

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

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/21/2014	Advance Fee	Advance Fee	5843	\$0.00	\$1,350.00
08/21/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/21/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/21/2014	Crying Sale			\$10.00	\$0.00
08/21/2014	Docketing			\$15.00	\$0.00
08/21/2014	Levy			\$15.00	\$0.00
08/21/2014	Mailing Costs			\$36.00	\$0.00
08/21/2014	Posting Handbill			\$15.00	\$0.00
08/21/2014	Press Enterprise Inc			\$1,215.96	\$0.00
08/21/2014	Sheriff Automation Fund			\$50.00	\$0.00
08/21/2014	Web Posting			\$100.00	\$0.00
11/12/2014	Service			\$165.00	\$0.00
11/12/2014	Service Mileage			\$12.00	\$0.00
11/12/2014	Copies			\$5.50	\$0.00
11/12/2014	Notary Fee			\$15.00	\$0.00
11/12/2014	Tax Claim Search			\$5.00	\$0.00
11/12/2014	Surcharge			\$120.00	\$0.00
				\$1,811.96	\$1,350.00
TOTAL BALANCE:				\$(461.96)	

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

FEDERMAN & ASSOCIATES, LLC

305 YORK ROAD, SUITE 300
JENKINTOWN, PA 19046
(215) 572-5095
OPERATING ACCOUNT

FIRSTTRUST SAVINGS BANK
JENKINTOWN, PA 19046
03-7380/2360

6606

12/31/2014

PAY TO THE
ORDER OF Sheriff of Columbia County

\$ **461.96

Four Hundred Sixty-One and 96/100 ***** DOLLARS

Sheriff of Columbia County

VOID AFTER 90 DAYS

⑈006606⑈ ⑆236073801⑆ 70 3207662⑈

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Tiffany McGinty

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: November 17, 2014

Re: Mensinger

CC:

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

• **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$461.96

carLaw Offices of
FEDERMAN & ASSOCIATES, LLC
305 York Road, Suite 300
Jenkintown, PA 19046
(215) 572-5095
Fax: (215) 572-5099

November 17, 2014

(570) 389-5625
Columbia County Sheriff's Office
Attn:

RE: U.S. Bank National Association vs. Mark D Mensinger
361 Welliversville Road
Sale: 11/19/2015
Docket #2014-CV-55

Dear Sheriff:

Please **STAY** the sheriff sale for November 19, 2015 as Plaintiff is changing.

If you should have any questions, please feel free to contact me.

Very Truly Yours,

Tiffany McGinty

/tm

Kindly acknowledge receipt of this letter by signing and returning as soon as possible.

_____ Dated: _____

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, November 19, 2014

Writ of Execution No. : 2014CV55

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 361 WELLIVER 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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,215.96
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	\$165.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs **\$1,981.96**

Distribution Costs

Recording Fees	\$67.00
----------------	---------

Total Distribution Costs **\$67.00**

Grand Total: **\$2,048.96**

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)

by Countywide Form - Procon, Inc.

SHERIFF'S SALE COST SHEET

VS. _____

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL)	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>406.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1215.96</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1440.96</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</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>120.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>6-</u>

TOTAL COSTS (OPENING BID) \$ 2048.96

FEDERMAN & ASSOCIATES, LLC

By: Thomas M. Federman, Esq., ID # 64068
By: Danielle Boyle-Ebersole, Esq., ID # 81747
By: Paul J. Fanelli, Esq., ID # 313157
305 York Road, Suite 300
Jenkintown, PA 19046
(215) 572-5095

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.

NO. 2014-CV-55

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

Defendants

FILED
PROTHONOTARY
2014 OCT 23 A 10:09
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

AFFIDAVIT OF SERVICE

I, Paul J. Fanelli, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 22nd
day of September, 2014 a true and correct copy of the Notice of Sheriff's Sale of Real Property was
served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit
"A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as
Exhibit "B."

FEDERMAN & ASSOCIATES, LLC

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

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 21st DAY OF
October, 2014.

