

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA VS Daniel Styler

NO. 93-2013 ED NO. 361-13 JD

DATE/TIME OF SALE: Sept, 11 0700

BID PRICE (INCLUDES COST) \$ 1925.48

POUNDAGE - 2% OF BID \$ 38.51

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1963.99

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 1963.99

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 613.99

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



CHECK NO. 188250
CHECK DATE 09/23/2013

188250

PAY Six hundred thirteen and ninety-nine/100*****

CHECK AMOUNT
\$613.99

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

⑈ 188250 ⑈ ⑆ 031301846 ⑆ 51 320931 2 ⑈

PURCELL, KRUG & HALLER

188250

Vendor COLUMBIA COUNTY SHERIFF 09/23/2013 188250
Reference #

TQ P01455/39636 09/23/2013 613.99 613.99
SHERIFF COSTS PHFA/STIGLER

Security features. Details on back.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

US BANK NATIONAL ASSOCIATION
TRUSTEE FOR PA HOUSING FINANCE
AGENCY

vs.

Defendant

DANIEL S STIGLER

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, September 11, 20

Writ of Execution No. : 2013CV361

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2437 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

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 | \$8.00 |
| Distribution Form | \$25.00 |
| Copies | \$5.00 |
| Notary Fee | \$10.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$110.00 |

Total Sheriff Costs \$1,870.48

Distribution Costs

| | |
|----------------|---------|
| Recording Fees | \$55.00 |
|----------------|---------|

Total Distribution Costs \$55.00

Grand Total: \$1,925.48

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)

For County Suite Sheriff, The Sheriff's Office

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

September 4, 2013

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2013-CV-361

2437 Old Berwick Road, Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Daniel Stigler, for the property located at 2437 Old Berwick Road, Bloomsburg, PA 17818, Columbia County in the amount of \$113.43. Services dates for the fees in question are from July 22 – September 11, 2013.

Per your website the sale is to take place on Wednesday September 11, 2013. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

LAW OFFICES

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

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

September 23, 2013

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

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY vs.
DANIEL S. STIGLER
No. 2013-CV-361

Dear Sheriff:

Enclosed please find our check in the amount of \$613.99 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded.

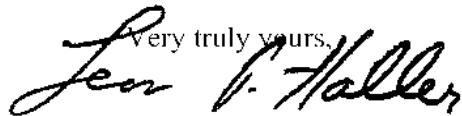
THE GRANTEE SHOULD BE:

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

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

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

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

Very truly yours,

Leon P. Haller

LPH/tq
Enclosure



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: Leon P. Haller, Esquire Telephone Number: (717) 234-4178
 Mailing Address: 1719 North Front Street City: Harrisburg State: PA ZIP Code: 17102

B. TRANSFER DATA

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

Mailing Address
35 West Main Street

City: Bloomsburg State: PA ZIP Code: 17815

C. Date of Acceptance of Document

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

Mailing Address FINANCE AGENCY
211 North Front Street

City: Harrisburg, State: PA ZIP Code: 17101

D. REAL ESTATE LOCATION

Street Address: 2437 Old Berwick Road City, Township, Borough: Scott Township
 County: Columbia County School District: Central Columbia Tax Parcel Number: 31-302-069

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

| | | |
|--|--|--|
| 1. Actual Cash Consideration \$1,925.48 | 2. Other Consideration + 0.00 | 3. Total Consideration = \$1,925.48 |
| 4. County Assessed Value \$23,783.00 | 5. Common Level Ratio Factor x 3.55 | 6. Fair Market Value = \$84,429.65 |

F. EXEMPTION DATA

| | | |
|---|---|---|
| 1a. Amount of Exemption Claimed 100% | 1b. Percentage of Grantor's Interest in Real Estate 100% | 1c. Percentage of Grantor's Interest Conveyed 100% |
|---|---|---|

Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

9-23-13

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

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)

August 6, 2013

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

Re: 2013-CV-361 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY vs. DANIEL S. STIGLER

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.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

