

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

US BANK NA VS MARK & RACHELLE MENSINGER

NO. 138-2014 ED NO. 55-2014 JD

DATE/TIME OF SALE: MAY 4, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 52500.00 (3456.62)

POUNDAGE - 2% OF BID \$ 1050.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4756.62

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

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

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

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

TOTAL DUE: \$ 4756.62

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 3406.62

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
MARK MENSINGER  
RACHELLE MENSINGER

**Attorney for the Plaintiff:**  
FEDERMAN & ASSOCIATES, LLC  
305 YORK ROAD, SUITE 300  
JENKINTOWN, PA 19046

**Sheriff's Sale Date:** Wednesday, May 4, 2016

**Writ of Execution No. :** 2014CV55

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

**Location of the real estate:** 361 WELLIVERSVILLE 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,422.30
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Surcharge	\$130.00

**Total Sheriff Costs** **\$2,239.80**

## Municipal Costs

Current Taxes	\$231.51
Delinquent Taxes	\$918.31

**Total Municipal Costs** **\$1,149.82**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$3,456.62**

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



Hladik, Onorato  
& Federman, LLP  
THE HOF LAW GROUP

Stephen M. Hladik

Also Admitted NJ Bar

Direct: (267) 662-9022

Fax: (267) 662-9023

Email: shladik@hoflawgroup.com

Reply to: North Wales

July 5, 2016

Columbia County Sheriff's Office  
Real Estate Division  
35 W. Main Street  
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A., et al. vs. Mark Mensinger, et al.  
Docket No.: 2014 CV 55  
Our File No.: 200100.0105

Dear Sir/Madam:

Please be advised the deed with regard to the above referenced matter should be vested to "Wells Fargo Bank, N.A., not in its individual or banking capacity but solely as Trustee for SRMOF 2009-1 Trust" at c/o Selene Finance, LP 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042.

Should you have any questions or require any additional information please do not hesitate to contact our office. Thank you for your assistance in this matter.

Very truly yours,

  
Stephen M. Hladik

SMH:gch

[www.hoflawgroup.com](http://www.hoflawgroup.com)



**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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name <b>Stephen M. Hladik, Esquire</b>		Telephone Number: <b>(215) 855-9521</b>	
Mailing Address <b>298 Wissahickon Avenue</b>		City <b>North Wales</b>	State ZIP Code <b>PA 19454</b>

### B. TRANSFER DATA

Date of Acceptance of Document <b>07 / 05 / 2016</b>			
Grantor(s)/Lessor(s) <b>Columbia County Sheriff</b>		Telephone Number:	
Mailing Address <b>35 W. Main Street</b>		Grantee(s)/Lessee(s) <b>Wells Fargo Bank, N.A., **</b>	
City <b>Bloomsburg</b>		Mailing Address <b>c/o Selene Finance, LP 9990 Richmond Avenue, Ste 400 S.</b>	
State <b>PA</b>	ZIP Code <b>17815</b>	City <b>Houston</b>	State ZIP Code <b>TX 77042</b>

### C. REAL ESTATE LOCATION

Street Address <b>361 Willersville Road</b>		City, Township, Borough <b>Bloomsburg</b>	
County <b>Columbia</b>	School District <b>Bloomsburg Area</b>	Tax Parcel Number <b>26-09-015</b>	

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration <b>3,456.62</b>	2. Other Consideration <b>+ 0.00</b>	3. Total Consideration <b>= 3,456.62</b>
4. County Assessed Value <b>18,313.00</b>	5. Common Level Ratio Factor <b>x 3.69</b>	6. Computed Value <b>= 67,574.97</b>

### E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed <b>\$ 67,574.97</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100.00 %</b>	1c. Percentage of Grantor's Interest Conveyed <b>100.00 %</b>
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### 2. 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.) **\*\*not in its individual or banking capacity but solely as Trustee for SRMOF 2009-1 Trust**

**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

Date

**7/6/16**

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

**HLADIK ONORATO AND FEDERMAN, LLP**  
**DEFAULT SERVICES ACCOUNT**  
298 WISSAHICKON AVE.  
NORTH WALES, PA 19454

TO BANK  
AMERICA'S MOST CONVENIENT BANK **7144**

**7144**  
3-180/360  
325

DATE

AMOUNT

PAY  
\*\*Three Thousand Four hundred Six dollars and Sixty Two cents\*\*

07/06/2016

\$3,406.62

TO THE  
ORDER  
OF

Columbia County Sheriff

For Balance Due Sheriff - 200100.0105 (Mensing)

  
AUTHORIZED SIGNATURE

⑈007144⑈ ⑆036001808⑆ 4270962553⑈

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ VS. Menistroy  
 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>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>427.50</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>487.10</u>	1422.30 CK
SOLICITOR'S SERVICES	\$100.00	
TOTAL ***** \$ <u>1672.30</u>		

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>231.51</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>918.31</u>	
TOTAL ***** \$ <u>1149.82</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3456.62

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
MENSINGER, MARK (et al.)

Case Number  
2014CV55

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 361 WELLSVILLE ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge Posted - Other

Adult In Charge:

Relation:

Date: 3/30/16

Time: 14:22 (222 pm)

Deputy: 446

Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2014CV55

361 WELLSVILLE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S BANK NATIONAL ASSOCIATION  
vs.  
MARK MENSINGER (et al.)