Tiffany Ann McGinty
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
TIFFANY ANN MCGINTY, Notary Public
Jenkintown Boro., Montgomery County
My Commission Expires April 2, 2016

FEDERMAN & ASSOCIATES, LLC

By: Thomas M. Federman, Esq., ID # 64068
By: Danielle Boyle-Ebersole, Esq., ID # 81747
By: Paul J. Fanelli, Esq., ID # 313157
305 York Road, Suite 300
Jenkintown, PA 19046
(215) 572-5095

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 Praecipe 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
------	---------

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

Exhibit "A"

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.

FEDERMAN & ASSOCIATES, LLC

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

By: Danielle Boyle-Ebersole, Esq., ID # 81747

By: Paul J. Fanelli, Esq., ID # 313157

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

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

NO. 2014-CV-55

Defendants

DATE:

9-22-14

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Mark D. Mensinger a/k/a Mark David Mensinger, Rachelle L. Mensinger

PROPERTY: 361 Welliversville Road, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

The above captioned property is scheduled to be sold at the Sheriff's Sale on November 19, 2014 at 9:00 AM at Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815

. Our records indicate that you may hold a mortgage, or judgment(s) and lien(s) on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

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.

FEDERMAN & ASSOCIATES, LLC

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

By: Danielle Boyle-Ebersole, Esq., ID # 81747

By: Paul J. Fanelli, Esq., ID # 313157

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

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 November 19, 2014 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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.

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 exceptions (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

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.

Name and Address of Sender

Check type of mail or service:

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

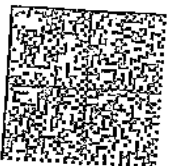
DC
Fee

SC
Fee

SH
Fee

RD
Fee

RR
Fee



UNITED STATES POSTAGE
BIRNEY BOWES
02 1P \$004.060
0001696893 SEP 22 2014
MAILED FROM ZIP CODE 19046

1.

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

2.

Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

3.

Tenant(s)/Occupant(s)
361 Welliversville Road
Bloomsburg, PA 17815

4.

Columbia County
Domestic Relations Section
15 Perry Avenue
Bloomsburg, PA 17815

5.

Commonwealth of PA
Department of Public Welfare
PO Box 2675
Harrisburg, PA 17105

6.

Commonwealth of PA Bureau of Individual
Tax Inheritance Tax Division
6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

7.

Department of Public Welfare
TPL Casualty Unit Estate Recovery Program
PO Box 8486
Willow Oak Building
Harrisburg, PA 17105

8.

Commonwealth of PA
Department of Revenue
Bureau of Compliance
Clearance Support
Department #280946
Harrisburg, PA 17128
Attn: Sheriff's Sales (Name of receiving employee)
Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

Exhibit "B"

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

10/10/2014 03:07 PM - DEPUTY KEVIN DENT, 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 WELLIVER ROAD, BLOOMSBURG, PA 17815


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2014

COMMONWEALTH OF PENNSYLVANIA


Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

14TH day of OCTOBER, 2014



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

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: 361 WELLIVER ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10/10/14

Time:

1507

Deputy:

5

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 WELLIVER 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

08/25/2014 11:15 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARK MENSINGER AT 361 WELLIVERSVILLE ROAD, BLOOMSBURG, PA 17815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

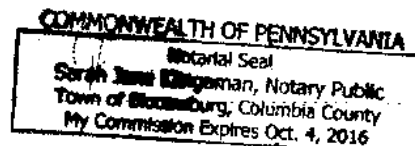
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 25, 2014

NOTARY

Affirmed and subscribed to before me this

25TH day of AUGUST, 2014



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

08/25/2014 11:15 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MARK MENSINGER HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RACHELLE MENSINGER AT 361 WELLIVERSVILLE ROAD, BLOOMSBURG, PA 17815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 25, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

25TH day of AUGUST, 2014

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

Notary Stamp/Seal/Signature, Notary Public, Notary Seal

138

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2014

Fee: \$5.00

Cert. NO: 18956

MENSINGER RACHELLE L & MARK D
361WELLIVERSVILLE ROAD
BLOOMSBURG PA 17815

District: MT PLEASANT TWP
Deed: 20020 -3992
Location: 361 WELLIVERSVILLE RD
Parcel Id:26 -09 -015-00,000

