

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV1539

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
12/06/2013	Advance Fee	Advance Fee	190002	\$0.00	\$1,350.00
12/06/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/06/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/06/2013	Crying Sale			\$10.00	\$0.00
12/06/2013	Docketing			\$15.00	\$0.00
12/06/2013	Levy			\$15.00	\$0.00
12/06/2013	Mailing Costs			\$24.00	\$0.00
12/06/2013	Posting Handbill			\$15.00	\$0.00
12/06/2013	Poundage			\$145.00	\$0.00
12/06/2013	Press Enterprise Inc.			\$1,150.98	\$0.00
12/06/2013	Sheriff Automation Fund			\$50.00	\$0.00
12/06/2013	Web Posting			\$100.00	\$0.00
01/29/2014	Service			\$150.00	\$0.00
01/29/2014	Service Mileage			\$24.00	\$0.00
01/29/2014	Tax Claim Search			\$5.00	\$0.00
01/29/2014	Surcharge			\$110.00	\$0.00
01/29/2014	Copies			\$5.00	\$0.00
01/29/2014	Notary Fee			\$10.00	\$0.00

\$1,861.48 \$1,350.00

TOTAL BALANCE: **\$ (511.48)**

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



CHECK NO. 192743
CHECK DATE 03/27/2014

192743

PA Five hundred eleven and forty-eight/100*****
CHECK AMOUNT \$511.48

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

⑈192743⑈ ⑆031301846⑆ 51 320931 2⑈

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

fax transmittal

To: SHERIFF'S OFFICE

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

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

Fax: 570-389-5622

Date: February 24, 2014

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 212 MAPLE ROAD

JAMIE L. WEAVER

2012-CV-1539

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

**Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 04/02/14. AMOUNT
REALIZED \$7250.00.**

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

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Barb Villarrial

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: March 3, 2014

Re: Weaver

CC:

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

● **Comments:** I received your stay, attached is a cost sheet showing a balance due of **\$511.48**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant

JAMIE WEAVER
WEAVER / OCCUPANTS

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, February 5, 2014

Writ of Execution No. : 2012CV1539

Advance Sheriff Costs: \$1,350.00

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

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$24.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00

Total Sheriff Costs \$1,886.48

Municipal Costs

Sewer	\$273.12
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Total Municipal Costs \$273.12

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$2,214.60

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)

©2012 Columbia County Sheriff's Office

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

fax transmittal

To: SHERIFF'S OFFICE

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

From: Purcell, Krug & Haller

1719 N. Front Street
Harrisburg, PA 17102

Ph: 717-234-4178

Fax: 717-233-1149

BARB VILLARRIAL

Fax: 570-389-5622

Date: January 30, 2014

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 212 MAPLE ROAD

JAMIE L. WEAVER

2012-CV-1539

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

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 02/05/14 TO THE NEXT SALE DATE OF 04/02/14

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

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

US Bank NA vs Jennie Weaver

NO. 198-13 ED NO. 1539-17 JD

DATE/TIME OF SALE: Feb. 5 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$150.00	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$24.00	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$24.00	
— POSTING HANDBILL	\$15.00	
— CRYING/ADJOURN SALE	\$10.00	
— SHERIFF'S DEED	\$35.00	
— TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$5.00	
NOTARY	\$10.00	
TOTAL *****		\$385.50

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$1150.98	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$1375.98

— PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$55.00	
TOTAL *****		\$65.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$5.00	
TOTAL *****		\$5.00

MUNICIPAL FEES DUE:

SEWER 20	\$273.17	
WATER 20	\$	
TOTAL *****		\$273.17

SURCHARGE FEE (DSTE)	\$110.00	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$0.00

TOTAL COSTS (OPENING BID) \$2214.60

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

Date: 01/28/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 16994

WEAVER JAMIE L
212 MAPLE ROAD
BERWICK PA 18603

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

Assessment: 30,175
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: _____

Per: _____

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

JOHN W. PURCELL (1924-2009)

JOSEPH NISSLEY (1910-1982)

January 14, 2014

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

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

Dear Sir/Madam:

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

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

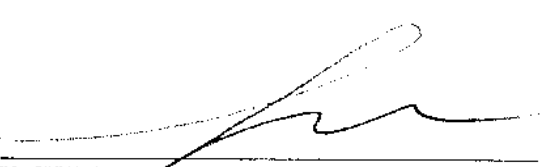
I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 12/27/2013, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form 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:

JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

EUGENE GOULD
212 MAPLE ROAD
BERWICK, PA 18603

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

LAW OFFICES
Purcell, Krug & Haller

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

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

HERSHEY
(717) 533-3836

JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

EUGENE GOULD
212 MAPLE ROAD
BERWICK, PA 18603

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

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

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

By: 

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

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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: WEDNESDAY, FEBRUARY 5, 2014

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

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

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

THE LOCATION of your property to be sold is:

**212 MAPLE ROAD
BERWICK, PA 18603**

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

No. 2012-CV-1539

JUDGMENT AMOUNT \$67,792.68

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

JAMIE L. WEAVER

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

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

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

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

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

Parcel Number: 04D-03-100-36

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

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

7196 9008 9111 9609 8705

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

SENDER: P01455/39058

REFERENCE: NOS 02/05/14

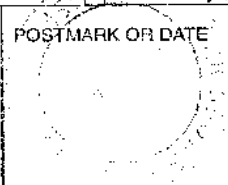
PS Form 3800, January 2005

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. JAMIE L. WEAVER
Columbia County Sale 02/05/14

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

EUGENE GOULD
212 MAPLE ROAD
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



UNITED STATES POSTAGE
PAID
02 10
0004294024 DEC 31 2013
MAILED FROM ZIP CODE 17102
\$ 01.20⁰

PENNSYLVANIA HOUSING FINANCE AGENCY v. JAMIE L. WEAVER
Columbia County Sale 02/05/14

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

Postmark:



UNITED STATES POSTAGE
PAID
\$ 01.20⁰
0004284324 DEC 27 2013
MAILED FROM ZIP CODE 17102

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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE


I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 12/27/2013, 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:

JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

EUGENE GOULD
212 MAPLE ROAD
BERWICK, PA 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV1539

SHERIFF'S RETURN OF SERVICE

01/02/2014 09:10 AM - 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 212 MAPLE ROAD, BERWICK, PA 18603.

Tyler Hinojosa
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2014

COMMONWEALTH OF PENNSYLVANIA

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

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2014

Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 01/03/2014

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 1/2/14

Time: 09:10

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)

2012CV1539

212 MAPLE ROAD, BERWICK, PA 18603

EXP: 01/03/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

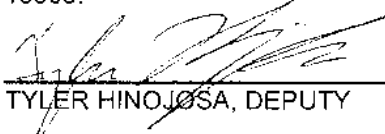


U.S. BANK NATIONAL ASSOCIATION
vs.
JAMIE WEAVER (et al.)

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2012CV1539

SHERIFF'S RETURN OF SERVICE

12/09/2013 02:10 PM - DEPUTY TYLER HINOJOSA, 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: JAMIE WEAVER AT 212 MAPLE ROAD, BERWICK, PA 18603.



TYLER HINOJOSA, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

December 09, 2013

NOTARY

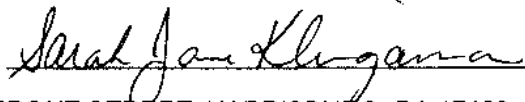
Affirmed and subscribed to before me this

9TH day of DECEMBER, 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



December 17, 2013

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

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

VS.

JAMIE L. WEAVER

**NO: 2012-CV-1539
NO: 2013-ED-198**

Dear Timothy:

The amount due on the sewer account #132761 for the property located at 212 Maple Road, Berwick, Pa through March 31, 2014 is **\$273.12**.

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

Sincerely,

Kelly Morris
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.
JAMIE WEAVER (et al.)

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 01/03/2014 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JAMIE WEAVER
Primary Address: 212 MAPLE ROAD
 BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 12/9/13 **Time:** 19:10
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. _____

WEAVER, JAMIE

2012CV1539

212 MAPLE ROAD, BERWICK, PA 18603

EXP: 01/03/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/03/2014

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:

Relation:

Date: 12/9/13

Time: 14:25

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. _____

GINGHER, CONNIE C.