Case Number  
2014CV55

## SHERIFF'S RETURN OF SERVICE

02/22/2016 12:40 PM - DEPUTY SCOTT MAYERNICK, 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: MARK MENSINGER AT 39 ZAJAC LN NESCOPECK, PA 17815.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

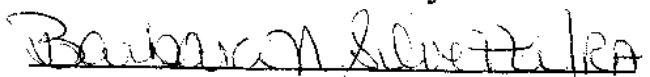
February 24, 2016

Affirmed and subscribed to before me this

NOTARY

24TH day of FEBRUARY, 2016

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020



Plaintiff Attorney: FEDERMAN & ASSOCIATES, LLC, 305 YORK ROAD, SUITE 300, JENKINTOWN, PA 19046



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S BANK NATIONAL ASSOCIATION  
vs.  
MARK MENSINGER (et al.)

Case Number  
2014CV55

## SHERIFF'S RETURN OF SERVICE

02/22/2016 12:40 PM - DEPUTY SCOTT MAYERNICK, 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 MARK MENSINGER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RACHELLE MENSINGER AT 39 ZAJAC LN, NESCOPECK, PA 18635.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

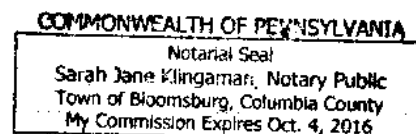
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 30, 2016

NOTARY

Affirmed and subscribed to before me this

30TH day of MARCH, 2016





Plaintiff Attorney: FEDERMAN & ASSOCIATES, LLC, 305 YORK ROAD, SUITE 300, JENKINTOWN, PA 19046

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
MARK MENSINGER (et al.)

Case Number  
2014CV55

## SHERIFF'S RETURN OF SERVICE

03/30/2016 02:22 PM - DEPUTY MICHAEL BEYER, 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 361 WELLIVERSVILLE ROAD, BLOOMSBURG, PA 17815.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

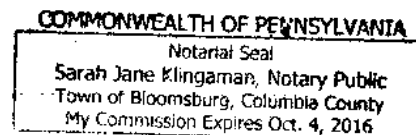
Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 31, 2016

NOTARY

Affirmed and subscribed to before me this

31ST day of MARCH, 2016

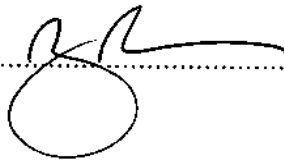


Sarah Jane Klingaman

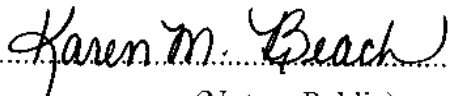
Plaintiff Attorney: FEDERMAN & ASSOCIATES, LLC, 305 YORK ROAD, SUITE 300, JENKINTOWN, PA 19046

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

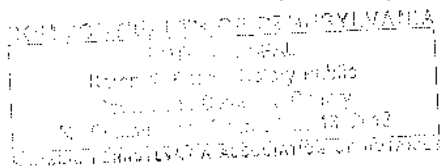
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 13, 20, 27, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 27<sup>th</sup> day of April, 2016



(Notary Public)



And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
MENSINGER, MARK (et al.)

Case Number  
2014CV55

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 138

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: RACHELLE MENSINGER

Primary Address: 361 WELLIVERSVILLE ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 39 ZAJACK LN  
NESCOPECK, PA

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Mark Mensinger

Relation: Husband

Date: 2-22-16 Time: 12:40

Deputy: 3 Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

MENSINGER, RACHELLE

2014CV55

361 WELLIVERSVILLE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

2014 CV55

DATE: 16-MAR-16

FEE: \$5.00

CERT. NO23710

MENSINGER RACHELLE L & MARK D  
39 ZAJAC LN  
NESCOPECK PA 18635

DISTRICT: MT PLEASANT TWP  
DEED 20020-3992  
LOCATION: 361 WELLSVILLE RD BLOOMSBUR  
PARCEL: 26 -09 -015-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2015	PRIM	900.66	12.65	0.00	913.31
TOTAL DUE :					\$913.31

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2015

REQUESTED BY:

Columbia County Sheriff

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570)389-5646

## TAX CERTIFICATION

2016 - REAL ESTATE

As of Date: 03/16/2016 03:48:45 PM

Owner: MENSINGER RACHELLE L & MARK D

39 ZAJAC LN

NESCOPECK PA 18635

Municipality: MT PLEASANT TWP

Parcel #: 26 -09 -015-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
026535	G	\$188.28	04/30/2016	\$192.12	06/30/2016	\$211.33	08/31/2016
		Payment					
026535	S	\$17.94	04/30/2016	\$18.31	06/30/2016	\$20.14	08/31/2016
		Payment					
026535	R	\$20.66	04/30/2016	\$21.08	06/30/2016	\$23.19	08/31/2016
		Payment					
		<u>\$ 226.88</u>		<u>\$ 231.51</u>		<u>\$ 254.66</u>	

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 03/04/16

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 1067156  
Description: Mensinger Sale 55 of 2014  
Run Dates: 03/05/16 to 03/05/16  
Class: 2  
Agate Lines: 260  
Blind Box:

Total Ad Cost \$481.10  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/05/16	03/05/16	1	\$481.10

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2014CV65

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, MAY 04, 2016  
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 and lot of land situate in the Township of Mount Pleasant, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the center lines of State Route 401, known as Millertown Road and Township Road number T-559, known as Welliversville Road. Thence along the centerline of said Welliversville Road the following 5 course and distance.

