

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Joan Yohay VS Brian + Joshua J. Kuo

NO. 61-14 ED NO. 1650-13 JD

DATE/TIME OF SALE: June 11 0900

BID PRICE (INCLUDES COST) \$ 2830.72

POUNDAGE - 2% OF BID \$ 56.60

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2886.72

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Martha E. Tink-

Attorney for Creditors

TOTAL DUE: \$ 2886.72

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1386.72

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
JOAN YOHEY

vs.

Defendant
UNITED STATES OF AMERICA
THE HONORABLE ERIC H. HOLDER JR.
JUSTINIA JEPKO
BRIAN P JEPKO
JOHN YOHEY

Attorney for the Plaintiff:
HARDING, HILL & TUROWSKI, LLP
38 West Third Street
Bloomsburg, PA 17815

Sheriff's Sale Date: Wednesday, June 11, 2014

Writ of Execution No. : 2013CV1650

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 546 SCENIC AVENUE, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,863.78
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	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$20.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Other	\$121.84
Total Sheriff Costs	\$2,774.12

Distribution Costs

Recording Fees	\$56.00
Total Distribution Costs	\$56.00

Grand Total: **\$2,830.12**

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)

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TRUE WATERMARK PAPER HOLD TO LIGHT TO VIEW HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

6340

HARDING, HILL & TUROWSKI LLP
TRUST ACCOUNT
38 W THIRD STREET
BLOOMSBURG, PA 17815-1707

DATE 6-16-14

EZShield® Check Fraud
Protection for Business
60-593-313

PAY
TO THE
ORDER OF

Columbia County Sheriff

\$ 1,386.⁷²

DOLLARS

One thousand three hundred eighty six and ⁷²/₁₀₀

[Signature]



FOR Kohay vs. Jepko (61-14ED, 11650-13) CV



⑈006340⑈ ⑆031305936⑆ 022⑈857⑈3⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>20.00</u>	
TOTAL *****		\$ <u>478.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1863.78</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>2088.78</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>50.00</u>	
TOTAL *****		\$ <u>60.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. <u>vesting Co.</u>	\$ <u>121.84</u>	
TOTAL *****		\$ <u>121.84</u>

TOTAL COSTS (OPENING BID) \$ 2830.12

Document Receipt

Trans #	2592	Carrier / service:	USPS Server	First-Class Mail®	4/14/2014 12:00:00 AM
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Ship to:

ERIC HOLDER JR

US ATTORNEY GENERAL

950 PENNSYLVANIA AVE

N.W

Tracking #: 71901140006000025901

Doc Ref #: 2014ED61

Postage 5.3400

WASHINGTON DC 20530

Document Receipt				
Trans #	2591	Carrier / service:	USPS Server	First-Class Mail®
4/14/2014 12:00:00 AM				
Ship to:				
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000025895	
		Doc Ref #:	2014ED61	
		Postage	5.3400	
PHILADELPHIA	PA	19106		

(6)

Document Receipt

Trans #	2590	Carrier / service:	USPS Server	First-Class Mail®	4/14/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000025888

Doc Ref #: 2014ED61

Postage 5.3400

PHILADELPHIA PA 19107

61

Document Receipt

Trans #	2589	Carrier / service:	USPS Server	First-Class Mail®	4/14/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000025871

Doc Ref #: 2014ED61

Postage 5.3400

HARRISBURG PA 17105

61

Document Receipt

Trans #	2588	Carrier / service:	USPS Server	First-Class Mail®	4/14/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000025864

Doc Ref #: 2014ED61

Postage 5.3400

HARRISBURG PA 17128

61

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Randy Coe
Chief Deputy

JOAN B YOHEY
vs.
BRIAN P JEPKO (et al.)

Case Number
13 CV 01650

SHERIFF'S RETURN OF SERVICE

- 05/01/2014 08:10 PM - THE REQUESTED WRIT OF EXECUTION (MORTGAGE FORECLOSURE) SHERIFF SALE HANDBILL AND DESCRIPTION OF PROPERTY TO BE SHERIFF SALED BY COLUMBIA COUNTY SHERIFFS OFFICE ON THE FOLLOWING: BRIAN JEPKO, HUSBAND OF JUSTINA M. JEPKO AND ADULT IN CHARGE OF HER RESIDENCE AT THE TIME OF SERVICE AND MAKING KNOWN UNTO HIM THE CONTENTS WITHIN BY OFFICER DEBORAH M. KALETA, RETURN OF SERVICE ATTACHED TO AND MADE PART OF THE WITHIN RECORD.
- 05/01/2014 08:10 PM - THE REQUESTED WRIT OF EXECUTION (MORTGAGE FORECLOSURE) SHERIFF SALE HANDBILL AND DESCRIPTION OF PROPERTY TO BE SHERIFF SALED BY COLUMBIA COUNTY SHERIFFS OFFICE WAS SERVED BY OFFICER DEBORAH M. KALETA UPON BRIAN P. JEPKO, PERSONALLY, AT 40 SOUTH MARKET STREET, APT. 1, MOUNT CARMEL, PA 17851, RETURN OF SERVICE ATTACHED TO AND MADE PART OF THE WITHIN RECORD.

