailto:mhorley@pkh.com)

Inquiries relating to the actual sale may be directed to Barb Villarrial by phone or [bvillarrial@pkh.com](mailto:bvillarrial@pkh.com)

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

PLAINTIFF

VS.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

2013-ED-153  
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: **624 PFAHLER STREET CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment	\$58,260.45
Interest @	\$220.51
Per diem of \$5.94	
to 9/20/13	
Late Charges	\$21.84
(\$10.92 per month to 9/20/13)	
Escrow Deficit	\$1,851.05

**TOTAL WRIT \$60,353.85**

PLUS COSTS:

Dated: 09-20-13

Barbara N. Salvetti  
PROTHONOTARY - Acting

(SEAL)

By \_\_\_\_\_  
DEPUTY

Prothonotary Clerk of Sen. Courts  
COLUMBIA COUNTY, PA  
SEP 20 2013



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

PLAINTIFF

Vs.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

IN MORTGAGE FORECLOSURE

**CERTIFICATE OF SERVICE**  
**PURSUANT TO PA. R.C.P. 237.1**

I hereby certify that on August 27, 2013 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 

Leon P. Haller PA I.D. # 15700

Attorney for Plaintiff

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

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

VS.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL

Defendant

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2013-CV-0000927-MF

CIVIL ACTION LAW  
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: August 27, 2013

**TO:**

DENISE Y. BROCKWAY  
N/K/A DENISE Y. FARRELL  
136 HORVATH DRIVE  
ELYSBURG, PA 17824

DENISE Y. BROCKWAY  
N/K/A DENISE Y. FARRELL  
624 PFAHLER STREET  
CATAWISSA, PA 17820

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED  
FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

**IMPORTANT NOTICE**

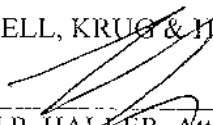
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY LAWYER REFERRAL SERVICE  
NORTH PENN LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
570-784-8760

PURCELL, KRUG & HALLER

By   
LEON P. HALLER, Attorney for Plaintiff  
I.D. # 15700  
1719 N. Front St., Harrisburg, PA 17102  
(717) 234-4178

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

PLAINTIFF

VS.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

IN MORTGAGE FORECLOSURE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

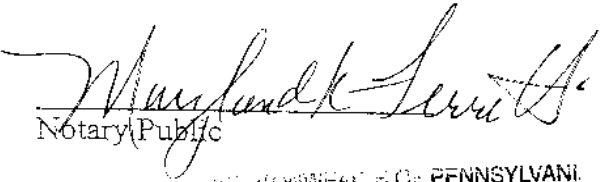
I, LEON P. HALLER, Attorney for the Plaintiff in the above matter, being duly sworn according to law, hereby certify that the Mortgage in the above case is insured by the Federal Housing Administration under Title II of the National Housing Act (12 U.S.C.A. Section 707 1715z11) and therefore does not fall within the provisions of PA Act 91 of 1983 (Homeowners' Emergency Mortgage Assistance Payments Program).

Sworn to and subscribed :

before me this 18 day :

of Sept 2013 :

  
LEON P. HALLER, ESQUIRE

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
MARYLAND K. FERRETTI Notary Public  
Lower Paxton Twp., Dauphin County  
My Commission Expires Aug. 8, 2014

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

PLAINTIFF

VS.

DENISE Y. BROCKWAY N/K/A DENISE Y.  
FARRELL,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

IN MORTGAGE FORECLOSURE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA

SS

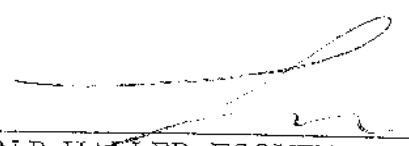
COUNTY OF DAUPHIN

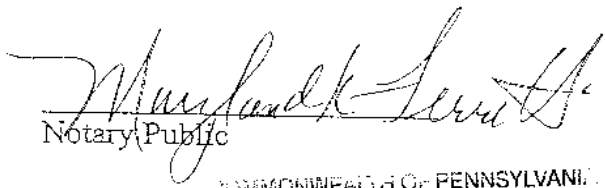
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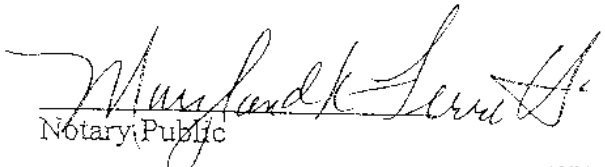
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**NON-MILITARY AFFIDAVIT**