S 82-45-00 E, a distance of 67.05 feet to a point, S 80-26-00 E, a distance of 92.92 feet to a point, S 83-22-50 E, a distance of 129.95 feet to a point, S 83-47-30 E, a distance of 55.36 feet to a point, S 82-47-40 E, a distance of 316.23 feet to a point, Thence along lands now or formerly of Allen and Nancy Cornell, S 12-11-20 W, passing through an iron pin set on the property line 16.6 feet from the last mentioned point in the centerline of the road, a distance of 225.35 feet to a stone monument in line of lands of said Cornell. Thence along lands now or formerly of Barry A. Noit, N 82-52-10 W, a distance of 688.83 feet to a point in the centerline of the aforementioned Millertown Road. Thence along the centerline of said Millertown Road N 18-54-10 E, a distance of 23 1.80 feet to a point, the place of BEGINNING.

CONTAINING 3.48 acres and being in accordance with a draft of survey prepared by construction Engineering, Inc., James M. Wood, PLS dated July 12, 2002. Said draft of survey is intended to be recorded herewith and made part of this deed.

PARCEL No. 26-09-015

BEING known as 361 Welliversville Road, Bloomsburg, PA 17815

BEING the same premises which was granted and conveyed by Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, by Deed dated April 3, 2002 and recorded in the Office for the Recorder of Deeds in and for the County of Columbia on April 4, 2002 as Instrument No. 200203992 to Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties.

PROPERTY ADDRESS: 361 WELLIVERSVILLE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-09-015

Seized and taken into execution to be sold as the property of MARK MENSINGER, RACHELLE MENSINGER 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.

FEDERMAN & ASSOCIATES, LLC  
JENKINTOWN, PA  
Attorney for the Plaintiff

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
MENSINGER, MARK (et al.)

Case Number  
2014CV55

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/04/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Vacant*

### Serve To:

**Name:** OCCUPANT

**Primary Address:** 361 WELLIVERSVILLE 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:** FEDERMAN & ASSOCIATES, LLC

**Phone:**

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**


### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2014CV55

361 WELLIVERSVILLE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
MENSINGER, MARK (et al.)

Case Number  
2014CV55

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 138

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MARK MENSINGER

Primary Address: 361 WELLIVERSVILLE ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 39 ZASACK LN  
NESCOPELE, PA

Phone:

### Final Service:

Served Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 2-22-16

Time: 12:40

Deputy: 3

Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

MENSINGER, MARK

2014CV55

361 WELLIVERSVILLE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING  
PHILADELPHIA PA 19107

---

**HLADIK, ONORATO & FEDERMAN, LLP**

By: Thomas M. Federman, Esq., ID # 64068

By: Stephen M. Hladik, Esq., ID # 066287

By: Jordan David, Esq., ID # 311968

By: Pam Cunningham, Esq. ID No. 312388

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

U.S. BANK TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY  
AS TRUSTEE FOR SRMOF REO 2011-1 TRUST

Plaintiff

COLUMBIA COUNTY

v.

MARK D. MENSINGER  
A/K/A MARK DAVID MENSINGER  
RACHELLE L. MENSINGER

NO. 2014-CV-55

Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Mark D. Mensinger  
a/k/a Mark David Mensinger  
Rachelle L. Mensinger  
361 Welliversville Road  
Bloomsburg, PA 17815

Your house (real estate) at 361 Welliversville Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on May 4<sup>th</sup> 2016 at 9:00 AM at Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$150,799.83 obtained by the Plaintiff against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Plaintiff the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call HLADIK, ONORATO & FEDERMAN, LLP, at (215) 855-9521.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling HLADIK, ONORATO & FEDERMAN, LLP, at (215) 855-9521.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this happened, you may call HLADIK, ONORATO & FEDERMAN, LLP, at (215) 855-9521.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
MENSINGER, MARK (et al.)

Case Number  
2014CV55

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

138

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM  
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:

Liz Whiting

Relation:

Clerk

Date:

2-11-16

Time:

3:25

Deputy:

4

Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV55

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
MENSINGER, MARK (et al.)

Case Number  
2014CV55

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 138

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Connie Johnson

Relation: Receptionist

Date: 2-11-16

Time: 1:34

Deputy: 4

Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

CENTRAL COLUMBIA SD

2014CV55

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
MENSINGER, MARK (et al.)

Case Number  
2014CV55

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 138

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Cou

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 Richenderle

Relation:

clerk

Date:

2-10-14

Time:

3:55

Deputy:

4

Mileage:

### Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2014CV55

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV55

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, MAY 04, 2016**  
**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 and lot of land situate in the Township of Mount Pleasant, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the center lines of State Route 4011, known as Millertown Road and Township Road number T-559, known as Welliversville Road. Thence along the centerline of said Welliversville Road the following 5 course and distance:

S 82-45-00 E, a distance of 67.05 feet to a point, S 80-26-00 E, a distance of 92.92 feet to a point,

S 83-22-50 E, a distance of 129.95 feet to a point, S 83-47-30 E, a distance of 55.36 feet to a point,

S 82-47-40 E, a distance of 316.23 feet to a point, Thence along lands now or formerly of Allen and Nancy Cornell, S 12-11-20 W,

passing through an iron pin set on the property line 16.6 feet from the last mentioned point in the centerline of the road, a distance of 225.35 feet to a stone monument in line of lands of said Cornell. Thence along lands now or formerly of Barry A. Nolt, N 82-52-10 W, a distance of 688.83 feet to a point in the centerline of the aforementioned Millertown Road. Thence along the centerline of said Millertown Road N 18-54-10 E, a distance of 231.80 feet to a point, the place of BEGINNING.