Assessment: 18,313
Balances as of 09/11/2014

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

NO TAX CLAIM TAXES DUE

By: COLUMBIA COUNTY SHERIFF Per: _____

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

2014 - REAL ESTATE

As of Date: 09/11/2014 03:45:10 PM

Owner: MENSINGER RACHELLE L & MARK D
361WELLSVILLE ROAD
BLOOMSBURG PA 17815

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
026196	G	\$164.14	04/30/2014	\$167.49	06/30/2014	\$184.24	08/31/2014
		Discount Payment		05/07/2014		\$164.14	
026196	S	\$24.14	04/30/2014	\$24.63	06/30/2014	\$27.09	08/31/2014
		Discount Payment		05/07/2014		\$24.14	
026196	R	\$20.66	04/30/2014	\$21.08	06/30/2014	\$23.19	08/31/2014
		Discount Payment		05/07/2014		\$20.66	

Total Paid To Date:	\$208.94
---------------------	----------

SNE
Signature

9-11-14
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.

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



71901140006000035962

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

138

FEDERMAN & ASSOCIATES, LLC

By: Thomas M. Federman, Esq., ID # 64068
By: Danielle Boyle-Ebersole, Esq., ID # 81747
By: Paul J. Fanelli, Esq., ID # 313157
305 York Road, Suite 300
Jenkintown, PA 19046
(215) 572-5095

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 Nov. 19th 2014 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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

138

Warrant:

Serve To:

Name: MARK MENSINGER

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:

8-25-14

Time:

1115

Deputy:

8

Mileage:

Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

MENSINGER, MARK

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.
MARK MENSINGER (et al.)

Case Number
2014CV55

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

138

Warrant:

Serve To:

Name: RACHELLE MENSINGER

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:

MARK MENSINGER

Relation:

Husband

Date:

8-25-14

Time:

11:15

Deputy:

8

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

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 138

Manner: < Not Specified >

Expires:

Warrant:

Notes: 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: Earl Mordan

Relation:

Curriculum Secretary / Receptionist

Date:

8-25-14

Time:

10:10

Deputy:

8

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.
MARK MENSINGER (et al.)

Case Number
2014CV55

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

138

Warrant:

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:

MARK MENSINGER

Relation:

DER

Date:

8-25-14

Time:

1115

Deputy:

8

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

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 08/22/14

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1004213
Description: **M & R Mensinger estate**
Run Dates: **10/29/14 to 11/12/14**
Class: **2**
Agate Lines: **222**
Blind Box:

Total Ad Cost \$1,215.96
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/29/14	11/12/14	3	\$1,215.96

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, NOVEMBER 19, 2014
AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece, parcel 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 Wellersville Road. Thence along the centerline of said Wellersville 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 65.36 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 23.180 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 make part of the deed.

PARCEL No. 26-09-015

BEING known as 381 Wellersville 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. 200203982 to Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entirety.

PROPERTY ADDRESS: 381 WELLIVER 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 138

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Debbie Miller

Relation:

Clerk

Date:

08/22/14

Time:

1405

Deputy:

8

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.
MARK MENSINGER (et al.)

Case Number
2014CV55

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 138

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: Karen Rickendroff

Relation: Clerk II

Date: 8-22-14 Time: 2:10

Deputy: 8 Mileage:

Attorney / Originator:

Name: FEDERMAN & ASSOCIATES, LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2014CV55 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Document Receipt

Trans #	3598	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000035962
Doc Ref #:	2014ED138
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3597	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000035955

Doc Ref #: 2014ED138

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3597	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000035955

Doc Ref #: 2014ED138

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3596	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000035948

Doc Ref # 2014ED138

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3599	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000035979

Doc Ref #: 2014ED138

Postage 5.3400

PHILADELPHIA PA 19106

138

Document Receipt

Trans #	3599	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000035979

Doc Ref #: 2014ED138

Postage 5.3400

PHILADELPHIA PA 19106

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, NOVEMBER 19, 2014
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel 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 WELLIVER 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

REAL ESTATE OUTLINE

ED # 2014 ED 138

DATE RECEIVED 8/21/14
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> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>Y</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>5843</u>

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

SALE DATE Nov. 19th TIME 9:00 AM
POSTING DATE
ADV. DATES FOR NEWSPAPER
1ST WEEK
2ND WEEK
3RD WEEK

MT. Pleasant

26-09-018

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-J TRUST

COURT OF COMMON PLEAS
CIVIL DIVISION

Plaintiff

COLUMBIA COUNTY

v.

