

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
MATTHEW S. SLUSSER
MATTHEW S. SLUSSER/ OCCUPANTS

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

Sheriff's Sale Date: Wednesday, March 19, 2014

Writ of Execution No. : 2013CV1447

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 715 STEINRUCK ROAD, BENTON, PA 17814

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	-\$42.00
Posting Handbill	-\$15.00
Sheriff Automation Fund	-\$50.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	-\$100.00
Service Mileage	-\$40.00
Copies	-\$8.00
Notary Fee	-\$10.00
Surcharge	-\$130.00
Total Sheriff Costs	\$670.50
Grand Total:	\$670.50

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)

© 2013 Columbia County Sheriff's Office

SHERIFF'S SALE COST SHEET

VS.

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

--	DOCKET/RETURN	\$15.00	
	SERVICE PER DEF.	\$ <u>180.00</u>	
-	LEVY (PER PARCEL	\$15.00	
-	MAILING COSTS	\$ <u>42.00</u>	
-	ADVERTISING SALE BILLS & COPIES	\$17.50	
-	ADVERTISING SALE (NEWSPAPER)	\$15.00	
	MILEAGE	\$ <u>40.00</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>0.00</u>	
	NOTARY	\$ <u>0.00</u>	
	TOTAL *****		\$ <u>365.50</u>

	WEB POSTING	\$150.00	
-	PRESS ENTERPRISE INC.	\$ <u>0.00</u>	
	SOLICITOR'S SERVICES	\$75.00	
	TOTAL *****		\$ <u>150.00</u>

	PROTHONOTARY (NOTARY)	\$40.00	
	RECORDER OF DEEDS	\$ <u>0.00</u>	
	TOTAL *****		\$ <u>0.00</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>139.00</u>
	MISC. _____	\$	
	_____	\$	
	TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 609.50

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MATTHEW S. SLUSSER (et al.)

Case Number
2013CV1447

SHERIFF'S RETURN OF SERVICE

12/19/2013 02:08 PM - DEPUTY MARTIN BOUDMAN, 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: MATTHEW S. SLUSSER AT 715 STEINRUCK ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

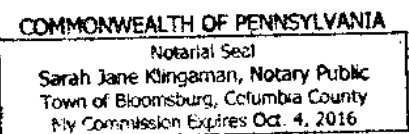

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 20, 2013

NOTARY

Affirmed and subscribed to before me this

20TH day of DECEMBER, 2013





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

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U.S. BANK NATIONAL ASSOCIATION
vs.
MATTHEW S. SLUSSER (et al.)

Case Number
2013CV1447

SHERIFF'S RETURN OF SERVICE

02/06/2014 11:27 AM - DEPUTY MARTIN BOUDMAN, 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 715 STEINRUCK ROAD, BENTON, PA 17814.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 07, 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

7TH day of FEBRUARY 2014

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.
MATTHEW S. SLUSSER (et al.)

Case Number
2013CV1447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 01/16/2014

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 715 STEINRUCK ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED ON FRONT DOOR

Relation:

Date: 2-6-14 Time: 11:27

Deputy: KE Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2013CV1447

715 STEINRUCK ROAD, BENTON, PA 17814

EXP: 01/16/2014

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

REAL ESTATE TAX CERTIFICATION

Date: 01/28/2014

Fee: \$5.00

Cert. NO: 17009

SLUSSER MATTHEW S
715 STEINRUCK RD
BENTON PA 17814

District: BENTON TWP
Deed: 20060 -6134
Location: 715 STEINRUCK RD
Parcel Id:03 -04 -001-05,000

Assessment: 48,073
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
MATTHEW S. SLUSSER (et al.)

Case Number
2013CV1447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 01/16/2014 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Cathy Gordon
Primary Address: 85 Gordon Road
Benton, PA 17814
Phone: 570-925-2517 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Cathy Gordon
Relation: DEF
Date: 12-19-13 **Time:** 1420
Deputy: 16 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

GORDON, CATHY

2013CV1447

85 GORDON ROAD, BENTON, PA 17814

EXP: 01/16/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MATTHEW S. SLUSSER (et al.)