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

May 06, 2014

61

JOAN B YOHEY
vs.
BRIAN P JEPKO (et al.)

Case Number
13 CV 01650

PERSONAL PROPERTY REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
04/15/2014	Advance Fee	Advance Fee	6470	\$0.00	\$200.00
04/29/2014	Service Mileage			\$31.92	\$0.00
05/01/2014	Service Mileage			\$31.92	\$0.00
05/01/2014	Docketing			\$9.00	\$0.00
05/01/2014	Executing			\$9.00	\$0.00
05/02/2014	Wages			\$40.00	\$0.00
05/06/2014	Refund		336656	\$78.16	\$0.00
				\$200.00	\$200.00

TOTAL BALANCE:	\$0.00
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VENDOR NO. 00492

CHECK DATE 05/16/2014

336656

INVOICE NO.	INVOICE DATE	DESCRIPTION	INVOICE AMOUNT	DISCOUNT	NET AMOUNT
13.CV 01650	05/06/14	YOHEY VS JEPKO	78.16	0.00	78.16
HC COLUMBIA COUNTY SHERIFF			78.16	0.00	78.16

**Northumberland County**

Controller's Office
399 S. 5th Street
Sunbury, PA 17801

CHECK DATE	CHECK NO.
05/16/2014	336656

M&T Bank

Manufacturers and Traders Trust Company
Sunbury, PA 17801

60-295/313

VOID AFTER SIX MONTHS

AMOUNT
*****78.16

SEVENTY EIGHT DOLLARS AND 16 CENTS

DOLLARS

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
COURT HOUSE
PO BOX 380
BLOOMSBURG, PA 17815
USA

[Handwritten signatures]
V. M. S. Cl. Kevin P. Achey
[Handwritten signature]
AUTHORIZED SIGNATURE(S)

⑈336656⑈

⑈031302955⑈

8892659478⑈

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

REAL ESTATE TAX CERTIFICATION

Date: 05/20/2014

Fee: \$5.00

Cert. NO: 18358

YOHEY JOHN A
88 DUTCH HILL ROAD
BLOOMSBURG PA 17815

District: MAIN TWP
Deed: 20111 -0653
Location: 546 SCENIC AVE LOT 19
Parcel Id:22 -01C-008-00,000

Assessment: 39,870
Balances as of 05/20/2014

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

By: Columbia County Sheriff DL

Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JOAN YOHEY
vs.
UNITED STATES OF AMERICA (et al.)

Case Number
2013CV1650

SHERIFF'S RETURN OF SERVICE

05/05/2014 10:15 AM - DEPUTY SCOTT MAYERNICK, 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 546 SCENIC AVENUE, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

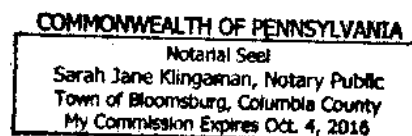

TIMOTHY T. CHAMBERLAIN, SHERIFF

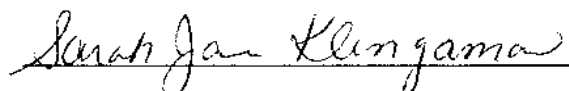
May 06, 2014

NOTARY

Affirmed and subscribed to before me this

6TH day of MAY, 2014





Plaintiff Attorney: HARDING, HILL & TUROWSKI, LLP, 38 West Third Street, Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JOAN YOHEY
vs.
UNITED STATES OF AMERICA (et al.)

Case Number
2013CV1650

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: 546 SCENIC AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-5-14 Time: 10:15

Deputy: 3 Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2013CV1650

546 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Randy Coe
Chief Deputy

JOAN B YOHEY
vs.
BRIAN P JEPKO (et al.)

Case Number
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- 05/01/2014 08:10 PM - THE REQUESTED WRIT OF EXECUTION (MORTGAGE FORECLOSURE) SHERIFF SALE HANDBILL AND DESCRIPTION OF PROPERTY TO BE SHERIFF SALED BY COLUMBIA COUNTY SHERIFF'S OFFICE WAS SERVED BY OFFICER DEBORAH M. KALETA UPON BRIAN P. JEPKO, PERSONALLY, AT 40 SOUTH MARKET STREET, APT. 1, MOUNT CARMEL, PA 17851, RETURN OF SERVICE ATTACHED TO AND MADE PART OF THE WITHIN RECORD.

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

May 02, 2014

Northumberland County Sheriff's Office
201 Market Street, Sunbury, PA 17801



Robert J. Wolfe, Acting Sheriff

FAX

*Jepko
Filer*

TO: Col. Co. Sheriff
FAX #: 988-389-5625
DATE: 5-2-14
RE: _____

FROM: *Dellini*
FAX: 988-4496
PHONE: 988-4156

NUMBER OF PAGES NOT INCLUDING COVER PAGE 1

COMMENTS:

This message contains information that should be considered LAW ENFORCEMENT SENSITIVE. This information may pertain to your professional duties and or the mission(s) of your organization. It is property of the Northumberland County Sheriff's Office. Please safeguard it and abide by any rules of dissemination. Destroy it when you are done with it. Delete and destroy it now if you think you received it in error.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1650