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

NO. 2014-CV-55

2014-ED-138

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 Plaintiff

Amount Due \$150,799.83
Interest from 03/21/2014 to
plus \$19.98 per diem thereafter
(Costs to be added)

Prothonotary

By

Barbara N. Silvestri
KPB

Clerk

Date

8-21-14

2014-ED-138
2014-ED-138

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

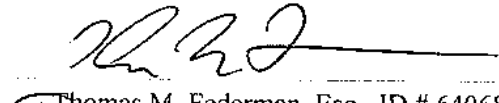
Costs Paid:

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 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.

FEDERMAN & ASSOCIATES, LLC

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

By: Danielle Boyle-Ebersole, Esq., ID # 81747

By: Paul J. Fanelli, Esq., ID # 313157

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

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
Praccipe 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
------	---------

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

Name

Address

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

Address

Tenant(s)/Occupant(s)

361 Welliversville Road
Bloomsburg, PA 17815

Columbia County
Domestic Relations Section

15 Perry Avenue
Bloomsburg, PA 17815

Commonwealth of PA
Department of Public Welfare

P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of PA
Bureau of Individual
Tax Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program

P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105

Commonwealth of PA
Department of Revenue
Bureau of Compliance
Clearance Support

Department #280946
Harrisburg, PA 17128
Attn: Sheriff's Sales

United States of America
c/o Attorney for the
Middle District of PA

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:

FEDERMAN & ASSOCIATES, LLC

Date:

7/2/14


Thomas M. Federman, Esq., ID # 64068
Danielle Boyle-Ebersole, Esq., ID # 81747
Paul J. Fanelli, Esq., ID # 313157
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 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.

FEDERMAN & ASSOCIATES, LLC

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

By: Danielle Boyle-Ebersole, Esq., ID # 81747

By: Paul J. Fanelli, Esq., ID # 313157

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

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

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.

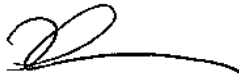
I further certify that my client, the plaintiff, has not engaged in any fraudulent practices with regards to this particular mortgage.

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

FEDERMAN & ASSOCIATES, LLC

Date:

7/2/14



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

FEDERMAN & ASSOCIATES, LLC

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

By: Danielle Boyle-Ebersole, Esq., ID # 81747

By: Paul J. Fanelli, Esq., ID # 313157

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

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:

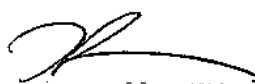
- I. The judgment entered in above matter is based on an action:
- ☐ A. In Assumpit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendants 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.

FEDERMAN & ASSOCIATES, LLC

Date:

7/2/14


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

FEDERMAN & ASSOCIATES, LLC

By: Thomas M. Federman, Esq., ID # 64068
By: Danielle Boyle-Ebersole, Esq., ID # 81747
By: Paul J. Fanelli, Esq., ID # 313157
305 York Road, Suite 300
Jenkintown, PA 19046
(215) 572-5095

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 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

FEDERMAN & ASSOCIATES, LLC

Date:

7/2/14



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

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 2nd DAY OF
July, 2014.



NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

MONICA GUZMAN, Notary Public
Jenkintown Boro., Montgomery County
My Commission Expires May 9, 2017

FEDERMAN & ASSOCIATES, LLC

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

By: Danielle Boyle-Ebersole, Esq., ID # 81747

By: Paul J. Fanelli, Esq., ID # 313157

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

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

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.