2012CV1539

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 01/03/2014

Tax Notice 2013 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

2: COLUMBIA County

DATE
03/01/2013

BILL NO.
6505

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	30,175	9.146	270.46	275.98	303.58
SINKING		1.345	39.78	40.59	44.65
FIRE		1.25	36.97	37.72	39.61
LIGHT		1.75	51.75	52.81	55.45
BORO RE		11.1	328.24	334.94	351.69
The discount & penalty have been calculated for your convenience			727.20 April 30 If paid on or before	742.04 June 30 If paid on or before	794.98 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WEAVER JAMIE L
212 MAPLE ROAD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-03 -100-36,000
212 MAPLE RD
.1791 Acres
Land
Buildings
Total Assessment

This tax returned
to courthouse on:
January 1, 2014

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

THFA
Connie Gingham
3,120
27,055
75
FILE COPY

6-17

BERWICK AREA SCHOOL DISTRICT		2013 SCHOOL REAL ESTATE DATE 07/01/2013 BILL# 004225				TAXPAYER COPY	
BERWICK BOROUGH		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: CONNIE GINGHER 1615 LINCOLN AVE BERWICK, PA 18603		REAL ESTATE	30175	44.7500	1148.26	1171.69	1288.86
HOURS MON. TUE. THUR. 9:30AM-4:00PM CLOSED WEDNESDAY & FRIDAY CLOSED HOLIDAYS PHONE 570-752-7442		ASSESSED VALUE	30175	1350.331	1148.26	1171.69	1288.86
		GAMING REVENUE	-3992	-178.642	IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1
		TAXABLE ASSESSMENT	26183	1171.689			

NO REFUNDS UNDER \$5.00

M
A
I
L

T
O
WEAVER JAMIE L
212 MAPLE ROAD
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04D03 10036000		3448
212 MAPLE RD	3120.00	
20031-0110	27055.00	
0.18 ACRES		

NO PERSONAL CHECKS AFTER DEC. 1, 2013

Tim, All taxes paid by Pa Housing for 2013

Connie

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/03/2014

Warrant:

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

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 12/9/13 Time: 14:35

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. _____

BERWICK SEWER AUTHORITY

2012CV1539

1108 FREAS AVE, BERWICK, PA 18603

EXP: 01/03/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/03/2014

Warrant:

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

Serve To:

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jamie Weaver

Relation: Girlfriend

Date: 12/9/13

Time: 14:10

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.

GOULD, EUGENE

2012CV1539

212 MAPLE ROAD, BERWICK, PA 18603

EXP: 01/03/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/03/2014

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: 12/6/13 Time: 13:00

Deputy: 14 Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1539

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/03/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2012CV1539

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/03/2014

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 Richendrier

Relation: Clerk II

Date: 12-6-13

Time: 2:10

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 2012CV1539 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/03/2014

Document Receipt

Trans #	1551	Carrier / service:	USPS Server	First-Class Mail®	12/6/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000015544

Doc Ref #: 198ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1550	Carrier / service:	USPS Server	First-Class Mail®	12/6/2013 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 # 71901140C06000015537

Doc Ref # 198ED2013

Postage 4 8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	1549	Carrier / service	USPS Server	First-Class Mail®	12/6/2013 12:00:00 AM
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Ship to

OFFICE OF FAIR

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000015520

Doc Ref #: 198ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1548	Carrier / service:	USPS Server	First-Class Mail®	12/6/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000015513

Doc Ref #: 198ED2013

Postage 4.8100

HARRISBURG PA 17128

SHERIFF'S SALE

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

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

WEDNESDAY, FEBRUARY 05, 2014
AT 9:00 O'CLOCK A.M.

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

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

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

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

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

Parcel Number: 04D-03-100-36

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

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

PROPERTY ADDRESS: 212 MAPLE ROAD, BERWICK, PA 18603

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

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 198-13

DATE RECEIVED 12-5-13
DOCKET AND INDEX 12-6-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>190002</u>

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

SALE DATE	<u>Feb, 5, 14</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 3, 14</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 5</u>	
	2 ND WEEK <u>22</u>	
	3 RD WEEK <u>29 14</u>	

SHERIFF:

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

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

Thank you.