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, JUNE 11, 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 pieces, parcels or tracts of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point, said point being the northeast corner of the herein described lot, said point being also the southeast corner of Lot No. 100, now or formerly of Steven T. and Theresa A. Krasucki; Thence from point of beginning and along Lot No. 191, South 00 degrees 46 minutes 05 seconds East, 125.00 feet to a point in line of lands now or formerly of Clyde E. and Joan S. Yohey; Thence by same, South 68 degrees 00 minutes 28 seconds West, 215.00 feet to a point; Thence along same, South 75 degrees 55 minutes 42 seconds West, 206.13 feet to a point; Thence along lands now or formerly of Richard J. and Mary Donald, North 00 degrees 46 minutes 05 seconds West, 125.00 feet to a point; Thence along the southerly side of lots 97 and 98 of Wonderview Phase I, North 75 degrees 46 minutes 30 seconds East, 203.89 feet to a point; Thence along the southerly side of lots 99 and 100 of Wonderview Phase I, North 68 degrees 13 minutes 55 seconds East, 217.15 feet to the place of beginning. Containing 1.154 acres in all.

THE ABOVE described Lot has a private driveway easement from Scenic Avenue and Riverview Avenue as follows:

BEGINNING at a point in the right of way line of Scenic and Riverview Avenues, said point being the centerline of the private driveway easement and said point being South 71 degrees 46 minutes 05 seconds East, 29.88 feet from the southwest corner of Lot No. 166, Thence from point of beginning the driveway easement is fifty foot wide and the centerline described follows these five courses and distances: (1) South 70 degrees 27 minutes 53 seconds East, 118.64 feet; (2) South 42 degrees 32 minutes 42 seconds West, 72.31 feet; (3) South 42 degrees 32 minutes 42 seconds West, 77.88 feet; (4) South 46 degrees 40 minutes 47 seconds West, 71.36 feet; (5) South 53 degrees 10 minutes 24 seconds West, 81.78 feet to Lot No. 190; the 50 foot wide easement extends across Lot 190 the following two courses and distances: (1) South 40 degrees 25 minutes 33 seconds West, 73.21 feet; (2) South 52 degrees 15 minutes 26 seconds West, 142.87 feet. The above described parcel is more fully shown on plan of Bafile, James and Associates dated July 30, 1990, last revised July 7, 1994, (File #8-20).

BEING UNDER AND SUBJECT TO that portion of a 10 foot wide drainage and utility easement situate near the northern, eastern and western boundaries of the above described parcel of land.

ALL OF THE above being more fully shown as Lot No. 190 on a draft prepared by Bafile, James and Associates dated June 30, 1990, last revised September 12, 1994, (File # 8-20).

BEING known and designated as Lot No. 190 of the "Wonderview" Phase II Subdivision.

TRACT NO. 2:

BEGINNING at a rebar, said rebar being the northwest corner of this add-on parcel; Thence from point of beginning and along Parcel "B", North 50 degrees 19 minutes 11 seconds East, 43.77 feet to a set rebar; Thence along other lands now or formerly of John A. Yohey, South 17 degrees 36 minutes 34 seconds East, 130.20 feet to a point; Thence along lands now or formerly of Clyde E. and Joan B. Yohey, South 68 degrees 00 minutes 28 seconds West, 77.00 feet to a point; Thence along lands now or formerly of Jeriel Eric and Rolene E. Comstock, North 00 degrees 46 minutes 05 seconds West, 125.00 feet to the place of beginning. Containing 0.1636 acres in all.

THE ABOVE description is more fully shown on plan of Bafile, James & Associates dated June 20, 2000, File No. 9-123, known as Parcel "A".

TOGETHER WITH AND UNDER AND SUBJECT TO A 50 FOOT DRIVEWAY AND UTILITY EASEMENT RUNNING THROUGH PARCEL 'A' AS SHOWN ON SURVEY DRAFT OF BAFILE, JAMES AND ASSOCIATES DATED 7/30/90, LAST REVISED 8/24/94, IN FAVOR OF CLYDE E. AND JOAN B. YOHEY, THEIR HEIRS AND ASSIGNS, AND OWNERS OF LOT NO. 190.

THE WITHIN CONVEYED PREMISES ARE SUBJECT to covenants, restrictions, terms and conditions as recorded in Columbia County Instrument No. 200001573, which shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantees and Grantees' successors and assigns.

THE PROPERTY hereby conveyed to the within named Grantees shall be treated and considered as a single parcel of land. The property shall not be sold or otherwise conveyed by the within named Grantees or their successors in interest separately except after further approval of the Columbia County Planning Commission or such other body having jurisdiction over land subdivision in the subject municipality.

BEING THE SAME premises which Joan B. Yohey, widow, by Deed dated October 11, 2011, and recorded in the Records Office of Columbia County, Pennsylvania, as Instrument Number 201110653, granted and conveyed unto John A. Yohey.

PROPERTY ADDRESS: 546 Scenic Avenue, Bloomsburg, PA 17815

PROPERTY IMPROVED with a 1 1/2 story Cape Cod and 10'x14' shed

TAX PARCEL NUMBER: 2201C00800

PROPERTY ADDRESS: 536 SCENIC AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22,01C00800

Seized and taken into execution to be sold as the property of UNITED STATES OF AMERICA, THE HONORABLE ERIC H. HOLDER JR., JUSTINIA JEPKO, BRIAN P JEPKO, JOHN YOHEY in suit of JOAN YOHEY.