IN MORTGAGE FORECLOSURE

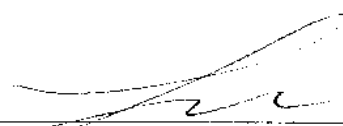
RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/20/2013, 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:

DANIEL S. STIGLER
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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

DANIEL S. STIGLER
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

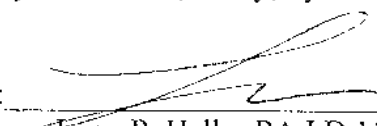
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: WEDNESDAY, AUGUST 7, 2013

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

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

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

THE LOCATION of your property to be sold is:

**2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

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

No. 2013-CV-361

JUDGMENT AMOUNT \$172,892.13

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

DANIEL S. STIGLER

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN lot of land situate in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by an alley; bounded on the East by lot now or late of Oscar Lee; bounded on the South by Main Street of said Village of Espy; and bounded on the West by lot now or late of Mildred Rice.

BEING 38 feet in front on Main Street and 173 ¼ feet in depth, running back to the alley in the rear.

HAVING thereon erected a dwelling known as 2437 Old Berwick Road, Bloomsburg, PA 17815.

TAX PARCEL: 31-3C2-069

BEING the same premises which Kevin J. Bowman by deed dated 06/26/08 and recorded 07/03/08 in Columbia County Instrument No. 2008-06630, granted and conveyed unto Daniel S. Stigler.

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 8545 0491

TO: DANIEL S. STIGLER
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

SENDER: P01455/39636

REFERENCE: NOS 08/07/13

| PS Form 3800, January 2005 | | |
|------------------------------|----------------------|-------|
| RETURN RECEIPT SERVICE | Postage | |
| | Certified Fee | .66 |
| | Return Receipt Fee | 3.10 |
| | Restricted Delivery | 2.55 |
| | 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. DANIEL S. STIGLER
Columbia County Sale 08/07/13

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

DANIEL S. STIGLER
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
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Received from:

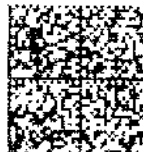
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Postmark:



UNITED STATES POSTAGE
02 IN \$ 01.20⁰
0504284324 JUN 20 2013
MAILED FROM ZIP CODE 17800

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

PLAINTIFF

VS.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

IN MORTGAGE FORECLOSURE

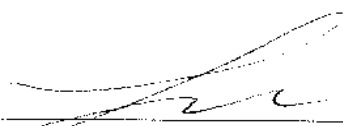
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DANIEL S. STIGLER
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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

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

fax transmittal

To: SHERIFF'S OFFICE

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

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

BARB VILLARRIAL

Fax: 570-389-5622

Date: August 6, 2013

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 2437 OLD BERWICK ROAD

DANIEL S. STIGLER

2013-CV-361

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

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 08/07/13 TO THE
NEXT SALE DATE OF 09/11/13

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

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

fax transmittal

To: SHERIFF'S OFFICE

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

From: Purcell, Krug & Haller

1719 N. Front Street
Harrisburg, PA 17102

Ph: 717-234-4178

Fax: 717-233-1149

BARB VILLARRIAL

Fax: 570-389-5622

Date: August 6, 2013

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 2437 OLD BERWICK ROAD

DANIEL S. STIGLER

2013-CV-361

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

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 08/07/13 TO THE NEXT SALE DATE OF 09/11/13

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

SHERIFF'S SALE COST SHEET

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

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>150.00</u> | |
| LEVY (PER PARCEL) | \$15.00 | |
| MAILING COSTS | \$ <u>24.00</u> | |
| ADVERTISING SALE BILLS & COPIES | \$17.50 | |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 | |
| MILEAGE | \$ <u>5.00</u> | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$35.00 | |
| TRANSFER TAX FORM | \$25.00 | |
| DISTRIBUTION FORM | \$25.00 | |
| COPIES | \$ <u>5.00</u> | |
| NOTARY | \$ <u>10.00</u> | |
| TOTAL ***** | | \$ <u>587.50</u> |

| | | |
|-----------------------|-------------------|-------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>1156.98</u> | |
| SOLICITOR'S SERVICES | \$75.00 | |
| TOTAL ***** | | \$ <u>1372.98</u> |

