

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Shane Temple & Katelynn Voelker  
NO. 145-14 ED NO. 518-12 JD

DATE/TIME OF SALE: November 19, 2014 at 9:00 am

BID PRICE (INCLUDES COST) \$ 2037.86

POUNDAGE - 2% OF BID \$ 41.76

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2082.62

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

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

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

PURCHASER(S) SIGNATURE(S): John Suck

TOTAL DUE: \$ 2082.62

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 932.62

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
U.S BANK NATIONAL ASSOCIATION

vs.

Defendant  
SHANE TEMPLE  
KATELYNN VOELKER

**Attorney for the Plaintiff:**

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

Sheriff's Sale Date: Wednesday, November 19, 201

Writ of Execution No. : 2012CV518

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1304 FREAS AVENUE, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,378.86
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	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
<b>Total Sheriff Costs</b>	<b>\$2,168.86</b>

## Distribution Costs

Recording Fees	\$69.00
<b>Total Distribution Costs</b>	<b>\$69.00</b>

**Grand Total: \$2,237.86**

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(Columbia County State Sheriff, Telephonist, etc.)

LAW OFFICES

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

TELEPHONE (717) 234-4178  
TELECOPIER (717) 233-1149

April 27, 2015

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

Re: U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING  
FINANCE AGENCY vs. SHANE M. TEMPLE & KATELYNN M. VOELKER  
No. 2012-CV-518

Dear Sheriff:

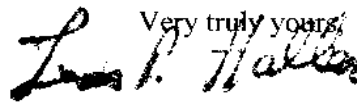
Enclosed please find affidavits of value for the deed to be prepared and recorded as a result of the sale in this case.

THE GRANTEE SHOULD BE:

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

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

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

Very truly yours,  


Leon P. Haller

LPH/kb  
Enclosure



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. 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>Leon P. Haller, Esquire</b>		Telephone Number <b>(717) 234-4178</b>	
Mailing Address <b>1719 North Front Street</b>	City <b>Harrisburg</b>	State <b>PA</b>	ZIP Code <b>17102</b>

**B. TRANSFER DATA**

Date of Acceptance of Document <b>/ /</b>			
Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>	Telephone Number <b>(570) 389-5622</b>	Grantee(s)/Lessee(s) <b>US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY</b>	Telephone Number <b></b>
Mailing Address <b>35 West Main Street</b>		Mailing Address <b>211 North Front Street</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	City <b>Harrisburg</b>	State <b>PA</b>
ZIP Code <b>17815</b>		ZIP Code <b>17101</b>	

**C. REAL ESTATE LOCATION**

Street Address <b>1304 Freas Avenue</b>		City, Township, Borough <b>Borough of Berwick</b>
County <b>Columbia County</b>	School District <b>Berwick Area</b>	Tax Parcel Number <b>04D-07-067-01</b>

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration <b>\$2,168.86</b>	2. Other Consideration <b>+ 0.00</b>	3. Total Consideration <b>= \$2,168.86</b>
4. County Assessed Value <b>\$11,440.00</b>	5. Common Level Ratio Factor <b>x 3.61</b>	6. Fair Market Value <b>= \$41,298.40</b>

**E. EXEMPTION DATA** - Refer to Instructions for exemption status.

1a. Amount of Exemption Claimed <b>\$ 41,298.40</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100 %</b>	1c. Percentage of Grantor's Interest Conveyed <b>100 %</b>
--	---	---

**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.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

4/27/15

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

199153

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

**METRO**  
**BANK**  
60-184-313  
Int'l EZCheck® Check Fraud  
Protection for Business

CHECK NO. 199153  
CHECK DATE 11/20/2014

CHECK AMOUNT  
\$932.62

PAY Nine hundred thirty-two and sixty-two/100\*\*\*\*\*

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈199153⑈ ⑆031301846⑆ 513209312⑈

Security Features. Details on back.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Shane Temple & Katelynn Voelker

NO. 145-14 ED NO. 518-12 JD

DATE/TIME OF SALE: November 19, 2014 at 9:00 am

BID PRICE (INCLUDES COST) \$ 2037.86

POUNDAGE - 2% OF BID \$ 44.76

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

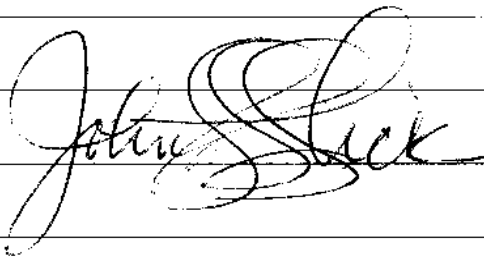
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2287.62

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

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

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

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



TOTAL DUE: \$ 2287.62

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 937.62

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
SHANE TEMPLE  
KATELYNN VOELKER