Case Number
2013CV1447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/16/2014

Warrant:

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

Serve To:

Name: MATTHEW S. SLUSSER

Primary Address: 715 STEINRUCK ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: MATTHEW SLUSSER

Relation: DEF

Date: 12-19-13 Time: 1408

Deputy: 16 Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

SLUSSER, MATTHEW S.

2013CV1447

715 STEINRUCK ROAD, BENTON, PA 17814

EXP: 01/16/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MATTHEW S. SLUSSER (et al.)

Case Number
2013CV1447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 01/16/2014 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LAURIE LAUBACH
Primary Address: 715 STEINRUCK ROAD
BENTON, PA 17814
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: LAURIE LAUBACH
Relation: DEF
Date: 12-19-13 **Time:** 1408
Deputy: 16 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

LAUBACH, LAURIE

2013CV1447

715 STEINRUCK ROAD, BENTON, PA 17814

EXP: 01/16/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

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Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MATTHEW S. SLUSSER (et al.)

Case Number
2013CV1447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 01/16/2014 **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 Richendrofer
Relation: Clerk II
Date: 12 19 13 **Time:** 9:25
Deputy: 4 **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 2013CV1447 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/16/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MATTHEW S. SLUSSER (et al.)

Case Number
2013CV1447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 01/16/2014 **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: 12-18-13 **Time:** 09:30
Deputy: 4 **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

2013CV1447

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/16/2014

Document Receipt

Trans #	1589	Carrier / service	USPS Server	First-Class Mail®	12/17/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000015933

Doc Ref #: 203ED2013

Postage: 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1588	Carrier / service:	USPS Server	First-Class Mail®	12/17/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR
ROBERT N.C NIX FEDERAL BUILDING

Tracking #: 71901140006000015926
Doc Ref #: 203ED2013
Postage 4 8100

PHILADELPHIA PA 19107

Document Receipt

Trans # 1587 Carrier / service: USPS Server First-Class Mail® 12/17/2013 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking # 71901140006000015919

Doc Ref #: 203ED2013

Postage 4.6100

HARRISBURG PA 17105

Document Receipt

Trans # 1566 Carrier / service: USPS Server First-Class Mail® 12/17/2013 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140306000315902

Doc Ref #: 203ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans # 1585 Carrier / service: USPS Server First-Class Mail® 12/17/2013 12:00:00 AM

Ship to:

NATIONAL CAPITAL MANAGEMENT,
L.L.C

8245 TOURNAMENT DRIVE
SUITE 230

MEMPHIS TN 38125

Tracking #: 71901140006000015896
Doc Ref #: 203ED2013
Postage 4.8100

Document Receipt

Trans # 1584 Carrier / service: USPS Server First-Class Mail® 12/17/2013 12:00:00 AM

Ship to:

PRA RECEIVABLES MANAGEMENT, LLC

10 ORCHARD-SUITE 100

LAKE FOREST CA 92630

Tracking #: 71901140006000015889

Doc Ref #: 203ED2013

Postage 4.8100

Document Receipt

Trans #	1583	Carrier / service:	USPS Server	First-Class Mail®	12/17/2013 12:00:00 AM
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Ship to:

UCC DIRECT SERVICES

PO BOX 29071

GLENDAL CA 91209

Tracking # 71901140006000015872

Doc Ref # 203ED2013

Postage 4.8100

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1447

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

WEDNESDAY, MARCH 19, 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, parcel or tract of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route No. 668, and in line of lands now or formerly of Martha Brown; THENCE along the line of lands now or formerly of Martha Brown, North 20 degrees 37 minutes West, one hundred and seventy and twenty four hundredths (170.24) feet to an iron pipe corner; THENCE along the same, North 62 degrees 58 minutes West ninety (90) feet to an iron pipe corner; THENCE along the same, South 44 degrees 31 minutes West, four hundred and ninety and thirty four hundredths (490.34) feet to an iron pipe corner located in the line of lands now or formerly of David Brown; THENCE along line of lands now or formerly of David Brown, North 64 degrees 18 minutes West, two hundred and eighteen and fifty two hundredths (218.52) feet to a corner; THENCE along line of lands now or formerly of Owen Young, North 5 degrees 37 minutes East, seven hundred and thirty six and seven hundredths (736.07) feet to an iron pin corner; THENCE along the lands now or formerly of Tim R. Charles and Linda F. Charles, his wife, South 86 degrees 17 minutes 6 seconds East, five hundred and seventy seven and seventy two hundredths (577.72) feet to an iron pin corner; THENCE along the lands now or formerly of Robert Miller, South 6 degrees 17 minutes West, two hundred (200) feet to a point; THENCE along the same, South 81 degrees 28 minutes East, ninety nine and ninty nine hundredths (99.99) feet to a point located in the center line of Township Route No. 668; THENCE along the center line of Township Route No. 668, South 2 degrees 39 minutes East, thirty two and forty six hundredths (32.46) feet to a point; THENCE by the same, South 13 degrees 21 minutes East one hundred and three and sixty hundredths (103.60) feet to a point; THENCE by the same, South 7 degrees 15 minutes East, one hundred ninety four and forty seven hundredths (194.47) feet to a point; THENCE by the same, South 27 degrees, 1 minute West, seventy two and seventy seven hundredths (72.77) feet to a point; THENCE along the same, South 59 degrees 42 minutes West, seventy one and forty six hundredths (71.46) feet to a point, the place of BEGINNING. CONTAINING 10.014 acres of land.

HAVING THEREON erected a dwelling house known as 715 Steinruck Road, Benton, PA 17814.

PARCEL NO. 03-04-001-05

BEING THE SAME premises which Mark E. Travelpiece et al, by deed dated 06/16/06 and recorded 06/19/06 in Columbia County Deed Instrument No. 2006-06134, granted and conveyed unto Matthew S. Slusser.

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: 715 STEINRUCK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-04-001-05

Seized and taken into execution to be sold as the property of MATTHEW S. SLUSSER, MATTHEW S. SLUSSER/ 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 # 203-13

DATE RECEIVED 12-16-13
DOCKET AND INDEX 12-17-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION
COPY OF DESCRIPTION
WHEREABOUTS OF LKA
NON-MILITARY AFFIDAVIT
NOTICES OF SHERIFF SALE
WAIVER OF WATCHMAN
AFFIDAVIT OF LIENS LIST
CHECK FOR \$1,350.00 OR _____ CK# 190283

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

SALE DATE Mar 19, 14 TIME 0900
POSTING DATE Feb. 12, 14
ADV. DATES FOR NEWSPAPER
1ST WEEK Feb, 06
2ND WEEK 1101 5
3RD WEEK 10, 14

SHERIFF:

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

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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

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

PLAINTIFF

VS.

MATTHEW S. SLUSSER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0001447-MF

2013-ED-203
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: **715 STEINRUCK ROAD BENTON, PA 17814** as follows:

Amount due pursuant to Judgment	\$149,377.43
Interest	\$521.12
Per diem of \$13.45 to 12/13/13	
Late Charges	\$28.87
(\$28.87 per month to 12/13/13)	
Escrow Deficit	\$2,973.44

TOTAL WRIT \$152,900.86

PLUS COSTS:

Dated: 12-16-13

Barbara M. Selver
PROTHONOTARY

(SEAL)

By Kelley P. Brewer
DEPUTY

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

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

VS.