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

| | |
|----------------------|----------|
| SEWER 20 | \$ _____ |
| WATER 20 | \$ _____ |
| TOTAL ***** \$ _____ | |

| | |
|----------------------|------------------|
| SURCHARGE FEE (DSTE) | \$ <u>160.00</u> |
| MISC. _____ | \$ _____ |
| _____ | \$ _____ |
| TOTAL ***** \$ _____ | |

TOTAL COSTS (OPENING BID) \$ 1725.48

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow, Treasurer being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV361

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

WEDNESDAY, AUGUST 07, 2013
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of land situate in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by an alley; bounded on the East by lot now or late of Oscar Lee; bounded on the South by Main Street of said Village of Espy; and bounded on the West by lot now or late of Mildred Rice.

BEING 38 feet in front on Main Street and 173 1/4 feet in depth, running back to the alley in the rear.

HAVING thereon erected a dwelling known as 2437 Old Berwick Road, Bloomsburg, PA 17815.

TAX PARCEL: 31-3C2-069

BEING the same premises which Kevin J. Bowman by deed dated 06/26/08 and recorded 07/03/08 in Columbia County Instrument No. 2008-06630, granted and conveyed unto Daniel S. Stigler.

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: 2437 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-069

Seized and taken into execution to be sold as the property of DANIEL S. STIGLER in suit of US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE AGENCY.

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 17124-4178

TIMOTHY J. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com

st day of March, 1902, and has been published daily, te since that day and on the attached notice July 17, the affiant is one of the officers or publisher or of said newspaper in which legal advertisement was Enterprise is interested in the subject matter of said allegations in the foregoing statement as to time,

James T. Micklow

3rd day of July 2013

[Signature]

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I,, I hereby certify that the advertising andfor publishing the foregoing notice, and the

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2013

Fee: \$5.00

Cert. NO: 14842

STIGLER DANIEL S
2437 OLD BERWICK RD
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20080 -6630
Location: OLD BERWICK ROAD
Parcel Id:31 -3C2-069-00,000

Assessment: 23,783
Balances as of 07/19/2013

| YEAR | TAX TYPE | TAX AMOUNT | PENALTY | DISCOUNT | PAID | BALANCE |
|------|----------|------------|---------|----------|------|---------|
|------|----------|------------|---------|----------|------|---------|

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF — TIM CHAMBERLAIN

By: _____ Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE
AGENCY
vs.
DANIEL S STIGLER

Case Number
2013CV361

SHERIFF'S RETURN OF SERVICE

07/09/2013 08:12 PM - DEPUTY RAYMOND TONKINSON, 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: DANIEL S STIGLER AT 2437 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

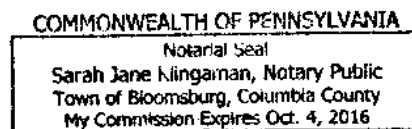

TIMOTHY T. CHAMBERLAIN, SHERIFF

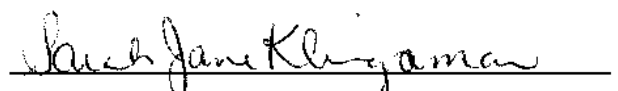
July 10, 2013

NOTARY

Affirmed and subscribed to before me this

10TH day of JULY, 2013





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



US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE
AGENCY
vs.
DANIEL S STIGLER

Case Number
2013CV361

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Neighbor → Home late evening @ 6-30-7?? never during day

Serve To:

Name: DANIEL S STIGLER

Primary Address: 2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Daniel Stigler

Relation: LF

Date: 07-09-12 Time: 2012

Deputy: 8 Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

| | | | | | | |
|----------|---------|---------|---------|---------|--------|--|
| Date: | 6-11-13 | 6-13-13 | 6-18-13 | 6-27-13 | 7-1-13 | |
| Time: | 1430 | 0900 | 1055 | 0900 | 0945 | |
| Mileage: | | | | | | |
| Deputy: | 16 | 16 17 | 14 | 17 | 3+8 | |

Service Attempt Notes:

1. Not Home

2. Not Home

3.