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

**Sheriff's Sale Date:** Wednesday, November 19, 201

**Writ of Execution No. :** 2012CV518

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

**Location of the real estate:** 1304 FREAS AVENUE, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,378.86
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	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$2,168.86**

## Distribution Costs

Recording Fees	\$69.00
----------------	---------

**Total Distribution Costs** **\$69.00**

**Grand Total:** **\$2,237.86**

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 CountySafe Sheriff Software, 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>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>430.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1378.86</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1603.86</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>69.00</u>	
TOTAL *****		\$ <u>79.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>00</u>

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>00</u>

TOTAL COSTS (OPENING BID) \$ 2237.86



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

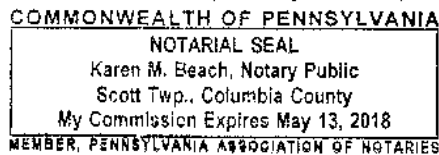
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 29 and November 5, 12, 2014 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 12<sup>th</sup> day of November 2014.

.....  
Karen M. Beach

(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.

.....

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

PLAINTIFF

VS.

SHANE M. TEMPLE AND  
KATELYNN M. VOELKER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10-17-2014, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

SHANE M. TEMPLE  
1304 FREAS AVENUE  
BERWICK, PA 18603

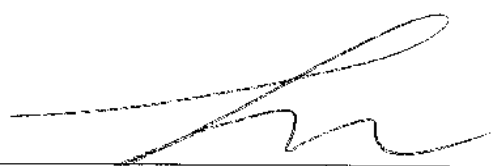
KATELYNN M. VOELKER  
1304 FREAS AVENUE  
BERWICK, PA 18603

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

TENANT/OCCUPANT  
1304 FREAS AVENUE  
BERWICK, PA 18603

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

Lisa M. Doran, Esquire  
69 Public Square  
Suite 700  
Wilkes Barre, PA 18701-2505

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

LAW OFFICES  
**Purcell, Krug & Haller**

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

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

HERSHEY  
(717) 533-3836

SHANE M. TEMPLE  
1304 FREAS AVENUE  
BERWICK, PA 18603

KATELYNN M. VOELKER  
1304 FREAS AVENUE  
BERWICK, PA 18603

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

TENANT/OCCUPANT  
1304 FREAS AVENUE  
BERWICK, PA 18603

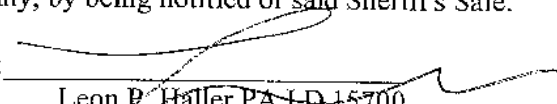
Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

Lisa M. Doran, Esquire  
69 Public Square  
Suite 700  
Wilkes Barre, PA 18701-2505

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

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

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

By:   
Leon P. Haller PA J.D. #5700  
Attorney for Plaintiff

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

PLAINTIFF

VS.

SHANE M. TEMPLE AND  
KATELYNN M. VOELKER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: WEDNESDAY, NOVEMBER 19, 2014

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

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

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

THE LOCATION of your property to be sold is:

**1304 FREAS AVENUE  
BERWICK, PA 18603**

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

**No. 2012-CV-518**

**JUDGMENT AMOUNT \$93,736.12**

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

**SHANE M. TEMPLE AND KATELYNN M. VOELKER**

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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

ALL THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1: (Map I.D. 04D-07-06701)

BEGINNING at the northeasterly corner of Lot No. 1034; thence easterly along the southerly side of Freas Avenue a distance of 46.4 feet to the northwesterly corner of Lot No. 1032; thence southerly along the westerly side of Lot No. 1032, a distance of 160 feet to a 15 foot alley; thence westerly along the northerly side of said alley a distance of 46.4 feet to the southeasterly corner of Lot No. 1034; thence northerly along the easterly side of Lot No. 1034 a distance of 160 feet to Freas Avenue, the place of BEGINNING.

This description is intended to cover this deed to convey Lot No. 1033 of the Berwick Land & Improvement Company's Addition to Berwick, being part of what was formerly known as the Ferris Farm.

HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

PARCEL NO. 2: (Map I.D. 04D-07-06700)

BEGINNING at a point on Freas Avenue at the southwesterly intersection of Arch Street and Freas Avenue; thence in a westerly direction along Freas Avenue, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a southerly direction along line of Lot No. 1033, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to Arch Street; thence along Arch Street in a northerly direction, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1032 in the Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 3: (Map I.D. 04D-07-06700)

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1033; thence in a westerly direction along Freas Avenue a distance of 46.4 feet to a corner of Lot No. 1035; thence in a southerly direction along line of Lot No. 1035, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a northerly direction along line of Lot No. 1033, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25, 2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane E. Temple and Katelynn M. Voelker.