CONTAINING 3.48 acres and being in accordance with a draft of survey prepared by construction Engineering, Inc., James M. Wood, PLS dated July 12, 2002. Said draft of survey is intended to be recorded herewith and made part of this deed.

PARCEL No. 26-09-015

BEING known as 361 Welliversville Road, Bloomsburg, PA 17815

BEING the same premises which was granted and conveyed by Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, by Deed dated April 3, 2002 and recorded in the Office for the Recorder of Deeds in and for the County of Columbia on April 4, 2002 as Instrument No. 200203992 to Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties.

PROPERTY ADDRESS: 361 WELLIVERSVILLE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-09-015

Seized and taken into execution to be sold as the property of MARK MENSINGER, RACHELLE MENSINGER 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:  
FEDERMAN & ASSOCIATES, LLC  
JENKINTOWN, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

## Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

U.S. BANK TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY  
AS TRUSTEE FOR SRMOF REO 2011-1 TRUSTCOURT OF COMMON PLEAS  
CIVIL DIVISION

Plaintiff

COLUMBIA COUNTY

MARK D. MENSINGER  
A/K/A MARK DAVID MENSINGER  
RACHELLE L. MENSINGER

NO. 2014-CV-55

2014-ED-13

Defendants

## Writ of Execution

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the  
following described property:

361 Welliversville Road, Bloomsburg, PA 17815

Thomas M. Federman, Esq., ID # 64068  
Danielle Boyle-Ebersole, Esq., ID # 81747  
Paul J. Fanelli, Esq., ID # 313157  
Federman & Associates, LLC  
305 York Road, Suite 300  
Jenkintown, PA 19046  
Attorney for PlaintiffAmount Due  
Interest from 03/21/2014 to  
plus \$19.98 per diem thereafter

\$150,799.83

(Costs to be added)

Prothonotary

By

Barbara N Silvestri  
Clerk / KPB

Date

8-21-14

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016THE WITHIN WRIT IS HEREBY  
ISSUED THIS 6 DAY OF NOV  
A. D. 2015

PROTHONOTARY

Barbara N Silvestri

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



COURT OF COMMON PLEAS  
COLUMBIA COUNTY

No. 2014-CV-55

U.S. BANK TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY  
AS TRUSTEE FOR SRMOF REO 2011-1 TRUST

Plaintiff

v.

MARK D. MENSINGER  
A/K/A MARK DAVID MENSINGER  
RACHELLE L. MENSINGER

Defendants

361 Welliversville Road, Bloomsburg, PA 17815

Writ of Execution

Real Debt \$150,799.83  
Interest From 03/21/2014 to  
plus \$19.98 per diem thereafter

Costs Paid:

Prothonotary

Sheriff

Statutory

Costs Due Prothonotary



☒ Thomas M. Federman, Esq., ID # 64068  
☐ Danielle Boyle-Ebersole, Esq., ID # 81747  
☐ Paul J. Fanelli, Esq., ID # 313157  
Federman & Associates, LLC  
305 York Road, Suite 300  
Jenkintown, PA 19046  
Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Mount Pleasant, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the center lines of State Route 4011, known as Millertown Road and Township Road number T-559, known as Welliversville Road. Thence along the centerline of said Welliversville Road the following 5 course and distances:

- S 82-45-00 E, a distance of 67.05 feet to a point,
- S 80-26-00 E, a distance of 92.92 feet to a point,
- S 83-22-50 E, a distance of 129.95 feet to a point,
- S 83-47-30 E, a distance of 55.36 feet to a point,
- S 82-47-40 E, a distance of 316.23 feet to a point,

Thence along lands now or formerly of Allen and Nancy Cornell, S 12-11-20 W, passing through an iron pin set on the property line 16.6 feet from the last mentioned point in the centerline of the road, a distance of 225.35 feet to a stone monument in line of lands of said Cornell.

Thence along lands now or formerly of Barry A. Nolt, N 82-52-10 W, a distance of 688.83 feet to a point in the centerline of the aforementioned Millertown Road.

Thence along the centerline of said Millertown Road N 18-54-10 E, a distance of 231.80 feet to a point, the place of BEGINNING.

CONTAINING 3.48 acres and being in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS dated July 12, 2002. Said draft of survey is intended to be recorded herewith and made part of this deed.

PARCEL No. 26-09-015

BEING known as 361 Welliversville Road, Bloomsburg, PA 17815

BEING the same premises which was granted and conveyed by Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, by Deed dated April 3, 2002 and recorded in the Office for the Recorder of Deeds in and for the County of Columbia on April 4, 2002 as Instrument No. 200203992 to Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties.

# REAL ESTATE OUTLINE

ED # 2014ED138

DATE RECEIVED Feb 8<sup>th</sup> 2014  
DOCKET AND INDEX 2014 CV 55

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>3691</u>

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

SALE DATE May 4<sup>th</sup> 14 TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

26-09 015  
mt Pleasant

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

Name	Address
Wells Fargo Bank, National Association, not in its individual or banking capacity but solely as Trustee for SRMOF 2009-1 Trust	9990 Richmond Avenue, Suite 400 Houston, TX 77042

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

Name	Address
------	---------

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

Name	Address
------	---------

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:

Name Tenant(s)/Occupant(s)	Address
Columbia County Domestic Relations Section	361 Welliversville Road Bloomsburg, PA 17815
Commonwealth of PA Department of Public Welfare	15 Perry Avenue Bloomsburg, PA 17815
Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division	P.O. Box 2675 Harrisburg, PA 17105
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Commonwealth of PA Department of Revenue Bureau of Compliance Clearance Support	P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105
United States of America c/o Attorney for the Middle District of PA	Department #280946 Harrisburg, PA 17128 Attn: Sheriff's Sales
	235 N. Washington Street Scranton, PA 18503

8. Name and address of Attorney of record:

Name	Address
------	---------

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 43904 relating to unsworn falsification to authorities:

Date:

11/4/15

HLADIK, ONORATO & FEDERMAN, LLP

☐ Thomas M. Federman, Esq., ID # 64068  
☐ Stephen M. Hladik, Esq., ID # 066287  
☐ Jordan David, Esq., ID # 311968  
☐ Pam Cunningham, Esq., ID # 312388  
298 Wissahickon Avenue  
North Wales, PA 19454  
Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Mount Pleasant, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the center lines of State Route 401 E, known as Millertown Road and Township Road number T-559, known as Welliversville Road. Thence along the centerline of said Welliversville Road the following 5 course and distances:

- S 82-45-00 E, a distance of 67.05 feet to a point,
- S 80-26-00 E, a distance of 92.92 feet to a point,
- S 83-22-50 E, a distance of 129.95 feet to a point,
- S 83-47-30 E, a distance of 55.36 feet to a point,
- S 82-47-40 E, a distance of 316.23 feet to a point,

Thence along lands now or formerly of Allen and Nancy Cornell, S 12-11-20 W, passing through an iron pin set on the property line 16.6 feet from the last mentioned point in the centerline of the road, a distance of 225.35 feet to a stone monument in line of lands of said Cornell.

Thence along lands now or formerly of Barry A. Nolt, N 82-52-10 W, a distance of 688.83 feet to a point in the centerline of the aforementioned Millertown Road.

Thence along the centerline of said Millertown Road N 18-54-10 E, a distance of 231.80 feet to a point, the place of BEGINNING.

CONTAINING 3.48 acres and being in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS dated July 12, 2002. Said draft of survey is intended to be recorded herewith and made part of this deed.

PARCEL No. 26-09-015

BEING known as 361 Welliversville Road, Bloomsburg, PA 17815

BEING the same premises which was granted and conveyed by Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, by Deed dated April 3, 2002 and recorded in the Office for the Recorder of Deeds in and for the County of Columbia on April 4, 2002 as Instrument No. 200203992 to Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties.

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

U.S. BANK TRUST NATIONAL ASSOCIATION, COURT OF COMMON PLEAS  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY CIVIL DIVISION  
AS TRUSTEE FOR SRMOF REO 2011-1 TRUST

Plaintiff

COLUMBIA COUNTY

v.

MARK D. MENSINGER  
A/K/A MARK DAVID MENSINGER  
RACHELLE L. MENSINGER

NO. 2014-CV-55

2014-ED-138

Defendants

PRAECIPE TO REISSUE WRIT OF EXECUTION

TO THE PROTHONOTARY OF COLUMBIA COUNTY:

Reissue Writ of Execution in the above matter:


Amount Due  
Interest from 03/21/2014 to  
plus \$19.98 per diem thereafter

\$150,799.83

(Costs to be added)

FILED  
PROTHONOTARY  
2016 FEB 8 PM 12 11  
CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

HLADIK, ONORATO & FEDERMAN, LLP

  
Thomas M. Federman, Esq., ID # 64068  
Stephen M. Hladik, Esq., ID # 066287  
Jordan David, Esq., ID # 311968  
Pam Cunningham, Esq., ID # 312388  
298 Wissahickon Avenue  
North Wales, PA 19454  
Attorney for Plaintiff

**HLADIK, ONORATO & FEDERMAN, LLP**

By: Thomas M. Federman, Esq., ID # 64068

By: Stephen M. Hladik, Esq., ID # 066287

By: Jordan David, Esq., ID # 311968

By: Pam Cunningham, Esq. ID No. 312388

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

U.S. BANK TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY  
AS TRUSTEE FOR SRMOF REO 2011-1 TRUST

Plaintiff

COLUMBIA COUNTY

v.

MARK D. MENSINGER

A/K/A MARK DAVID MENSINGER

RACHELLE L. MENSINGER

NO. 2014-CV-55

Defendants

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned hereby certifies that he/she is the attorney for Plaintiff in the above action, set forth as of the date the  
Pracipe for the Writ of Execution was filed the following information concerning the real property located at: 361  
Welliversville Road, Bloomsburg, PA 17815, a copy of the description of said property is attached hereto and marked  
Exhibit "A".

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

Name	Address
Mark D. Mensinger a/k/a Mark David Mensinger	361 Welliversville Road Bloomsburg, PA 17815
Rachelle L. Mensinger	361 Welliversville Road Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Name	Address
Mark D. Mensinger a/k/a Mark David Mensinger	361 Welliversville Road Bloomsburg, PA 17815
Rachelle L. Mensinger	361 Welliversville Road Bloomsburg, PA 17815

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

Name	Address
Wells Fargo Bank, National Association, not in its individual or banking capacity but solely as Trustee for SRMOF 2009-1 Trust	9990 Richmond Avenue, Suite 400 Houston, TX 77042

FILED  
PROTHONOTARY  
2015 NOV 6 AM 10 35  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

TO THE SHERIFF OF COLUMBIA COUNTY:

As the Attorney for the Plaintiff, in the matter of U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee for SRMOF REO 2011-1 Trust, Plaintiff, v. Mark D. Mensinger a/k/a Mark David Mensinger, Rachelle L. Mensinger, Defendants, I submit the following information with the request that is used, verbatim, FOR ADVERTISEMENT PURPOSES IN THE COLUMBIA COUNTY NEWSPAPER AND SUCH OTHER NEWSPAPER OR NEWSPAPERS AS REQUIRED BY LAW.