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:
HARDING, HILL & TUROWSKI, LLP
Bloomsburg, PA (570) 784-6770

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JOAN YOHEY
vs.
UNITED STATES OF AMERICA (et al.)

Case Number
2013CV1650

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Moran's Family et al
Bloomsburg, PA

Serve To:

Name: JOHN YOHEY

Primary Address: 88 DUTCH HILL ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-15-14

Time: 14:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:	4-15-14					
Time:	9:35					
Mileage:						
Deputy:	3					

Service Attempt Notes:

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

YOHEY, JOHN

2013CV1650

88 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JOAN YOHEY
vs.
UNITED STATES OF AMERICA (et al.)

Case Number
2013CV1650

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

4-14-14

Time:

15:50

Deputy:

3

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

WARD, MARY F.

2013CV1650

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JOAN YOHEY
vs.
UNITED STATES OF AMERICA (et al.)

Case Number
2013CV1650

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Rickendroff

Relation: Clerk II

Date: 4-14-14

Time: 11:20

Deputy: 3

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV1650 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JOAN YOHEY
vs.
UNITED STATES OF AMERICA (et al.)

Case Number
2013CV1650

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: 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: Sherry Evans

Relation:

Date: 4-14-14

Time: 11:15

Deputy: 3

Mileage:

Attorney / Originator:

Name: HARDING, HILL & TUROWSKI, LLP

Phone: (570) 784-6770

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV1650

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2014 ED 61

DATE RECEIVED 4-11-2014
DOCKET AND INDEX 2013 CV 1650

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>1,500.00</u>	<u>X</u>	CK# <u>6268</u>

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

SALE DATE June 11th TIME 9:00 AM
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
TWENTY-SIXTH JUDICIAL DISTRICT

JOAN B. YOHEY,
Plaintiff

vs.

BRIAN P. JEPKO,
JUSTINA M. JEPKO, FKA
JUSTINA M. REED,
JOHN A. YOHEY, AND
THE UNITED STATES OF
AMERICA

Defendants

:
:
:
: CIVIL ACTION – AT LAW
: MORTGAGE FORECLOSURE
:
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:
: NO. 2013-CV-1650
: ED: _____

AFFIDAVIT PURSUANT TO PA.R.C.P. 3129.1

I, Elwood R. Harding, Jr., Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 546 Scenic Avenue, Main Township, Columbia County, Pennsylvania (see attached description):

1. Name and address of Owner or Reputed Owner:

John A. Yohey
88 Dutch Hill Road
Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Brian P. Jepko
40 S. Market Street, Apt. 1
Mount Carmel, PA 17851

Justine M. Jepko, fka Justina M. Reed
40 S. Market Street, Apt. 1
Mount Carmel, PA 17851

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

NONE

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

Joan B. Yohey
560 Montour Blvd.
Bloomsburg, Pennsylvania 17815

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

United States of America (federal tax lien against Justina Jepko for \$24,729.94; docket 2010-CV-0000729)
c/o US Attorney for the Middle District of PA
Federal Building
228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754

AND

c/o Eric H. Holder, Jr., US Attorney General
US Department of Justice
950 Pennsylvania Ave., N.W.
Washington, DC 20530-0001

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:

None.

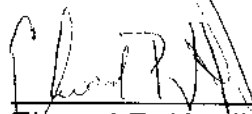
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Michele Greenly, Main Township Tax Collector
330 Scenic Avenue
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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. 4904 relating to unsworn falsification to authorities.

LAW OFFICES
HARDING & HILL LLP



Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
Harding, Hill & Turowski, LLP
38 West Third Street
Bloomsburg, PA 17815
(717) 784-6770

Dated: April 10, 2014

DESCRIPTION OF PROPERTY:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point, said point being the northeast corner of the herein described lot, said point being also the southeast corner of Lot No. 100, now or formerly of Steven T. and Theresa A. Krasucki; Thence from point of beginning and along Lot No. 191, South 00 degrees 46 minutes 05 seconds East, 125.00 feet to a point in line of lands now or formerly of Clyde E. and Joan B. Yohey; Thence by same, South 68 degrees 00 minutes 28 seconds West, 215.00 feet to a point; Thence along same, South 75 degrees 55 minutes 42 seconds West, 206.13 feet to a point; Thence along lands now or formerly of Richard J. and Mary Donald, North 00 degrees 46 minutes 05 seconds West, 125.00 feet to a point; Thence along the southerly side of lots 97 and 98 of Wonderview Phase I, North 75 degrees 46 minutes 30 seconds East, 203.89 feet to a point; Thence along the southerly side of lots 99 and 100 of Wonderview Phase I, North 68 degrees 13 minutes 55 seconds East, 217.15 feet to the place of beginning. Containing 1.154 acres in all.