4. Not Home - spoke to neighbor

5. Not Home

6.

STIGLER, DANIEL S

2013CV361

2437 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

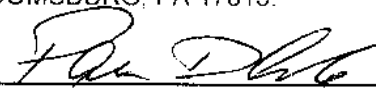


US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE
AGENCY
vs.
DANIEL S STIGLER

Case Number
2013CV361

SHERIFF'S RETURN OF SERVICE

06/25/2013 11:00 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 2437 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 26, 2013

NOTARY

Affirmed and subscribed to before me this

26TH day of JUNE, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



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

US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE
AGENCY
vs.
DANIEL S STIGLER

Case Number
2013CV361

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

| | | | | | | |
|----------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

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

(POSTING)

2013CV361

2437 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE
AGENCY
vs.
DANIEL S STIGLER

Case Number
2013CV361

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**

Manner: < Not Specified > **Expires:** **Warrant:**

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

Serve To:

Name: Domestic Relations Office of Columbia 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: Laura Kremser

Relation: Receptionist

Date: 6-11-13 **Time:** 1400

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

2013CV361

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE
AGENCY
vs.
DANIEL S STIGLER

Case Number
2013CV361

SERVICE COVER SHEET

Service Details:

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

Serve To:

| | |
|---------------------------|------------------------------------|
| Name: | 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: | Tax Office |
| Date: | 6-11-13 |
| Time: | 1345 |
| Deputy: | 16 |
| Mileage: | |

Attorney / Originator:

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

Service Attempts:

| | | | | | | |
|-----------------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV361

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE
AGENCY
vs.
DANIEL S STIGLER

Case Number
2013CV361

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: CENTRAL COLUMBIA SD

Primary Address: BLUE JAY DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kimberly Tucker

Relation: Tran. Sup.

Date: 6-11-13 Time: 1443

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.

CENTRAL COLUMBIA SD

2013CV361

BLUE JAY DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Sharon FROM: Sarah
COMPANY: _____ DATE: _____

FAX NUMBER: 784-6553 TOTAL NO. OF PAGES INCLUDING COVER: 1

PHONE NUMBER: _____

RE: _____

☐ URGENT ☐ FOR REVIEW ☐

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS
OFFICE. IF YOU HAVE ANY
PLEASE CALL 570.389.5622. TH

| | | | |
|---------------------------|-------------------------|-------------|-------------------------------------|
| Date | <u>6.26.13</u> | Time | _____ |
| To | <u>Sharon @ Sheriff</u> | | |
| WHILE YOU WERE OUT | | | |
| From | <u>Sharon</u> | | |
| or | <u>Scott Twp Sewer</u> | | |
| Phone | <u>() 784-6639</u> | Pager | <input type="checkbox"/> |
| | | Fax | <input type="checkbox"/> |
| | | Cell | <input type="checkbox"/> |
| E-Mail | <u>* 784-6553 *</u> | | |
| Telephoned | Returned Call | Please Call | <input checked="" type="checkbox"/> |
| Please See Me | Will Call Again | Important | <input type="checkbox"/> |

Message:

Butch Served her Car't
find paperwork.....