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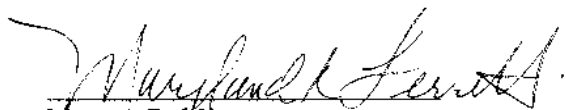
Personally appeared before me, a Notary Public in and for said Commonwealth and County,


**LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the  
Defendants above named are not on active duty in the Military Service nor engaged in any way which  
would bring them within the Servicemembers' Civil Relief Act. A copy of the search through the  
Defense Manpower Data Center website is attached.

Sworn to and subscribed :

before me this 18 day :

of Sept 20 13 :

  
Notary Public

  
LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
MARYLAND K. FERRETTI Notary Public  
Lower Paxton Twp., Dauphin County  
My Commission Expires Aug. 8, 2014



# Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: BROCKWAYFirst Name: DENISEMiddle Name: YActive Duty Status As Of: Sep-18-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

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

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

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

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: P4UF6CE910D5R60



**COPY**

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SS


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Sworn to and subscribed :

before me this 18 day :

of Sept 20, 13 :

  
Notary Public

  
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NOTARIAL SEAL  
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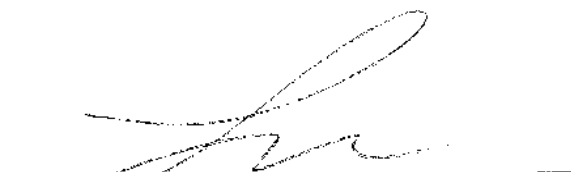
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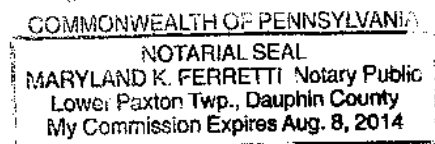
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FARRELL,

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IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0000927-MF

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE:

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:

**624 PFAHLER STREET  
CATAWISSA, PA 17820**

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

**No. 2013-CV-0000927-MF**

**JUDGMENT AMOUNT \$58,260.45**

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

**DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL**

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

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

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

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

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

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



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

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

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

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

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

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

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

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

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin (set) on the Southern right of way line of Pfahler Street and at a common corner of lands now or formerly of Donald F. and Etta M. Parks; thence along the Southern right of way line of Pfahler Street, South 34 degrees 39 minutes 53 seconds East 99.79 feet to an iron pin (set) at a common corner of lands now or formerly of Catawissa Valve and Fitting; thence along lands now or formerly of Catawissa Valve and Fitting, North 66 degrees 19 minutes 38 seconds West 98.83 feet to an iron pin (set) at a common corner of lands now or formerly of Donald F. and Etta M. Parks; thence along lands now or formerly of Donald F. and Etta M. Parks North 38 degrees 31 minutes 48 seconds East 54.19 feet to an iron pin (set), the place of BEGINNING. Containing 2,588 square feet of land.

The aforesaid description is taken from a survey draft by Thomas H. Parr, PLS dated October 21, 1994.

HAVING THEREON ERECTED a dwelling house known as 624 Pfahler Street, Catawissa, PA 17820.

TAX PARCEL NO. 08-06-100

BEING THE SAME PREMISES which Tait E. Long and Mary Ann Long, his wife by deed dated 03/04/04 and recorded 03/10/10 in Columbia County Instrument No. 2004-02501, granted and conveyed unto Denise Y. Brockway. Denise Y Brockway is now known as Denise Y. Farrell.

SUBJECT HOWEVER to an easement on the above property for a drainage easement upon which is located a pipe located approximately two (2) feet on the Western side of the above described parcel of land. The total width of the drainage easement is four (4) feet with an additional two (2) feet being located on lands owned by former Grantors in the chain of title and adjoining the above premises. This drainage easement is for the benefit of the former Grantors in the chain of title, their heirs, successors and assigns and the Grantee herein, her heirs, successors and assigns. The owner of the property adjoining the above described parcel of land benefiting from this easement and the Grantee herein shall equally share the costs and expenses of maintaining, repairing and replacing said drainage pipe. This exception and reservation shall be binding upon the former Grantors in the chain of title who established this easement, their heirs, successors and assigns and the Grantee, her heirs, successors and assigns.