Date:

2/3/16

**HLADIK, ONORATO & FEDERMAN, LLP**

Thomas M. Federman, Esq., ID # 64068

Stephen M. Hladik, Esq., ID # 066287

Jordan David, Esq., ID # 311968

Pam Cunningham, Esq., ID # 312388

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2014-CV-55 issued out of the Court of Common Pleas of Columbia, PA, to me directed will be sold at Public Sale on \_\_\_\_\_ at 9:00 AM, prevailing time, at Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815, said County the following described Real Estate:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Mount Pleasant, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:  
BEGINNING at a point at the intersection of the center lines of State Route 4011, known as Millertown Road and Township Road number T-559, known as Welliversville Road. Thence along the centerline of said Welliversville Road the following 5 course and distances:

S 82-45-00 E, a distance of 67.05 feet to a point,  
S 80-26-00 E, a distance of 92.92 feet to a point,  
S 83-22-50 E, a distance of 129.95 feet to a point,  
S 83-47-30 E, a distance of 55.36 feet to a point,  
S 82-47-40 E, a distance of 316.23 feet to a point.

Thence along lands now or formerly of Allen and Nancy Cornell, S 12-11-20 W, passing through an iron pin set on the property line 16.6 feet from the last mentioned point in the centerline of the road, a distance of 225.35 feet to a stone monument in line of lands of said Cornell.

Thence along lands now or formerly of Barry A. Nolt, N 82-52-10 W, a distance of 688.83 feet to a point in the centerline of the aforementioned Millertown Road.

Thence along the centerline of said Millertown Road N 18-54-10 E, a distance of 231.80 feet to a point, the place of BEGINNING.

CONTAINING 3.48 acres and being in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS dated July 12, 2002. Said draft of survey is intended to be recorded herewith and made part of this deed.

PARCEL No. 26-09-015

BEING the same premises which was granted and conveyed by Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, by Deed dated April 3, 2002 and recorded in the Office for the Recorder of Deeds in and for the County of Columbia on April 4, 2002 as Instrument No. 200203992 to Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties.

LOCATION OF PROPERTY: 361 Welliversville Road, Bloomsburg, PA 17815

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Mark D. Mensinger a/k/a Mark David Mensinger, Rachelle L. Mensinger

REAL DEBT: \$150,799.83



SHERIFF'S SALE

DESCRIPTION: All that certain piece, parcel and lot of land situate in the Township of Mount Pleasant, in the County of Columbia and Commonwealth of Pennsylvania

LOCATION OF PROPERTY: 361 Welliversville Road, Bloomsburg, PA 17815

PARCEL NO.: 26-09-015

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

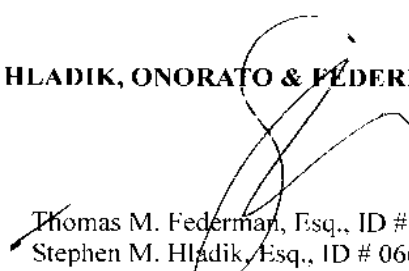
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REAL DEBT: \$150,799.83

**HLADIK, ONORATO & FEDERMAN, LLP**

Date:

2/3/16

  
Thomas M. Federman, Esq., ID # 64068  
Stephen M. Hladik, Esq., ID # 066287  
Jordan David, Esq., ID # 311968  
Pam Cunningham, Esq., ID # 312388  
298 Wissahickon Avenue  
North Wales, PA 19454  
Attorney for Plaintiff

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PARCEL NO.: 26-09-015

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SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Mark D. Mensinger a/k/a Mark David Mensinger, Rachelle L. Mensinger

REAL DEBT: \$150,799.83

**HLADIK, ONORATO & FEDERMAN, LLP**

Date:

2/3/16

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298 Wissahickon Avenue  
North Wales, PA 19454  
Attorney for Plaintiff

**HLADIK, ONORATO & FEDERMAN, LLP**

By: Thomas M. Federman, Esq., ID # 64068

By: Stephen M. Hladik, Esq., ID # 066287

By: Jordan David, Esq., ID # 311968

By: Pam Cunningham, Esq. ID No. 312388

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

U.S. BANK TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY  
AS TRUSTEE FOR SRMOF REO 2011-1 TRUST

Plaintiff

COLUMBIA COUNTY

v.

MARK D. MENSINGER  
A/K/A MARK DAVID MENSINGER  
RACHELLE L. MENSINGER

NO. 2014-CV-55

Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Mark D. Mensinger  
a/k/a Mark David Mensinger  
Rachelle L. Mensinger  
361 Welliversville Road  
Bloomsburg, PA 17815

Your house (real estate) at 361 Welliversville Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at 9:00 AM at Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$150,799.83 obtained by the Plaintiff against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Plaintiff the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call HLADIK, ONORATO & FEDERMAN, LLP, at (215) 855-9521.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling HLADIK, ONORATO & FEDERMAN, LLP, at (215) 855-9521.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this happened, you may call HLADIK, ONORATO & FEDERMAN, LLP, at (215) 855-9521.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless expectations (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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 SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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BEGINNING at a point at the intersection of the center lines of State Route 4011, known as Millertown Road and Township Road number T-559, known as Welliversville Road. Thence along the centerline of said Welliversville Road the following 5 course and distances:

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Thence along the centerline of said Millertown Road N 18-54-10 E, a distance of 231.80 feet to a point, the place of BEGINNING.