Signed SP

REDIFORM
47696 6/2002

Have a Nice

4th of July

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE
AGENCY
vs.
DANIEL S STIGLER

Case Number
2013CV361

SERVICE COVER SHEET

Service Details:

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

Serve To:

| | |
|---------------------------|--|
| Name: | SCOTT TOWNSHIP SEWER AUTHORITY |
| Primary Address: | 350 TENNY STREET BLOOMSBURG, PA 17815 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|-------------------------|---|-----------------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | Sharon Keller | | |
| Relation: | Admin | Asst | |
| Date: | 6-11-13 | Time: | 1433 |
| 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. _____

SCOTT TOWNSHIP SEWER

2013CV361

350 TENNY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE
AGENCY
vs.
DANIEL S STIGLER

Case Number
2013CV361

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name: H. James Hock
Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815
Phone: 570-784-7823 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: H. JAMES HOCK
Relation: TAX OFFICE
Date: 6-11-13 Time: 1445
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. _____

HOCK, H. JAMES

2013CV361

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

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

PLAINTIFF

VS.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

IN MORTGAGE FORECLOSURE

93-2013

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:

August 7, 2013

TIME:

9:00 AM

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

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

THE LOCATION of your property to be sold is:

**2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

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

No. 2013-CV-361

JUDGMENT AMOUNT \$172,892.13

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

DANIEL S. STIGLER

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN lot of land situate in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by an alley; bounded on the East by lot now or late of Oscar Lee; bounded on the South by Main Street of said Village of Espy; and bounded on the West by lot now or late of Mildred Rice.

BEING 38 feet in front on Main Street and 173 ¼ feet in depth, running back to the alley in the rear.

HAVING thereon erected a dwelling known as 2437 Old Berwick Road, Bloomsburg, PA 17815.

TAX PARCEL: 31-3C2-069

BEING the same premises which Kevin J. Bowman by deed dated 06/26/08 and recorded 07/03/08 in Columbia County Instrument No. 2008-06630, granted and conveyed unto Daniel S. Stigler.

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.

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

PLAINTIFF

VS.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

IN MORTGAGE FORECLOSURE

93

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 praccipe for the writ of execution was filed, the following information concerning the real property located at **2437 OLD BERWICK ROAD BLOOMSBURG, PA 17815:**

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

DANIEL S. STIGLER
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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: **NONE**

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**

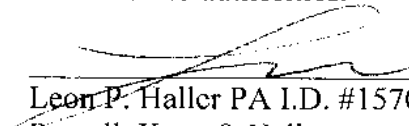
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

(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: May 28, 2013

Document Receipt

Trans # 26173 Carrier / service: POST 2PM 6/7/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000023074

Doc Ref #: 93ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 26174 Carrier / service: POST 2PM 6/7/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000023081

Doc Ref #: 93ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 26175 Carrier / service: POST 2PM 6/7/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000023098

Doc Ref #: 93ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 26178 Carrier / service: POST 2PM 6/7/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000023111

Doc Ref #: 93ED2013

PHILADELPHIA PA 19106

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV361

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

WEDNESDAY, AUGUST 07, 2013
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of land situate in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by an alley; bounded on the East by lot now or late of Oscar Lee; bounded on the South by Main Street of said Village of Espy; and bounded on the West by lot now or late of Mildred Rice.

BEING 38 feet in front on Main Street and 173 1/4 feet in depth, running back to the alley in the rear.

HAVING thereon erected a dwelling known as 2437 Old Berwick Road, Bloomsburg, PA 17815.

TAX PARCEL: 31-3C2-069

BEING the same premises which Kevin J. Bowman by deed dated 06/26/08 and recorded 07/03/08 in Columbia County Instrument No. 2008-06630, granted and conveyed unto Daniel S. Stigler.

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: 2437 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-069

Seized and taken into execution to be sold as the property of DANIEL S STIGLER in suit of US BANK NATIONAL ASSOCIATION TRUSTEE FOR PA HOUSING FINANCE AGENCY.

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 # 93-215

DATE RECEIVED 6-7-13
DOCKET AND INDEX 6-7-13

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>185710</u> |

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

| | | |
|--------------------------|-------------------------------------|------------------|
| SALE DATE | <u>Aug. 7, 13</u> | TIME <u>0900</u> |
| POSTING DATE | <u>June 05, 13</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK <u>July 17</u> | |
| | 2 ND WEEK <u>24</u> | |
| | 3 RD WEEK <u>31, 13</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 / 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.

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: May 28, 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.