Maryland Ferretti
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

Inquiries relating to service may be directed to Mindy Horley by phone or mhorley@pkh.com

Inquiries relating to the actual sale may be directed to Barb Villarrial by phone or bvillarrial@pkh.com

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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

2013-EB-198
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **212 MAPLE ROAD BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$67,792.68
Interest	\$1,125.95
Per diem of \$8.17 to 2/28/14	
Late Charges	\$199.03
(\$15.31 per month to 2/28/14)	
Escrow Deficit	\$1,906.52

TOTAL WRIT \$71,024.18

PLUS COSTS:

Dated: 12-05-13

Barbara D. Schutte
Acting PROTHONOTARY - acting

(SEAL)

By _____
DEPUTY

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2014

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

VS.

JAMIE L. WEAVER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

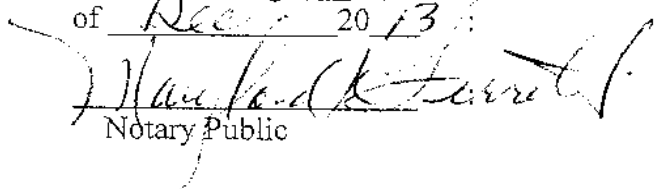
IN MORTGAGE FORECLOSURE


AFFIDAVIT

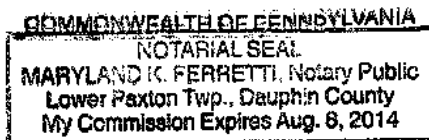
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF DAUPHIN : SS

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 2nd day :
of Dec 20 13 :


Notary Public


LEON P. HALLER



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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

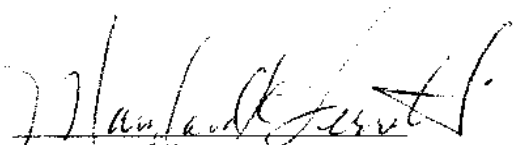
Personally appeared before me, a Notary Public in and for said Commonwealth and County,

LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
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.

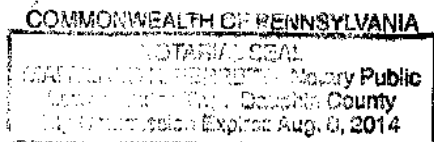
Sworn to and subscribed :

before me this 2nd day :

of Dec 20, 13 :


Notary Public


LEON P. HALLER, ESQUIRE





Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: WEAVER

First Name: JAMIE

Middle Name: L.

Active Duty Status As Of: Dec-02-2013

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

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: W522231F4038V50

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

PLAINTIFF

VS.

JAMIE L. WEAVER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-1539

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **212 MAPLE ROAD BERWICK, PA 18603**:

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

JAMIE L. WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

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

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

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

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

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

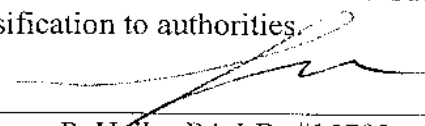
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

EUGENE GOULD
212 MAPLE ROAD
BERWICK, PA 18603

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

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



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

DATE: December 2, 2013

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

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

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

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

Parcel Number: 04D-03-100-36

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

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

SHORT LEGAL FOR ADVERTISING:

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

Parcel Number: 04D-03-100-36

Reference Columbia County Deed Instrument No. 2003-10110.

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

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

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

INSTRUCTIONS

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

212 MAPLE ROAD BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

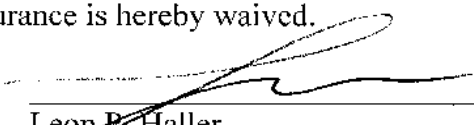
The parties to be served **PERSONALLY** and their addresses are as follows:

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

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, December 2, 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

DATE: December 2, 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.

JAMIE L. WEAVER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2012-CV-1539

SERVICE TO BE MADE ON DEFENDANT: JAMIE L. WEAVER

ADDRESS FOR "PERSONAL SERVICE":

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

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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

METRO
BANK
60-184-313

190002

CHECK NO. 190002
CHECK DATE 12/04/2013

PAY TO THE ORDER OF One thousand three hundred fifty and NO/100*****
COLUMBIA COUNTY SHERIFF

CHECK AMOUNT

\$1,350.00

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

⑈ 190002⑈ ⑆031301846⑆ 51 320931 2⑈

Security features. Details on Back