9414 7266 9904 2019 6846 72

9414 7266 9904 2019 6846 65

**TO:** SHANE M. TEMPLE  
1304 FREAS AVENUE  
BERWICK, PA 18603

**TO:** KATELYNN M. VOELKER  
1304 FREAS AVENUE  
BERWICK, PA 18603

**SENDER:** P01455/38450

**REFERENCE:** NOS 11/19/14

**SENDER:** P01455/38450

**REFERENCE:** NOS 11/19/14

PS Form 3800, January 2005

PS Form 3800, January 2005

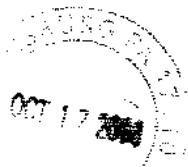
RETURN RECEIPT SERVICE	Postage	6.9
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	5.05
	Total Postage & Fees	11.74

RETURN RECEIPT SERVICE	Postage	6.9
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	5.05
	Total Postage & Fees	11.74

**USPS®**  
**Receipt for**  
**Certified Mail™**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



**USPS®**  
**Receipt for**  
**Certified Mail™**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE





PENNSYLVANIA HOUSING FINANCE AGENCY v. SHANE M. TEMPLE KATELYNN M. VOELKER  
Columbia County Sale 11/19/14

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

SHANE M. TEMPLE  
1304 FREAS AVENUE  
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

KATELYNN M. VOELKER  
1304 FREAS AVENUE  
BERWICK, PA 18603

Postmark:

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

Received from:

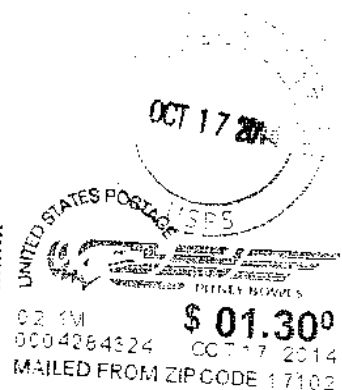
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY v. SHANE M. TEMPLE KATELYNN M. VOELKER  
Columbia County Sale 11/19/14

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT  
1304 FREAS AVENUE  
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Lisa M. Doran, Esquire  
69 Public Square  
Suite 700  
Wilkes Barre, PA 18701-2505

Postmark:



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SHERIFF'S RETURN OF SERVICE

10/14/2014 12:16 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 1304 FREAS AVENUE, BERWICK, PA 18603.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 15, 2014

NOTARY

Affirmed and subscribed to before me this

15TH day of OCTOBER, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

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

For e-filing only, please do not file this document.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## 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: 1304 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

10/14/14

Time:

1216

Deputy:

5

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

POSTING

2012CV518

1304 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 145

Warrant:

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

### Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Connie C. Gingham

Relation:

TAX Collector

Date:

10-6-14

Time:

12:00

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV518

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS  
CLOSED HOLIDAYS  
**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2014

BILL NO.  
6308

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	11,440	9.146	102.54	104.63	115.09
SINKING		1.345	15.08	15.39	16.93
FIRE		1.25	14.01	14.30	15.02
LIGHT		1.75	19.62	20.02	21.02
BORO RE		11.1	124.44	126.98	133.33
The discount & penalty have been calculated for your convenience			275.69 April 30 If paid on or before	281.32 June 30 If paid on or before	301.39 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

TEMPLE SHANE E  
VOELKER KATELYNN M  
1304 FREAS AVE  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04D-07 -067-01,000  
1304 FREAS AVE  
.1653 Acres Land 2,880  
Buildings 8,560  
Total Assessment 11,440

This tax returned  
to courthouse on:  
January 1, 2015

FILE COPY

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

**2014 SCHOOL REAL ESTATE TAX NOTICE**  
Berwick Area School District  
Berwick Borough

**Make Check Payable To:**

Connie C. Gingher, Tax Collector  
1615 Lincoln Avenue  
Berwick, PA 18603

Telephone: 570-752-7442

**Taxes are due and payment is requested from:**

BERW  
017947  
TEMPLE SHANE E  
VOELKER KATELYNN M  
1304 FREAS AVE  
BERWICK, PA 18603-1635



**\*\*Homestead/Farmstead Applied\*\***

Bill Date: 7/1/2014

Bill#: 3947

**RETURN THIS TOP PART IF PAYING IN FULL**

Parcel #: 04D07 06701000

Prop. Type 3

**Property Location and Description:**

1304 FREAS AVE  
.165

**Assessment:**

L= 2,880  
B= 8,560  
T= 11,440

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	511.84
HOMESTEAD EXCLUSION	(4,067.00)	(182.30)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2014	2% Discounted Amount	323.54
If Paid By 10/31/2014	FACE Amount	329.94
If Paid After 10/31/2014	10% Penalty Amount	362.93

**Last day to pay Tax Collector 12/15/2014**  
Include self-addressed stamped envelope if  
return receipt required.

**Office Hours:**

Monday, Tuesday, and Thursday from 9:30am - 4:00pm  
Closed Wednesday and Friday  
Closed Holidays