THE ABOVE described Lot has a private driveway easement from Scenic Avenue and Riverview Avenue as follows:

BEGINNING at a point in the right of way line of Scenic and Riverview Avenues, said point being the centerline of the private driveway easement and said point being South 71 degrees 46 minutes 05 seconds East, 29.88 feet from the southwest corner of Lot No. 166, Thence from point of beginning the driveway easement is fifty foot wide and the centerline described follows these five courses and distances: (1) South 70 degrees 27 minutes 53 seconds East, 118.64 feet; (2) South 42 degrees 32 minutes 42 seconds West, 72.31 feet; (3) South 42 degrees 32 minutes 42 seconds West, 77.88 feet; (4) South 46 degrees 40 minutes 47 seconds West, 71.36 feet; (5) South 53 degrees 10 minutes 24 seconds West, 81.78 feet to Lot No. 190; the 50 foot wide easement extends across Lot 190 the following two courses and distances: (1) South 40 degrees 25 minutes 33 seconds West, 73.21 feet; (2) South 52 degrees 15 minutes 26 seconds West, 142.87 feet. The above described parcel is more fully shown on plan of Bafile, James and Associates dated July 30, 1990, last revised July 7, 1994, (File #8-20).

BEING UNDER AND SUBJECT TO that portion of a 10 foot wide drainage and utility easement situate near the northern, eastern and western boundaries of the above described parcel of land.

ALL OF THE above being more fully shown as Lot No. 190 on a draft prepared by Bafile, James and Associates dated June 30, 1990, last revised September 12, 1994, (File # 8-20).

BEING known and designated as Lot No. 190 of the "Wonderview" Phase II Subdivision.

TRACT NO. 2:

BEGINNING at a rebar, said rebar being the northwest corner of this add-on parcel; Thence from point of beginning and along Parcel "B", North 50 degrees 19 minutes 11 seconds East, 43.77 feet to a set rebar; Thence along other lands now or formerly of John A. Yohey, South 17 degrees 36 minutes 34 seconds East, 130.20 feet to a point; Thence along lands now or formerly of Clyde E. and Joan B. Yohey, South 68 degrees 00 minutes 28 seconds West, 77.00 feet to a point; Thence along lands now or formerly of Jeriel Eric and Rolene E. Comstock, North 00 degrees 46 minutes 05 seconds West, 125.00 feet to the place of beginning. Containing 0.1636 acres in all.

THE ABOVE description is more fully shown on plan of Bafile, James & Associates dated June 20, 2000, File No. 9-123, known as Parcel "A".

TOGETHER WITH AND UNDER AND SUBJECT TO A 50 FOOT DRIVEWAY AND UTILITY EASEMENT RUNNING THROUGH PARCEL 'A' AS SHOWN ON SURVEY DRAFT OF BAFILE, JAMES AND ASSOCIATES DATED 7/30/90, LAST REVISED 8/24/94, IN FAVOR OF CLYDE E. AND JOAN B. YOHEY, THEIR HEIRS AND ASSIGNS, AND OWNERS OF LOT NO. 190.

THE WITHIN CONVEYED PREMISES ARE SUBJECT to covenants, restrictions, terms and conditions as recorded in Columbia County Instrument No. 200001573, which shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantees and Grantees' successors and assigns.

THE PROPERTY hereby conveyed to the within named Grantees shall be treated and considered as a single parcel of land. The property shall not be sold or otherwise conveyed by the within named Grantees or their successors in interest separately except after further approval of the Columbia County Planning Commission or such other body having jurisdiction over land subdivision in the subject municipality.

BEING THE SAME premises which Joan B. Yohey, widow, by Deed dated October 11, 2011, and recorded in the Records Office of Columbia County, Pennsylvania, as Instrument Number 201110653, granted and conveyed unto John A. Yohey.

PROPERTY ADDRESS: 546 Scenic Avenue, Bloomsburg, PA 17815

PROPERTY IMPROVED with a 1 ½ story Cape Cod and 10'x14' shed
TAX PARCEL NUMBER: 22 01C00800

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
TWENTY-SIXTH JUDICIAL DISTRICT

JOAN B. YOHEY,
Plaintiff

vs.

BRIAN P. JEPKO,
JUSTINA M. JEPKO, FKA
JUSTINA M. REED,
JOHN A. YOHEY, AND
THE UNITED STATES OF
AMERICA

Defendants

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: CIVIL ACTION – AT LAW
: MORTGAGE FORECLOSURE
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: NO. 2013-CV-1650
: ED. _____

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 61 OF 2014 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA, ON

June 11th, 2014
AT 9:00 O'CLOCK, A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANTS IN AND TO: (see attached description)

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will file a Schedule of Distribution in his office on _____, 2014, where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution at the suit of Joan B. Yohey vs. Brian P. Jepko, Justina M. Jepko, FKA Justina M. Reed, John A. Yohey and The United States of America.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale.
Balance cash or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

HARDING, HILL & TUROWSKI, LLP
Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Sup.Ct.Id.: 20027

DESCRIPTION OF PROPERTY:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

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THE ABOVE described Lot has a private driveway easement from Scenic Avenue and Riverview Avenue as follows:

BEGINNING at a point in the right of way line of Scenic and Riverview Avenues, said point being the centerline of the private driveway easement and said point being South 71 degrees 46 minutes 05 seconds East, 29.88 feet from the southwest corner of Lot No. 166, Thence from point of beginning the driveway easement is fifty foot wide and the

centerline described follows these five courses and distances: (1) South 70 degrees 27 minutes 53 seconds East, 118.64 feet; (2) South 42 degrees 32 minutes 42 seconds West, 72.31 feet; (3) South 42 degrees 32 minutes 42 seconds West, 77.88 feet; (4) South 46 degrees 40 minutes 47 seconds West, 71.36 feet; (5) South 53 degrees 10 minutes 24 seconds West, 81.78 feet to Lot No. 190; the 50 foot wide easement extends across Lot 190 the following two courses and distances: (1) South 40 degrees 25 minutes 33 seconds West, 73.21 feet; (2) South 52 degrees 15 minutes 26 seconds West, 142.87 feet. The above described parcel is more fully shown on plan of Bafile, James and Associates dated July 30, 1990, last revised July 7, 1994, (File #8-20).

BEING UNDER AND SUBJECT TO that portion of a 10 foot wide drainage and utility easement situate near the northern, eastern and western boundaries of the above described parcel of land.

ALL OF THE above being more fully shown as Lot No. 190 on a draft prepared by Bafile, James and Associates dated June 30, 1990, last revised September 12, 1994, (File # 8-20).

BEING known and designated as Lot No. 190 of the "Wonderview" Phase II Subdivision.

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THE ABOVE description is more fully shown on plan of Bafile, James & Associates dated June 20, 2000, File No. 9-123, known as Parcel "A".

TOGETHER WITH AND UNDER AND SUBJECT TO A 50 FOOT DRIVEWAY AND UTILITY EASEMENT RUNNING THROUGH PARCEL 'A' AS SHOWN ON SURVEY DRAFT OF BAFILE, JAMES AND ASSOCIATES DATED 7/30/90, LAST REVISED 8/24/94, IN FAVOR OF CLYDE E. AND JOAN B. YOHEY, THEIR HEIRS AND ASSIGNS, AND OWNERS OF LOT NO. 190.

THE WITHIN CONVEYED PREMISES ARE SUBJECT to covenants, restrictions, terms and conditions as recorded in Columbia County Instrument No. 200001573, which shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantees and Grantees' successors and assigns.

THE PROPERTY hereby conveyed to the within named Grantees shall be treated and considered as a single parcel of land. The property shall not be sold or otherwise conveyed by the within named Grantees or their successors in interest separately except after further approval of the Columbia County Planning Commission or such other body having jurisdiction over land subdivision in the subject municipality.

BEING THE SAME premises which Joan B. Yohey, widow, by Deed dated October 11, 2011, and recorded in the Records Office of Columbia County, Pennsylvania, as Instrument Number 201110653, granted and conveyed unto John A. Yohey.

PROPERTY ADDRESS: 546 Scenic Avenue, Bloomsburg, PA 17815

PROPERTY IMPROVED with a 1 ½ story Cape Cod and 10'x14' shed
TAX PARCEL NUMBER: 22 01C00800

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
TWENTY-SIXTH JUDICIAL DISTRICT

JOAN B. YOHEY,
Plaintiff

vs.

BRIAN P. JEPKO,
JUSTINA M. JEPKO, FKA
JUSTINA M. REED,
JOHN A. YOHEY, AND
THE UNITED STATES OF
AMERICA

Defendants

:
:
:
: CIVIL ACTION – AT LAW
: MORTGAGE FORECLOSURE
:

: NO. 2013-CV-1650
: ED. 2014-EN-661

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

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest, and costs in the above captioned matter you are directed to levy upon and to sell the following described property: (see attached description)

a. Principal indebtedness	\$94,976.16
b. Unpaid interest through December 8, 2013	34,122.37
c. Real Estate Taxes	5,214.04
d. Repaid Costs	8,269.47
e. Insurance	1,888.00

TOTAL	\$144,470.04
--------------	---------------------

Plus additional attorney fees, late charges, costs and interest to date of sale.

Barbara A. Silvestri

Prothonotary, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: 4/10/14

By: Rachel Antonello
Deputy

DESCRIPTION OF PROPERTY:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

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centerline described follows these five courses and distances: (1) South 70 degrees 27 minutes 53 seconds East, 118.64 feet; (2) South 42 degrees 32 minutes 42 seconds West, 72.31 feet; (3) South 42 degrees 32 minutes 42 seconds West, 77.88 feet; (4) South 46 degrees 40 minutes 47 seconds West, 71.36 feet; (5) South 53 degrees 10 minutes 24 seconds West, 81.78 feet to Lot No. 190; the 50 foot wide easement extends across Lot 190 the following two courses and distances: (1) South 40 degrees 25 minutes 33 seconds West, 73.21 feet; (2) South 52 degrees 15 minutes 26 seconds West, 142.87 feet. The above described parcel is more fully shown on plan of Bafile, James and Associates dated July 30, 1990, last revised July 7, 1994, (File #8-20).

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vs.

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THE UNITED STATES OF
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: NO. 2013-CV-1650

: ED. 2014-EN-661

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

COMMONWEALTH OF PENNSYLVANIA

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: SS
:

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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TOTAL	\$144,470.04
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Plus additional attorney fees, late charges, costs and interest to date of sale.