FEDERMAN & ASSOCIATES, LLC

Date:

7/2/14



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

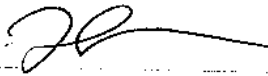
TO THE SHERIFF OF COLUMBIA COUNTY:

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.

FEDERMAN & ASSOCIATES, LLC

Date:

7/2/14


[X] Thomas M. Federman, Esq., ID # 64068
[] Danielle Boyle-Ebersole, Esq., ID # 81747
[] Paul J. Fanelli, Esq., ID # 313157

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 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 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

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

FEDERMAN & ASSOCIATES, LLC

Date:

7/2/14



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

FEDERMAN & ASSOCIATES, LLC

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

By: Danielle Boyle-Ebersole, Esq., ID # 81747

By: Paul J. Fanelli, Esq., ID # 313157

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

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

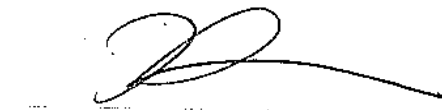
WAIVER OF WATCHMAN/ WAIVER OF INSURANCE

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.

FEDERMAN & ASSOCIATES, LLC

Date:

9/2/14



Thomas M. Federman, Esq., ID # 64068

Danielle Boyle-Ebersole, Esq., ID # 81747

Paul J. Fanelli, Esq., ID # 313157

305 York Road, Suite 300

Jenkintown, PA 19046

Attorney for Plaintiff

FEDERMAN & ASSOCIATES, LLC

By: Thomas M. Federman, Esq., ID # 64068
By: Danielle Boyle-Ebersole, Esq., ID # 81747
By: Paul J. Fanelli, Esq., ID # 313157
305 York Road, Suite 300
Jenkintown, PA 19046
(215) 572-5095

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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.

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

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.

FEDERMAN & ASSOCIATES, LLC

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

By: Danielle Boyle-Ebersole, Esq., ID # 81747

By: Paul J. Fanelli, Esq., ID # 313157

305 York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

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 Nov. 19th 2014 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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.

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

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.

Law Offices of
FEDERMAN & ASSOCIATES, LLC
305 York Road, Suite 300
Jenkintown, PA 19046
(215) 572-5095
Fax: (215) 572-5099
mguzman@federmanlegal.com

August 20, 2014

Sheriff's Office
Columbia County Courthouse

RE:

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

Property: 361 Welliversville Road, Bloomsburg, PA 17815

Dear Sir/Madam:

Enclosed please find the Notice of Sheriff's Sale with regard to the above matter.

Please attempt service at all addresses provided unless otherwise advised by our office.

Service on: Mark D. Mensinger a/k/a Mark David Mensinger
Address: 361 Welliversville Road, Bloomsburg, PA 17815

Service on: Rachelle L. Mensinger
Address: 361 Welliversville Road, Bloomsburg, PA 17815

Also, please post Hand Bill to property.

Enclosed, please find our check in the amount of \$2000 for the service fees required by your county.

If you have any questions or concerns, please feel free to contact our office.

Very Truly Yours,



Monica Guzman

Enclosure

FEDERMAN & ASSOCIATES, LLC

By: Thomas M. Federman, Esq., ID # 64068
By: Danielle Boyle-Ebersole, Esq., ID # 81747
By: Paul J. Fanelli, Esq., ID # 313157
305 York Road, Suite 300
Jenkintown, PA 19046
(215) 572-5095

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 **11-19-14** 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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.
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 FEDERMAN & ASSOCIATES, LLC, at (215) 572-5095.

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 exceptions (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

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 S 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.

CASH IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

FEDERMAN & ASSOCIATES, LLC
305 YORK ROAD, SUITE 300
JENKINTOWN, PA 19046
(215) 572-5095
OPERATING ACCOUNT

FIRST TRUST SAVINGS BANK
JENKINTOWN, PA 19046
09-7380/2360

5843

8/20/2014

PAY TO THE ORDER OF Sheriff of Columbia County

\$**1,350.00

One Thousand Three Hundred Fifty and 00/100*****

DOLLARS

PROTECTED AGAINST FRAUD

Sheriff of Columbia County

VOID AFTER 90 DAYS

MEMO