SUBJECT HOWEVER, to all the exceptions, reservations, provisions, conditions, covenants, easements and agreements contained in all prior deeds in the chain of title, as fully to all interests and purposes as if each and every one of them had herein been written out at length and made a part hereof.

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.

To be sold as the property of Denise Y. Brockway n/k/a Denise Y. Farrell on Columbia County Judgment No. 2013-CV-0000927 MF.

SHORT LEGAL TO ADVERTISE:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Catawissa, County of Columbia, and Commonwealth of Pennsylvania, described in a survey draft by Thomas H. Parr, PLS dated October 21, 1994, containing 2,588 square feet of land and having thereon erected a dwelling house known as: 624 Pfahler Street, Catawissa, PA 17820.

TAX PARCEL NO. 08-06-100

Reference Columbia County Instrument No. 2004-02501.

To be sold as the property of Denise Y. Brockway n/k/a Denise Y. Farrell on Columbia County Judgment No. 2013-CV-0000927 MF.

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): **DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL**

Filed to No. **2013-CV-0000927-MF**

**INSTRUCTIONS**

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

**624 PFAHLER STREET CATAWISSA, PA 17820**

(A more complete legal description accompanies these documents.)

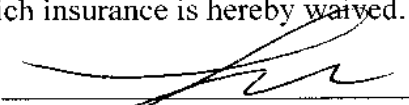
The parties to be served **PERSONALLY** and their addresses are as follows:

**DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL  
136 HORVATH DRIVE ELYSBURG, PA 17824 (Northumberland County)**

**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, September 11, 2013** 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:

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): **DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL**

Filed to No. **2013-CV-0000927-MF**

**INSTRUCTIONS**

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

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(A more complete legal description accompanies these documents.)

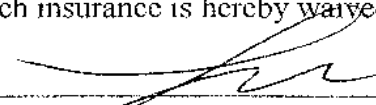
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**NOW, September 11, 2013** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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

TO THE SHERIFF OF COLUMBIA COUNTY:

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): **DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL**

Filed to No. **2013-CV-0000927-MF**

**INSTRUCTIONS**

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

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(A more complete legal description accompanies these documents.)

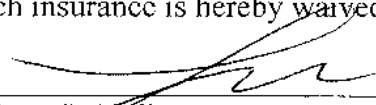
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**DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL**  
**136 HORVATH DRIVE ELYSBURG, PA 17824 (Northumberland County)**

**WAIVER OF WATCHMAN AND INSURANCE**

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**NOW, September 11, 2013** 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:

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): **DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL**

Filed to No. **2013-CV-0000927-MF**

**INSTRUCTIONS**

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

**624 PFAHLER STREET CATAWISSA, PA 17820**

(A more complete legal description accompanies these documents.)

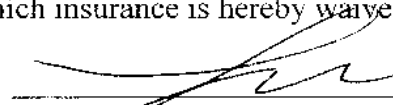
The parties to be served **PERSONALLY** and their addresses are as follows:

**DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL  
136 HORVATH DRIVE ELYSBURG, PA 17824 (Northumberland County)**

**WAIVER OF WATCHMAN AND INSURANCE**

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**NOW, September 11, 2013** 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 – DEPUTIZE NORTHUMBERLAND CTY**

**DATE: September 11, 2013**

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.***

***DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL***

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

**No. 2013-CV-0000927-MF**

**SERVICE TO BE MADE ON DEFENDANT:**

**DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL**

**ADDRESS FOR "PERSONAL SERVICE": DEPUTIZE NORTHUMBERLAND COUNTY**

**DENISE Y. BROCKWAY N/K/A DENISE Y. FARRELL at:**

**136 HORVATH DRIVE ELYSBURG, PA 17824**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff



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



188125

CHECK NO. 188125  
CHECK DATE 09/19/2013

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

⑈ 188125⑈ ⑆031301846⑆ 51 320931 2⑈