**PAID TO:**  
 Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS  
 CLOSED HOLIDAYS  
**PHONE:** 570-752-7442

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	5,760	9.146	51.63	52.68	57.95
SINKING		1.345	7.59	7.75	8.53
FIRE		1.25	7.06	7.20	7.56
LIGHT		1.75	9.88	10.08	10.58
BORO RE		11.1	62.66	63.94	67.14
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	<b>141.65</b>	<b>151.76</b>
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

TEMPLE SHANE E  
 KATELYNN M VOELKER  
 1304 FREAS AVE  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 % 141.65  
 Penalty 10 % 5 % 281.32  
 PARCEL: 04D-07 -067-00,000  
 FREAS AVE  
 3306 Acres  
 Land 5,760  
 Buildings 0  
 Total Assessment 5,760  
 1094.53

This tax returned  
 to courthouse on:  
 January 1, 2015

FILE COPY

#172742

5/27/10

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

**2014 SCHOOL REAL ESTATE TAX NOTICE**  
 Berwick Area School District  
 Berwick Borough

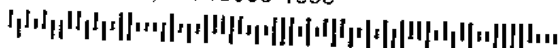
**Make Check Payable To:**

Connie C. Gingham, Tax Collector  
 1615 Lincoln Avenue  
 Berwick, PA 18603

Telephone: 570-752-7442

**Taxes are due and payment is requested from:**

BERW  
 017948  
 TEMPLE SHANE E  
 KATELYNN M VOELKER  
 1304 FREAS AVE  
 BERWICK, PA 18603-1635



Bill Date: 7/1/2014

Bill#: 3948

**TAXPAYER COPY**

Parcel #: 04D07 06700000

Prop. Type 3

Property Location and Description:  
 FREAS AVE  
 .331

Assessment:  
 L= 5,760  
 B= 0  
 T= 5,760

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	257.76
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2014	2% Discounted Amount	252.60
If Paid By 10/31/2014	FACE Amount	257.76
If Paid After 10/31/2014	10% Penalty Amount	283.54

Last day to pay Tax Collector 12/15/2014  
 Include self-addressed stamped envelope if  
 return receipt required.

**Office Hours:**

Monday, Tuesday, and Thursday from 9:30am - 4:00pm  
 Closed Wednesday and Friday  
 Closed Holidays

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 145

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: SHANE TEMPLE

Primary Address: 1304 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KATELYNN, Becker

Relation: Roommate

Date: 11-1-14

Time: 10:40

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

TEMPLE, SHANE

2012CV518

1304 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 145

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 1304 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KATELYNN

Relation:

Date: 10-1-14

Time: 10:40

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2012CV518

1304 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 145

Warrant:

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

### Serve To:

Name: KATELYNN VOELKER

Primary Address: 1304 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KATELYNN VOELKER

Relation: PFI

Date: 10-1-14

Time: 12:40

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

VOELKER, KATELYNN

2012CV518

1304 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 09/18/2014

Fee: \$5.00

Cert. NO: 19022

TEMPLE SHANE E  
VOELKER KATELYNN M  
1304 FREAS AVE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20110 -8006  
Location: 1304 FREAS AVE  
Parcel Id:04D-07 -067-01,000

Assessment: 11,440  
Balances as of 09/18/2014

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

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_

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



71901140006000037409

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

---

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

PLAINTIFF

VS.

SHANE M. TEMPLE AND  
KATELYNN M. VOELKER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: Nov. 19<sup>th</sup> 2014

TIME: 9:00 Am

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

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

THE LOCATION of your property to be sold is:

**1304 FREAS AVENUE  
BERWICK, PA 18603**

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

**No. 2012-CV-518**

**JUDGMENT AMOUNT \$93,736.12**

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

**SHANE M. TEMPLE AND KATELYNN M. VOELKER**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 145

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia County

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 Aickendrfer

Relation: Clerk II

Date: 9-17-14

Time: 9:15

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV518

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
SHANE TEMPLE (et al.)

Case Number  
2012CV518

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 145

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: SHERIDY EVANS

Relation: CLERK

Date: 9-17-14

Time: 0920

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2012CV518

PO BOX 380, 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 09/17/14

Account:

Name:

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

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

Ad ID:	1007706
Description:	SHERIFF'S SALE By Virtue of a Writ o
Run Dates:	10/29/14 to 11/12/14
Class:	2
Agate Lines:	252
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,378.86</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<u><b>Publication</b></u>	<u><b>Start</b></u>	<u><b>Stop</b></u>	<u><b>Inserts</b></u>	<u><b>Cost</b></u>
Press Enterprise	10/29/14	11/12/14	3	\$1,378.86

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)

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 then (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1 (Map ID: 04D-07-06701)

BEGINNING at the northeasterly corner of Lot No. 1034; thence easterly along the southerly side of Freas Avenue a distance of 46.4 feet to the northwesterly corner of Lot No. 1032; thence southerly along the westerly side of Lot No. 1032, a distance of 160 feet to a 15 foot alley; thence westerly along the northerly side of said alley a distance of 46.4 feet to the southeasterly corner of Lot No. 1034; thence southerly along the easterly side of Lot No. 1034 a distance of 160 feet to Freas Avenue; the place of BEGINNING. This description is intended to cover this deed to convey Lot No. 1033 of the Berwick Land & Improvement Company's Addition to Berwick, being part of what was formerly known as the Ferris Farm. HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 17803.