CONTAINING 3.48 acres and being in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS dated July 12, 2002. Said draft of survey is intended to be recorded herewith and made part of this deed.

PARCEL No. 26-09-015

BEING known as 361 Welliversville Road, Bloomsburg, PA 17815

BEING the same premises which was granted and conveyed by Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, by Deed dated April 3, 2002 and recorded in the Office for the Recorder of Deeds in and for the County of Columbia on April 4, 2002 as Instrument No. 200203992 to Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties.

**HLADIK, ONORATO & FEDERMAN, LLP**

By: Thomas M. Federman, Esq., ID # 64068

By: Stephen M. Hladik, Esq., ID # 066287

By: Jordan David, Esq., ID # 311968

By: Pam Cunningham, Esq., ID No. 312388

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

U.S. BANK TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY  
AS TRUSTEE FOR SRMOF REO 2011-I TRUST

Plaintiff

COLUMBIA COUNTY

v.

MARK D. MENSINGER

NO. 2014-CV-55

A/K/A MARK DAVID MENSINGER

RACHELLE L. MENSINGER

Defendants

CERTIFICATION TO SHERIFF

Premises: 361 Welliversville Road, Bloomsburg, PA 17815

BOOK & WRIT NO: ..

This certifies that the 3129 Affidavit for the above-mentioned property is correct, complete, and current to the date of filing the Praecipe for Writ of Execution, and accurate. This certifies that the Attorney on the Writ, upon demand, will substantiate information in the Affidavit and its information, and further.

This certifies that the Attorney on the Writ will indemnify the Sheriff of the County of Columbia for any costs and/or claims arising out of any and all inaccuracies in and/or failure to cure defects in said 3129 Affidavit.

Fraudulent practice(s) on the part of the Plaintiff shall invalidate the sale.

I further certify that my client, the plaintiff, has not engaged in any fraudulent practices with regards to this particular mortgage.

Criminal prosecution may result from any fraudulent practices with regards to this particular mortgage.

**HLADIK, ONORATO & FEDERMAN, LLP**

Date:

2/3/16

Thomas M. Federman, Esq., ID # 64068

Stephen M. Hladik, Esq., ID # 066287

Jordan David, Esq., ID # 311968

Pam Cunningham, Esq., ID # 312388

298 Wissahickon Avenue

North Wales, PA 19454

Attorney for Plaintiff

**HLADIK, ONORATO & FEDERMAN, LLP**

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U.S. BANK TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY  
AS TRUSTEE FOR SRMOF REO 2011-1 TRUST

Plaintiff

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

COLUMBIA COUNTY

v.

MARK D. MENSINGER

A/K/A MARK DAVID MENSINGER

RACHELLE L. MENSINGER

NO. 2014-CV-55

Defendants

**I HEREBY CERTIFY THAT:**

- I. The judgment entered in above matter is based on an action:
- ☐ A. In Assumpsit (Contract)
  - ☐ B. In Trespass (Accident)
  - ☒ C. In Mortgage Foreclosure
  - ☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendants own(s) the property being exposed to sale as:
- ☐ A. An Individual
  - ☒ B. Tenants by Entireties
  - ☐ C. Joint Tenants with Right of Survivorship
  - ☐ D. A Partnership
  - ☐ E. Tenants in Common
  - ☐ F. A Corporation
- III. The Defendants is/are:
- ☒ A. Resident(s) in the Commonwealth of Pennsylvania
  - ☐ B. Not resident(s) in the Commonwealth of Pennsylvania
  - ☐ C. If more than one defendant and either A or B above are not applicable, state which defendants are residents in the Commonwealth of Pennsylvania

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by the plaintiff.

Date:

2/3/14

**HLADIK, ONORATO & FEDERMAN, LLP**

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Attorney for Plaintiff

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ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

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Plaintiff

COLUMBIA COUNTY

v.

MARK D. MENSINGER  
A/K/A MARK DAVID MENSINGER  
RACHELLE L. MENSINGER

NO. 2014-CV-55

Defendants

AFFIDAVIT OF LAST KNOWN MAILING ADDRESS OF DEFENDANT(S)

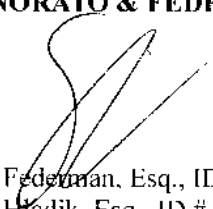
The undersigned, attorney for Plaintiff in the within matter, being duly sworn according to law, hereby deposes  
and says that the last known mailing address(es) of the Defendants are:

Mark D. Mensinger  
a/k/a Mark David Mensinger  
Rachelle L. Mensinger  
361 Welliversville Road  
Bloomsburg, PA 17815

**HLADIK, ONORATO & FEDERMAN, LLP**

Date:

2/3/14

  
Thomas M. Federman, Esq., ID # 64068  
Stephen M. Hladik, Esq., ID # 066287  
Jordan David, Esq., ID # 311968  
Pam Cunningham, Esq., ID # 312388  
298 Wissahickon Avenue  
North Wales, PA 19454  
Attorney for Plaintiff



## Document Receipt

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Trans #	7382	Carrier / service:	USPS Server	First-Class Mail®	2/10/2016 12:00:00 AM
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Ship to:

DEPT OF WELFARE

TPL CASUALTY UNIT

P.O. BOX 8486

WILLIOW OAK BUILDING

Tracking #: 71901140006000073766

Doc Ref #: 2014ED138

Postage 5.1300

HARRISBURG PA 17105

**HLADIK, ONORATO & FEDERMAN, LLP**

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ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

U.S. BANK TRUST NATIONAL ASSOCIATION,  
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AS TRUSTEE FOR SRMOF REO 2011-1 TRUST

Plaintiff

COLUMBIA COUNTY

v.