Barbara A. Silvestri

Prothonotary, Court of Common Pleas
of Columbia County, Pennsylvania

Notary Public

DATED: 4/10/14

By: Rosalie Anterullo
Deputy

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BEING known and designated as Lot No. 190 of the "Wonderview" Phase II Subdivision.

TRACT NO. 2:

BEGINNING at a rebar, said rebar being the northwest corner of this add-on parcel; Thence from point of beginning and along Parcel "B", North 50 degrees 19 minutes 11 seconds East, 43.77 feet to a set rebar; Thence along other lands now or formerly of John A. Yohey, South 17 degrees 36 minutes 34 seconds East, 130.20 feet to a point; Thence along lands now or formerly of Clyde E. and Joan B. Yohey, South 68 degrees 00 minutes 28 seconds West, 77.00 feet to a point; Thence along lands now or formerly of Jeriel Eric and Rolene E. Comstock, North 00 degrees 46 minutes 05 seconds West, 125.00 feet to the place of beginning. Containing 0.1636 acres in all.

THE ABOVE description is more fully shown on plan of Bafile, James & Associates dated June 20, 2000, File No. 9-123, known as Parcel "A".

TOGETHER WITH AND UNDER AND SUBJECT TO A 50 FOOT DRIVEWAY AND UTILITY EASEMENT RUNNING THROUGH PARCEL 'A' AS SHOWN ON SURVEY DRAFT OF BAFILE, JAMES AND ASSOCIATES DATED 7/30/90, LAST REVISED 8/24/94, IN FAVOR OF CLYDE E. AND JOAN B. YOHEY, THEIR HEIRS AND ASSIGNS, AND OWNERS OF LOT NO. 190.

THE WITHIN CONVEYED PREMISES ARE SUBJECT to covenants, restrictions, terms and conditions as recorded in Columbia County Instrument No. 200001573, which shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantees and Grantees' successors and assigns.

THE PROPERTY hereby conveyed to the within named Grantees shall be treated and considered as a single parcel of land. The property shall not be sold or otherwise conveyed by the within named Grantees or their successors in interest separately except after further approval of the Columbia County Planning Commission or such other body having jurisdiction over land subdivision in the subject municipality.

BEING THE SAME premises which Joan B. Yohey, widow, by Deed dated October 11, 2011, and recorded in the Records Office of Columbia County, Pennsylvania, as Instrument Number 201110653, granted and conveyed unto John A. Yohey.

PROPERTY ADDRESS: 546 Scenic Avenue, Bloomsburg, PA 17815

PROPERTY IMPROVED with a 1 ½ story Cape Cod and 10'x14' shed
TAX PARCEL NUMBER: 22 01C00800

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
TWENTY-SIXTH JUDICIAL DISTRICT

JOAN B. YOHEY,
Plaintiff

vs.

BRIAN P. JEPKO,
JUSTINA M. JEPKO, FKA
JUSTINA M. REED,
JOHN A. YOHEY, AND
THE UNITED STATES OF
AMERICA

Defendants

:
:
:
: CIVIL ACTION – AT LAW
: MORTGAGE FORECLOSURE
:
:
:

: NO. 2013-CV-1650
: ED. _____

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA

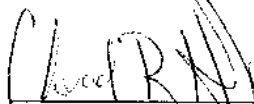
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: SS.
:

COUNTY OF COLUMBIA

Elwood R. Harding, Esquire, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that, at the time that judgment was entered, that the places of residence of the Defendants were as follows:

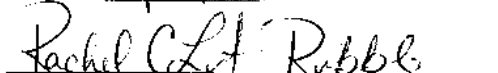
Brian P. Jepko
40 South Market St, Apt 1
Mount Carmel, PA 17851

Justina M. Jepko, FKA Justina M. Reed
40 South Market St, Apt 1
Mount Carmel, PA 17851

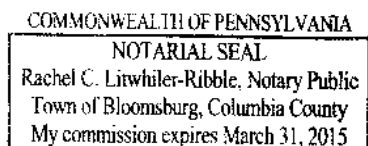


Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff

Sworn to and Subscribed
before me this 10th
day of April, 2014.


NOTARY PUBLIC

My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rachel C. Litwhiler-Ribble, Notary Public
Town of Bloomsburg, Columbia County
My commission expires March 31, 2015

Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(717) 784-6770
Sup.Ct.Id.: 20027

DESCRIPTION OF PROPERTY:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point, said point being the northeast corner of the herein described lot, said point being also the southeast corner of Lot No. 100, now or formerly of Steven T. and Theresa A. Krasucki; Thence from point of beginning and along Lot No. 191, South 00 degrees 46 minutes 05 seconds East, 125.00 feet to a point in line of lands now or formerly of Clyde E. and Joan B. Yohey; Thence by same, South 68 degrees 00 minutes 28 seconds West, 215.00 feet to a point; Thence along same, South 75 degrees 55 minutes 42 seconds West, 206.13 feet to a point; Thence along lands now or formerly of Richard J. and Mary Donald, North 00 degrees 46 minutes 05 seconds West, 125.00 feet to a point; Thence along the southerly side of lots 97 and 98 of Wonderview Phase I, North 75 degrees 46 minutes 30 seconds East, 203.89 feet to a point; Thence along the southerly side of lots 99 and 100 of Wonderview Phase I, North 68 degrees 13 minutes 55 seconds East, 217.15 feet to the place of beginning. Containing 1.154 acres in all.