PARCEL NO. 2 (Map ID: 04D-07-06701)

BEGINNING at a point on Freas Avenue at the southwesterly intersection of Arch Street and Freas Avenue; thence in a westerly direction along Freas Avenue, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a southerly direction along line of Lot No. 1033, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to Arch Street; thence along Arch Street in a northerly direction, a distance of 160 feet to Freas Avenue; the place of BEGINNING. Being Lot No. 1032 in the Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 3 (Map ID: 04D-07-06701)

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1033; thence in a westerly direction along Freas Avenue a distance of 46.4 feet to a corner of Lot No. 1035; thence in a southerly direction along line of Lot No. 1035, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a northerly direction along line of Lot No. 1033, a distance of 160 feet to Freas Avenue; the place of BEGINNING. Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25,

2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane F. Temple and Katelyn M. Voecker.

PROPERTY ADDRESS: 1304 FREAS AVENUE, BERWICK, PA 17803

LOT / TAX PARCEL NUMBER 04D-07-06701

Seized and taken into execution to be sold as the property of SHANE TEMPLE, KATELYN VOECKER 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:  
PURCELL, KRUG & HALLER  
HARRISBURG, PA 17172-34-478



## Document Receipt

---

Trans #	3744	Carrier / service:	USPS Server	First-Class Mail®	9/17/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

## Ship to:

LISA M. DORAN ESQ

SUITE 700

69 PUBLIC SQUARE

WILKES-BARRE PA 18701

Tracking #: 71901140006000037423

Doc Ref #: 2014ED145

Postage 5.3400

145

## Document Receipt

---

Trans #	3744	Carrier / service:	USPS Server	First-Class Mail®	9/17/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

LISA M. DORAN ESQ

SUITE 700

69 PUBLIC SQUARE

WILKES-BARRE PA 18701

Tracking #: 71901140006000037423

Doc Ref #: 2014ED145

Postage 5.3400

145

## Document Receipt

---

Trans #	3743	Carrier / service:	USPS Server	First-Class Mail®	9/17/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000037416

Doc Ref #: 2014ED145

Postage 5.3400

PHILADELPHIA PA 19106

145

## Document Receipt

---

Trans #	3743	Carrier / service:	USPS Server	First-Class Mail®	9/17/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000037416

Doc Ref #: 2014ED145

Postage 5.3400

PHILADELPHIA PA 19106

145

## Document Receipt

---

Trans #	3742	Carrier / service:	USPS Server	First-Class Mail®	9/17/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000037409
Doc Ref #:	2014ED145
Postage	5.3400

PHILADELPHIA PA 19107

## Document Receipt

---

Trans #	3741	Carrier / service:	USPS Server	First-Class Mail®	9/17/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking # 719011400D6000037393

Doc Ref #: 2014ED145

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

---

Trans #	3740	Carrier / service:	USPS Server	First-Class Mail®	9/17/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000037386

Doc Ref #: 2014ED145

Postage 5.3400

HARRISBURG PA 17128

## Document Receipt

---

Trans #	3740	Carrier / service:	USPS Server	First-Class Mail®	9/17/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000037386

Doc Ref #: 2014ED145

Postage 5.3400

HARRISBURG PA 17128



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV518

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 THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1: (Map I.D. 04D-07-06701)

BEGINNING at the northeasterly corner of Lot No. 1034; thence easterly along the southerly side of Freas Avenue a distance of 46.4 feet to the northwesterly corner of Lot No. 1032; thence southerly along the westerly side of Lot No. 1032, a distance of 160 feet to a 15 foot alley; thence westerly along the northerly side of said alley a distance of 46.4 feet to the southeasterly corner of Lot No. 1034; thence northerly along the easterly side of Lot No. 1034 a distance of 160 feet to Freas Avenue, the place of BEGINNING.

This description is intended to cover this deed to convey Lot No. 1033 of the Berwick Land & Improvement Company's Addition to Berwick, being part of what was formerly known as the Ferris Farm.

HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

PARCEL NO. 2: (Map I.D. 04D-07-06700)

BEGINNING at a point on Freas Avenue at the southwesterly intersection of Arch Street and Freas Avenue; thence in a westerly direction along Freas Avenue, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a southerly direction along line of Lot No. 1033, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to Arch Street; thence along Arch Street in a northerly direction, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1032 in the Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 3: (Map I.D. 04D-07-06700)

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No.

1033; thence in a westerly direction along Freas Avenue a distance of 46.4 feet to a corner of Lot No.