MARK D. MENSINGER

A/K/A MARK DAVID MENSINGER

RACHELLE L. MENSINGER

NO. 2014-CV-55

Defendants

CERTIFICATE

The undersigned, hereby states that he/she is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provision of Act 91 because it is:

- ☐ An FHA insured mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91/6 procedures have been fulfilled

This certification is made subject to penalties of 18 PA.C.S. Section 4904 relating to unsworn falsification to authorities.

**HLADIK, ONORATO & FEDERMAN, LLP**

Date:

2/3/14

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Attorney for Plaintiff

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ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
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Plaintiff

COLUMBIA COUNTY

v.

MARK D. MENSINGER  
A/K/A MARK DAVID MENSINGER  
RACHELLE L. MENSINGER

NO. 2014-CV-55

Defendants

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH WRIT MAY LEAVE SAME WITHOUT A WATCHMAN, IN CUSTODY OF WHOMEVER IS FOUND IN POSSESSION, AFTER NOTIFYING SUCH PERSONS 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; AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.

Date:

2/3/16

**HLADIK, ONORATO & FEDERMAN, LLP**

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Attorney for Plaintiff

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Plaintiff

COLUMBIA COUNTY

v.

MARK D. MENSINGER

A/K/A MARK DAVID MENSINGER

RACHELLE L. MENSINGER

NO. 2014-CV-55

Defendants

**AFFIDAVIT OF NON-MILITARY SERVICE**

STATE OF PENNSYLVANIA

:

S.S.:

COUNTY OF MONTGOMERY

:

THE UNDERSIGNED, Stephen M. Hladik, Esquire, being duly sworn, deposes and says that he is the attorney for the Plaintiff in the within action, and that the averments herein are based upon investigations made and records maintained by the Plaintiff or the servicing agent of the Plaintiff herein, and that the above-named Defendants are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant is as follows:

Defendant: Mark D. Mensinger a/k/a Mark David Mensinger

Age: Over 18

Residence: 361 Welliversville Road, Bloomsburg, PA 17815

Employment: Unknown

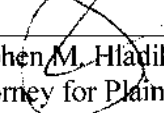
Defendant: Rachelle L. Mensinger

Age: Over 18

Residence: 361 Welliversville Road, Bloomsburg, PA 17815

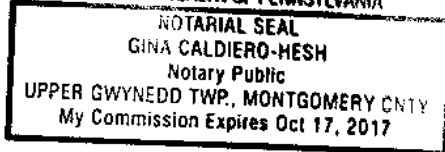
Employment: Unknown

HLADIK, ONORATO, & FEDERMAN,  
LLP

BY:   
Stephen M. Hladik, Esquire  
Attorney for Plaintiff

Sworn to and subscribed before me  
this 3rd day of February, 2016

  
Notary Public  
COMMONWEALTH OF PENNSYLVANIA





## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MENSINGER

First Name: MARK

Middle Name: D.

Active Duty Status As Of: Feb-03-2016

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.

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 this URL:

[https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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: A7R48217Q2DBZC0**



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MENSINGER

First Name: RACHELLE

Middle Name: L.

Active Duty Status As Of: Feb-03-2016

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.

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 this URL:

[https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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).

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**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: 37QF02C7C2EE540**

## Document Receipt

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Trans #	7379	Carrier / service:	USPS Server	First-Class Mail®	2/10/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000073735
Doc Ref #:	2014ED138
Postage	5.1300

PHILADELPHIA PA 19107

138

## Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000073726

Doc Ref #: 2014ED138

Postage 5.1300

HARRISBURG PA 17105

138

## Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000073711

Doc Ref #: 2014ED138

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000073742

Doc Ref #: 2014ED138

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	7381	Carrier / service:	USPS Server	First-Class Mail®	2/10/2016 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

C/O ATTORNEY OF MIDDLE  
DISTRICT

235 N. WASHINGTON STREET

Tracking #: 71901140006000073759

Doc Ref #: 2014ED138

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SCRANTON PA 18503

## Document Receipt

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Ship to:

DEPT OF WELFARE

TPL CASUALTY UNIT

P.O. BOX 8486

WILLIOW OAK BUILDING

Tracking # 71901140006000073766

Doc Ref #: 2014ED138

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000073711

Doc Ref #: 2014ED138

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HARRISBURG PA 17128



**HLADIK ONORATO AND FEDERMAN, LLP**  
**DEFAULT SERVICES ACCOUNT**  
298 WISSAHICKON AVE.  
NORTH WALES, PA 19454

TD BANK  
AMERICA'S MOST CONVENIENT BANK  
**3691**

**3691**  
3-180/360  
326

DATE

AMOUNT

PAY

**\*\*One Thousand Three hundred Fifty dollars and Zero cents\*\***

TO THE  
ORDER  
OF

Columbia County Sheriff

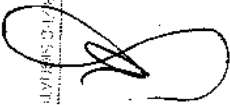
11/04/2015

\$1,350.00

For Sale Deposit - 200100.0105

⑈003691⑈ ⑆036001808⑆ 4270962553⑈

AUTHORIZED SIGNATURE



Security Features Included

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