MATTHEW S. SLUSSER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0001447-MF

2013-EB-203
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: **715 STEINRUCK ROAD BENTON, PA 17814** as follows:

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Per diem of \$13.45 to 12/13/13	
Late Charges	\$28.87
(\$28.87 per month to 12/13/13)	
Escrow Deficit	\$2,973.44
TOTAL WRIT	\$152,900.86

PLUS COSTS:

Dated: 12-16-13

Barbara D. Selvestri
PROTHONOTARY

(SEAL)

By Kelly P. Brewer
DEPUTY

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

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

PLAINTIFF

VS.

MATTHEW S. SLUSSER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0001447-MF

IN MORTGAGE FORECLOSURE

203 EP 213

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 **715 STEINRUCK ROAD BENTON, PA 17814**:

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

MATTHEW S. SLUSSER
715 STEINRUCK ROAD
BENTON, PA 17814

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:

UCC Direct Services
P. O. Box 29071
Glendale, CA 91209-9071

PRA Reccivables Management, LLC
10 Orchard – Suite 100
Lake Forest, CA 92630

National Capital Management, LLC
8245 Tournament Drive
Suite 230
Memphis, TN 38125

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:

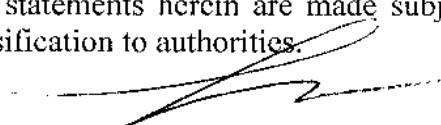
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
715 STEINRUCK ROAD
BENTON, PA 17814

LAURIE LAUBACH
715 STEINRUCK ROAD
BENTON, PA 17814

(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 11, 2013

COPY

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

PLAINTIFF

VS.

MATTHEW S. SLUSSER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0001447-MF

MORTGAGE FORECLOSURE

AFFIDAVIT

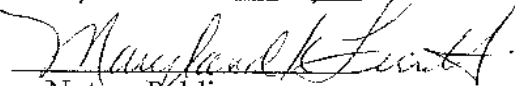
COMMONWEALTH OF PENNSYLVANIA :

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 11 day :
of Dec 2013 :


Notary Public


LEON P. HALLER

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.

MATTHEW S. SLUSSER,
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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0001447-MF

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

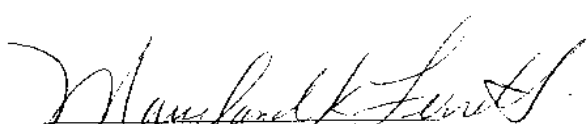
COUNTY OF DAUPHIN :


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.

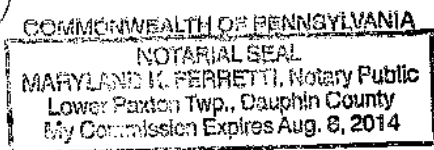
Sworn to and subscribed :

before me this 11 day :

of Dec 20 13 :


Notary Public


LEON P. HALLER, ESQUIRE



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 "defenseink.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: 062F9D11H00B1A0

COPY

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

PLAINTIFF

VS.

MATTHEW S. SLUSSER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0001447-MF

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 **715 STEINRUCK ROAD BENTON, PA 17814**:

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

MATTHEW S. SLUSSER
715 STEINRUCK ROAD
BENTON, PA 17814

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:

UCC Direct Services
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Glendale, CA 91209-9071

PRA Receivables Management, LLC
10 Orchard – Suite 100
Lake Forest, CA 92630

National Capital Management, LLC
8245 Tournament Drive
Suite 230
Memphis, TN 38125

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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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**

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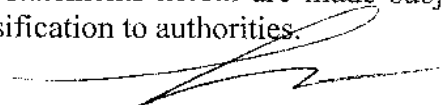
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
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LAURIE LAUBACH
715 STEINRUCK ROAD
BENTON, PA 17814

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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 11, 2013

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): **MATTHEW S. SLUSSER**

Filed to No. **2013-CV-0001447-MF**

INSTRUCTIONS

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

715 STEINRUCK ROAD BENTON, PA 17814

(A more complete legal description accompanies these documents.)