1035; thence in a southerly direction along line of Lot No. 1035, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a northerly direction along line of Lot No. 1033, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25, 2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane E. Temple and Katelynn M. Voelker.

PROPERTY ADDRESS: 1304 FREAS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-07-06701

**Seized and taken into execution to be sold as the property of SHANE TEMPLE, KATELYNN VOELKER in suit of U.S BANK NATIONAL ASSOCIATION.**

---

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

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

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

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

PLAINTIFF

VS.

SHANE M. TEMPLE and  
KATELYNN M. VOELKER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

2014-ED-145  
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **1304 FREAS AVENUE BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$93,736.12
Interest	\$4,848.18
Per diem of \$11.79 to 01/13/15	
Late Charges	\$745.60
(\$23.30 per month to 01/13/15 )	
Escrow Deficit	\$3,226.35
Inspection Fees	\$240.00

**TOTAL WRIT                      \$102,796.25**

PLUS COSTS:

Dated: 9/16/2014

Barbara M. Silvestri  
PROTHONOTARY

(SEAL.)

By Resaue Antonelli  
DEPUTY

# REAL ESTATE OUTLINE

ED # 2014 ED 1457

DATE RECEIVED 4-17-14  
DOCKET AND INDEX 2012 cv 518

## 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>197325</u>

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

SALE DATE Nov. 19<sup>th</sup> TIME 9:00am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____

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

PLAINTIFF

VS.

SHANE M. TEMPLE AND  
KATELYNN M. VOELKER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: Nov. 19<sup>th</sup> 2014

TIME: 9.00 AM

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

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

THE LOCATION of your property to be sold is:

**1304 FREAS AVENUE  
BERWICK, PA 18603**

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

**No. 2012-CV-518**

**JUDGMENT AMOUNT \$93,736.12**

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

**SHANE M. TEMPLE AND KATELYNN M. VOELKER**

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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

ALL THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1: (Map I.D. 04D-07-06701)

BEGINNING at the northeasterly corner of Lot No. 1034; thence easterly along the southerly side of Freas Avenue a distance of 46.4 feet to the northwesterly corner of Lot No. 1032; thence southerly along the westerly side of Lot No. 1032, a distance of 160 feet to a 15 foot alley; thence westerly along the northerly side of said alley a distance of 46.4 feet to the southeasterly corner of Lot No. 1034; thence northerly along the easterly side of Lot No. 1034 a distance of 160 feet to Freas Avenue, the place of BEGINNING.

This description is intended to cover this deed to convey Lot No. 1033 of the Berwick Land & Improvement Company's Addition to Berwick, being part of what was formerly known as the Ferris Farm.

HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

PARCEL NO. 2: (Map I.D. 04D-07-06700)

BEGINNING at a point on Freas Avenue at the southwesterly intersection of Arch Street and Freas Avenue; thence in a westerly direction along Freas Avenue, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a southerly direction along line of Lot No. 1033, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to Arch Street; thence along Arch Street in a northerly direction, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1032 in the Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 3: (Map I.D. 04D-07-06700)

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1033; thence in a westerly direction along Freas Avenue a distance of 46.4 feet to a corner of Lot No. 1035; thence in a southerly direction along line of Lot No. 1035, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a northerly direction along line of Lot No. 1033, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25, 2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane E. Temple and Katelynn M. Voelker.



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

PLAINTIFF

VS.

SHANE M. TEMPLE and  
KATELYNN M. VOELKER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1304 FREAS AVENUE BERWICK, PA 18603:**

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

SHANE M. TEMPLE  
1304 FREAS AVENUE  
BERWICK, PA 18603

KATELYNN M. VOELKER  
1304 FREAS AVENUE  
BERWICK, PA 18603

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

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

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

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

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

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

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

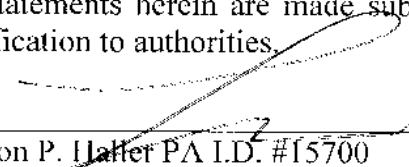
DOMESTIC RELATIONS  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

TENANT/OCCUPANT  
1304 FREAS AVENUE  
BERWICK, PA 18603

Lisa M. Doran, Esquire  
69 Public Square  
Suite 700  
Wilkes Barre, PA 18701-2505

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

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

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

DATE: September 9, 2014

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

PLAINTIFF

VS.

SHANE M. TEMPLE and  
KATELYNN M. VOELKER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

2014-ED-145  
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **1304 FREAS AVENUE BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$93,736.12
Interest	\$4,848.18
Per diem of \$11.79 to 01/13/15	
Late Charges	\$745.60
(\$23.30 per month to 01/13/15 )	
Escrow Deficit	\$3,226.35
Inspection Fees	\$240.00

**TOTAL WRIT \$102,796.25**

PLUS COSTS:

Dated: 9/16/2014

Barbara M. Silvestri  
PROTHONOTARY

(SEAL.)