DANIEL S. STIGLER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2013-CV-361

SERVICE TO BE MADE ON DEFENDANT: DANIEL S. STIGLER

ADDRESS FOR "PERSONAL SERVICE":

DANIEL S. STIGLER at: 2437 OLD BERWICK ROAD BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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

PLAINTIFF

VS.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

2013-CV-93

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: **2437 OLD BERWICK ROAD BLOOMSBURG, PA 17815** as follows:

| | |
|----------------------------------|--------------|
| Amount due pursuant to Judgment | \$172,892.13 |
| Interest | \$1,304.96 |
| Per diem of \$25.30 to 6/3/13 | |
| Late Charges | \$77.46 |
| (\$38.73 per month to 6/3/13) | |
| Escrow Deficit | \$1,829.43 |

TOTAL WRIT \$176,103.98

PLUS COSTS:

Dated: 06-06-13

Barbara N. Silvestri
PROTHONOTARY - *acting*
Froth & Clerk of Sev. Courts
By Mr. Com. By 1st Monday in 2016
DEPUTY

(SEAL)

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

PLAINTIFF

VS.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

2013-EO-93

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: **2437 OLD BERWICK ROAD BLOOMSBURG, PA 17815** as follows:

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| Late Charges | \$77.46 |
| (\$38.73 per month to 6/3/13) | |
| Escrow Deficit | \$1,829.43 |

TOTAL WRIT **\$176,103.98**

PLUS COSTS:

Dated: 06-16-13

Barbara N. Silvestri
PROTHONOTARY
Prothon & Clerk of Sev. Courts
Detting
By Com Ex 1st Monday in 2016
DEPUTY

(SEAL)

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

PLAINTIFF

Vs.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA


CIVIL ACTION LAW

NO. 2013-CV-361

IN MORTGAGE FORECLOSURE

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

I hereby certify that on May 7, 2013 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 
Leon P. Haller PA I.D. # 15700
Attorney for Plaintiff
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

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

VS.

DANIEL S. STIGLER
Defendant

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2013-CV-361

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **May 7, 2013**

TO:

DANIEL S. STIGLER
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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

IMPORTANT NOTICE

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

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

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

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

PURCELL, KRUG & HALLER

By 

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

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

PLAINTIFF

VS.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

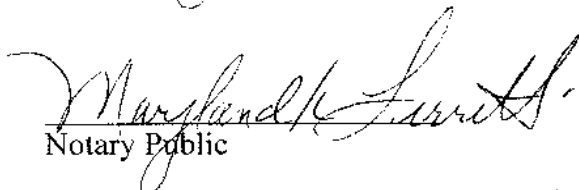
COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way which would bring them within the Servicemembers' Civil Relief Act. A copy of the search through the Defense Manpower Data Center website is attached.

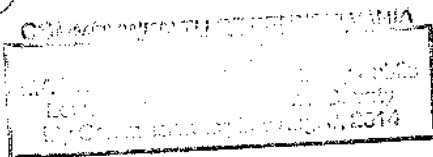
Sworn to and subscribed :

before me this 28 day :

of May 2013 :


Notary Public


LEON P. HALLER, ESQUIRE





Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: STIGLER

First Name: DANIEL

Middle Name: S

Active Duty Status As Of: May-14-2013

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

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

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

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

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

The Defense Manpower Data Center (DMDC) is ... 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.defenseink.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: E2IF71EE707A6D0

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

PLAINTIFF

VS.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

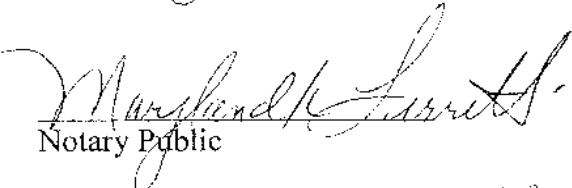
Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way which would bring them within the Servicemembers' Civil Relief Act. A copy of the search through the Defense Manpower Data Center website is attached.