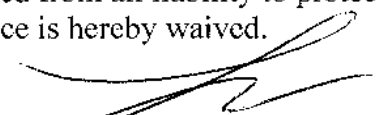
The parties to be served **PERSONALLY** and their addresses are as follows:

MATTHEW S. SLUSSER, 715 STEINRUCK ROAD BENTON, PA 17814

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 7, 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

SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, containing 10.014 acres of land, and having thereon erected a dwelling house known as 715 Steinruck Road, Benton, PA 17814.

PARCEL NO. 03-04-001-05

Reference Columbia County Deed Instrument No. 2006-06134.

TO BE SOLD AS THE PROPERTY OF MATTHEW S. SLUSSER ON COLUMBIA COUNTY
JUDGMENT NO. 2013-CV-0001447-MF

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

BEGINNING at a point in the center of Township Route No. 668, and in line of lands now or formerly of Martha Brown; THENCE along the line of lands now or formerly of Martha Brown, North 20 degrees 37 minutes West, one hundred and seventy and twenty four hundredths (170.24) feet to an iron pipe corner; THENCE along the same, North 62 degrees 58 minutes West ninety (90) feet to an iron pipe corner; THENCE along the same, South 44 degrees 31 minutes West, four hundred and ninety and thirty four hundredths (490.34) feet to an iron pipe corner located in the line of lands now or formerly of David Brown; THENCE along line of lands now or formerly of David Brown, North 64 degrees 18 minutes West, two hundred and eighteen and fifty two hundredths (218.52) feet to a corner; THENCE along line of lands now or formerly of Owen Young, North 5 degrees 37 minutes East, seven hundred and thirty six and seven hundredths (736.07) feet to an iron pin corner; THENCE along the lands now or formerly of Tim R. Charles and Linda F. Charles, his wife, South 86 degrees 17 minutes 6 seconds East, five hundred and seventy seven and seventy two hundredths (577.72) feet to an iron pin corner; THENCE along the lands now or formerly of Robert Miller, South 6 degrees 17 minutes West, two hundred (200) feet to a point; THENCE along the same, South 81 degrees 28 minutes East, ninety nine and ninty nine hundredths (99.99) feet to a point located in the center line of Township Route No. 668; THENCE along the center line of Township Route No. 668, South 2 degrees 39 minutes East, thirty two and forty six hundredths (32.46) feet to a point; THENCE by the same, South 13 degrees 21 minutes East one hundred and three and sixty hundredths (103.60) feet to a point; THENCE by the same, South 7 degrees 15 minutes East, one hundred ninety four and forty seven hundredths (194.47) feet to a point; THENCE by the same, South 27 dcgrees, 1 minute West, seventy two and seventy seven hundredths (72.77) feet to a point; THENCE along the same, South 59 degrees 42 minutes West, seventy one and forty six hundredths (71.46) feet to a point, the place of BEGINNING.

CONTAINING 10.014 acres of land.

HAVING THEREON erected a dwelling house known as 715 Steinruck Road, Benton, PA 17814.

PARCEL NO. 03-04-001-05

BEING THE SAME premises which Mark E. Travelpiece et al, by deed dated 06/16/06 and recorded 06/19/06 in Columbia County Deed Instrument No. 2006-06134, granted and conveyed unto Matthew S. Slusser.

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 MATTHEW S. SLUSSER ON COLUMBIA COUNTY JUDGMENT NO. 2013-CV-0001447-MF

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: December 7, 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.

MATTHEW S. SLUSSER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2013-CV-0001447-MF

SERVICE TO BE MADE ON DEFENDANT: MATTHEW S. SLUSSER

ADDRESS FOR "PERSONAL SERVICE":

715 STEINRUCK ROAD BENTON, PA 17814

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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



190283

CHECK NO. 190283
CHECK DATE 12/13/2013

CHECK AMOUNT
\$1,350.00

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

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈ 190283⑈ ⑆031301846⑆ 51 320931 2⑈