By Resale Antoniewicz  
DEPUTY

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

PLAINTIFF

VS.

SHANE M. TEMPLE and  
KATELYNN M. VOELKER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

BANKRUPTCY DISMISSAL

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:

**SHANE M. TEMPLE AKA SHANE  
MICHAEL TEMPLE**

Debtor(s)

**CHARLES J. DEHART, III  
CHAPTER 13 TRUSTEE**

Movant(s)

vs.

**SHANE M. TEMPLE  
SHANE MICHAEL TEMPLE**

Respondent(s)

Chapter: **13**

Case Number: **5-12-bk-04569-JJT**

**ORDER DISMISSING CASE**

Upon consideration of the Trustee's Certificate of Default of Stipulation in settlement of the Trustee's prior Motion to Dismiss case for material default and it having been determined that this case should be dismissed, it is

**ORDERED** that the above-named case of the debtor(s) be and it hereby is dismissed.

**By the Court,**



John J. Thomas, Bankruptcy Judge  
(BC)

Dated: July 28, 2014

MDPA-Dismiss Case.WPT - REV 07/14

*TO THE SHERIFF OF COLUMBIA COUNTY:*

## **REQUEST FOR SERVICE**

**DATE: September 9, 2014**

FROM:

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

CASE CAPTION:

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

***VS.***

***SHANE M. TEMPLE and KATELYNN M. VOELKER***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**\*SERVE DEFT. W/NOTICE OF SALE.  
No. 2012-CV-518**

**SERVICE TO BE MADE ON DEFENDANT:**

**KATELYNN M. VOELKER**

**ADDRESS FOR "PERSONAL SERVICE":**

**1304 FREAS AVENUE BERWICK, PA 18603**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

*TO THE SHERIFF OF COLUMBIA COUNTY:*

## **REQUEST FOR SERVICE**

**DATE: September 9, 2014**

FROM:

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

CASE CAPTION:

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

***VS.***

***SHANE M. TEMPLE and KATELYNN M. VOELKER***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

***\*SERVE DEPT. W/NOTICE OF SALE.***

**No. 2012-CV-518**

**SERVICE TO BE MADE ON DEFENDANT:**

**SHANE M. TEMPLE**

**ADDRESS FOR "PERSONAL SERVICE":**

**1304 FREAS AVENUE BERWICK, PA 18603**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant(s): **SHANE M. TEMPLE and KATELYNN M. VOELKER**

Filed to No. **2012-CV-518**

**INSTRUCTIONS**

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

**1304 FREAS AVENUE BERWICK, PA 18603**

(A more complete legal description accompanies these documents.)

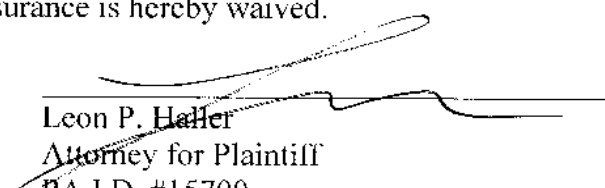
The parties to be served **PERSONALLY** and their addresses are as follows:

**SHANE M. TEMPLE, 1304 FREAS AVENUE BERWICK, PA 18603**  
**KATELYNN M. VOELKER, 1304 FREAS AVENUE BERWICK, PA 18603**

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, September 9, 2014** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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



ALL THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1: (Map I.D. 04D-07-06701)

BEGINNING at the northeasterly corner of Lot No. 1034; thence easterly along the southerly side of Freas Avenue a distance of 46.4 feet to the northwesterly corner of Lot No. 1032; thence southerly along the westerly side of Lot No. 1032, a distance of 160 feet to a 15 foot alley; thence westerly along the northerly side of said alley a distance of 46.4 feet to the southeasterly corner of Lot No. 1034; thence northerly along the easterly side of Lot No. 1034 a distance of 160 feet to Freas Avenue, the place of BEGINNING.

This description is intended to cover this deed to convey Lot No. 1033 of the Berwick Land & Improvement Company's Addition to Berwick, being part of what was formerly known as the Ferris Farm.

HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

PARCEL NO. 2: (Map I.D. 04D-07-06700)

BEGINNING at a point on Freas Avenue at the southwesterly intersection of Arch Street and Freas Avenue; thence in a westerly direction along Freas Avenue, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a southerly direction along line of Lot No. 1033, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to Arch Street; thence along Arch Street in a northerly direction, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1032 in the Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 3: (Map I.D. 04D-07-06700)

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1033; thence in a westerly direction along Freas Avenue a distance of 46.4 feet to a corner of Lot No. 1035; thence in a southerly direction along line of Lot No. 1035, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a northerly direction along line of Lot No. 1033, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25, 2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane E. Temple and Katelynn M. Voelker.