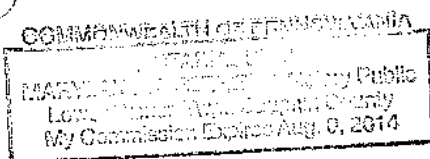
Sworn to and subscribed :

before me this 28 day :

of May 2013 :


LEON P. HALLER, ESQUIRE


Notary Public





Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: STIGLERFirst Name: DANIELMiddle Name: SActive Duty Status As Of: May-14-2013

| 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 |
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Mary M. Snavelly-Dixon

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

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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.

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Certificate ID: E2IF71EE707A6D0

COPY

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

PLAINTIFF

VS.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

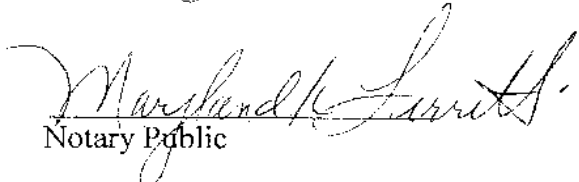
COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way which would bring them within the Servicemembers' Civil Relief Act. A copy of the search through the Defense Manpower Data Center website is attached.

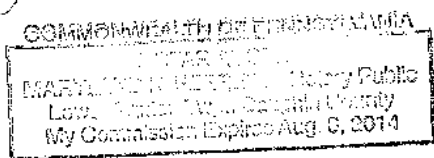
Sworn to and subscribed :

before me this 28 day :

of May 2013 :


Notary Public


LEON P. HALLER, ESQUIRE





Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: STIGLERFirst Name: DANIELMiddle Name: SActive Duty Status As Of: May-14-2013

| 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: E2IF71EE707A6D0

COPY

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

PLAINTIFF

VS.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

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 **2437 OLD BERWICK ROAD BLOOMSBURG, PA 17815**:

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

DANIEL S. STIGLER
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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: **NONE**

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**

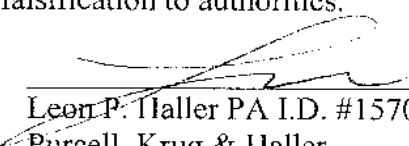
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

(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: May 28, 2013

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

PLAINTIFF

VS.

DANIEL S. STIGLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-361

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE:

TIME:

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

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

THE LOCATION of your property to be sold is:

2437 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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

No. 2013-CV-361

JUDGMENT AMOUNT \$172,892.13

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

DANIEL S. STIGLER

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN lot of land situate in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by an alley; bounded on the East by lot now or late of Oscar Lec; bounded on the South by Main Street of said Village of Espy; and bounded on the West by lot now or late of Mildred Rice.

BEING 38 feet in front on Main Street and 173 ¼ feet in depth, running back to the alley in the rear.

HAVING thereon erected a dwelling known as 2437 Old Berwick Road, Bloomsburg, PA 17815.

TAX PARCEL: 31-3C2-069

BEING the same premises which Kevin J. Bowman by deed dated 06/26/08 and recorded 07/03/08 in Columbia County Instrument No. 2008-06630, granted and conveyed unto Daniel S. Stigler.

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.

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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): **DANIEL S. STIGLER**

Filed to No. **2013-CV-361**

INSTRUCTIONS

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

2437 OLD BERWICK ROAD BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

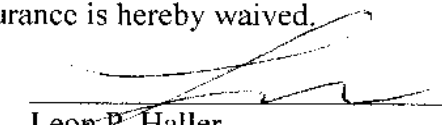
The parties to be served **PERSONALLY** and their addresses are as follows:

DANIEL S. STIGLER, 2437 OLD BERWICK ROAD BLOOMSBURG, PA 17815

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, May 28, 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

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



185710

CHECK NO. 185710
CHECK DATE 06/05/2013

CHECK AMOUNT
\$1,350.00

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

COLUMBIA COUNTY SHERIFF

TO THE
ORDER
OF

VOID AFTER 90 DAYS


AUTHORIZED SIGNATURE

⑈ 185710⑈ ⑆031301846⑆ 51 320931 2⑈

Security features. Details on back.