SHORT LEGAL FOR ADVERTISING:

ALL THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, Columbia County, Pennsylvania, being Lots Nos. 1032, 1033 and 1034 of the Berwick Land & Improvement Company's Addition to Berwick, and HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

PARCEL NO. 1: Lot 1033 (Map I.D. 04D-07-06701)

PARCEL NO. 2 and 3: Lot 1032 and Lot 1034 (Map I.D. 04D-07-06700)

Reference Columbia County Instrument No. 201108006.

TO BE SOLD as the property of Shane E. Temple and Katelynn M. Voelker on Columbia County Judgment No.2012-CV-518.

**COPY**

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

PLAINTIFF

VS.

SHANE M. TEMPLE and  
KATELYNN M. VOELKER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1304 FREAS AVENUE BERWICK, PA 18603**:

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

SHANE M. TEMPLE  
1304 FREAS AVENUE  
BERWICK, PA 18603

KATELYNN M. VOELKER  
1304 FREAS AVENUE  
BERWICK, PA 18603

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

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

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

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

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

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

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

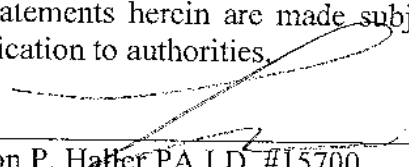
DOMESTIC RELATIONS  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

TENANT/OCCUPANT  
1304 FREAS AVENUE  
BERWICK, PA 18603

Lisa M. Doran, Esquire  
69 Public Square  
Suite 700  
Wilkes Barre, PA 18701-2505

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

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

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

DATE: September 9, 2014

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

PLAINTIFF

VS.

SHANE M. TEMPLE and  
KATELYNN M. VOELKER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

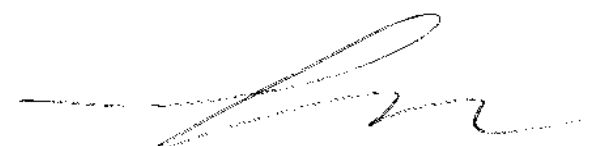
I, LEON P. HALLER, Attorney for the Plaintiff in the above matter, being duly sworn according to law, hereby certify that the Plaintiff has complied with the procedures required by Pennsylvania Act 91 of 1983 (Homeowners' Emergency Mortgage Assistance Payments Program) and Defendants have either failed to meet the time limitations as set forth therein or have been determined by the Housing Finance Agency not to qualify for assistance.

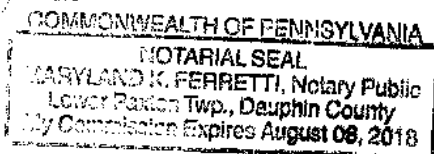
Sworn to and subscribed :

before me this 11 day :

of Sept 20 14 :

  
Notary Public

  
LEON P. HALLER, ESQUIRE



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

PLAINTIFF

VS.

SHANE M. TEMPLE and  
KATELYNN M. VOELKER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-518

IN MORTGAGE FORECLOSURE

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

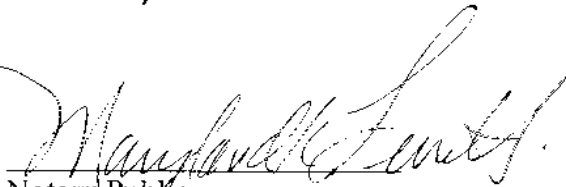
Personally appeared before me, a Notary Public in and for said Commonwealth and County,


**LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendants above named are not on active duty in the Military Service nor engaged in any way which would bring them within the Servicemembers' Civil Relief Act. A copy of the search through the Defense Manpower Data Center website is attached.

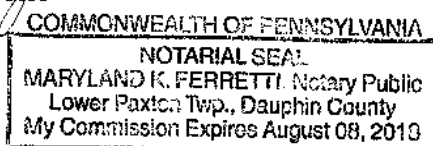
Sworn to and subscribed :

before me this 11 day :

of Sept 20 14 :

  
Notary Public

  
LEON P. HALLER, ESQUIRE





**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

Last Name: VOELKER

First Name: KATELYNN

Middle Name: M

Active Duty Status As Of: Sep-11-2014

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*

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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: ID7DP1A5T073V30





Status Report  
Pursuant to Servicemembers Civil Relief Act

Last Name: TEMPLE

First Name: SHANE

Middle Name: M

Active Duty Status As Of: Sep-11-2014

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 individual's 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*

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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 3DJ13125305B690

**SHERIFF:**

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

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Barb Villarrial.

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

**METRO**  
**BANK**

60-184-313

® EZShield™ Check Fraud  
Protection for Business

CHECK NO.

197355

CHECK DATE

09/15/2014

197355

CHECK AMOUNT

\$1,350.00

PAY

One thousand three hundred fifty and NO/100\*\*\*\*\*

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈ 197355⑈ ⑆031301846⑆ 513209312⑈

Security features. Details on back.