THE ABOVE described Lot has a private driveway easement from Scenic Avenue and Riverview Avenue as follows:

BEGINNING at a point in the right of way line of Scenic and Riverview Avenues, said point being the centerline of the private driveway easement and said point being South 71 degrees 46 minutes 05 seconds East, 29.88 feet from the southwest corner of Lot No. 166, Thence from point of beginning the driveway easement is fifty foot wide and the

centerline described follows these five courses and distances: (1) South 70 degrees 27 minutes 53 seconds East, 118.64 feet; (2) South 42 degrees 32 minutes 42 seconds West, 72.31 feet; (3) South 42 degrees 32 minutes 42 seconds West, 77.88 feet; (4) South 46 degrees 40 minutes 47 seconds West, 71.36 feet; (5) South 53 degrees 10 minutes 24 seconds West, 81.78 feet to Lot No. 190; the 50 foot wide easement extends across Lot 190 the following two courses and distances: (1) South 40 degrees 25 minutes 33 seconds West, 73.21 feet; (2) South 52 degrees 15 minutes 26 seconds West, 142.87 feet. The above described parcel is more fully shown on plan of Bafile, James and Associates dated July 30, 1990, last revised July 7, 1994, (File #8-20).

BEING UNDER AND SUBJECT TO that portion of a 10 foot wide drainage and utility easement situate near the northern, eastern and western boundaries of the above described parcel of land.

ALL OF THE above being more fully shown as Lot No. 190 on a draft prepared by Bafile, James and Associates dated June 30, 1990, last revised September 12, 1994, (File # 8-20).

BEING known and designated as Lot No. 190 of the "Wonderview" Phase II Subdivision.

TRACT NO. 2:

BEGINNING at a rebar, said rebar being the northwest corner of this add-on parcel; Thence from point of beginning and along Parcel "B", North 50 degrees 19 minutes 11 seconds East, 43.77 feet to a set rebar; Thence along other lands now or formerly of John A. Yohey, South 17 degrees 36 minutes 34 seconds East, 130.20 feet to a point; Thence along lands now or formerly of Clyde E. and Joan B. Yohey, South 68 degrees 00 minutes 28 seconds West, 77.00 feet to a point; Thence along lands now or formerly of Jeriel Eric and Rolene E. Comstock, North 00 degrees 46 minutes 05 seconds West, 125.00 feet to the place of beginning. Containing 0.1636 acres in all.

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TOGETHER WITH AND UNDER AND SUBJECT TO A 50 FOOT DRIVEWAY AND UTILITY EASEMENT RUNNING THROUGH PARCEL 'A' AS SHOWN ON SURVEY DRAFT OF BAFILE, JAMES AND ASSOCIATES DATED 7/30/90, LAST REVISED 8/24/94, IN FAVOR OF CLYDE E. AND JOAN B. YOHEY, THEIR HEIRS AND ASSIGNS, AND OWNERS OF LOT NO. 190.

THE WITHIN CONVEYED PREMISES ARE SUBJECT to covenants, restrictions, terms and conditions as recorded in Columbia County Instrument No. 200001573, which shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantees and Grantees' successors and assigns.

THE PROPERTY hereby conveyed to the within named Grantees shall be treated and considered as a single parcel of land. The property shall not be sold or otherwise conveyed by the within named Grantees or their successors in interest separately except after further approval of the Columbia County Planning Commission or such other body having jurisdiction over land subdivision in the subject municipality.

BEING THE SAME premises which Joan B. Yohey, widow, by Deed dated October 11, 2011, and recorded in the Records Office of Columbia County, Pennsylvania, as Instrument Number 201110653, granted and conveyed unto John A. Yohey.

PROPERTY ADDRESS: 546 Scenic Avenue, Bloomsburg, PA 17815

PROPERTY IMPROVED with a 1 ½ story Cape Cod and 10'x14' shed
TAX PARCEL NUMBER: 22 01C00800

HARDING, HILL & TUROWSKI, LLP

TRUST ACCOUNT
38 W THIRD STREET
BLOOMSBURG, PA 17815-1707

6268

EZShield™ Check Fraud
Protection for Business

60-593-313

DATE 4-10-14

PAY
TO THE
ORDER OF

Columbia County Sheriff

\$ 1,500.00

One thousand five hundred and $\frac{00}{100}$

DOLLARS



FOR

Yohey



⑈006268⑈ ⑆031305936⑆ 022⑈857⑈3⑈

Security Features
Write on back

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
TWENTY-SIXTH JUDICIAL DISTRICT

JOAN B. YOHEY,
Plaintiff

vs.

BRIAN P. JEPKO,
JUSTINA M. JEPKO, FKA
JUSTINA M. REED,
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THE UNITED STATES OF
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Defendants

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: CIVIL ACTION – AT LAW
: MORTGAGE FORECLOSURE
:
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: NO. 2013-CV-1650
: ED. _____

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

By virtue of a Writ of Execution No. _____ of 2014, issued out of the Court of Common Pleas of Columbia County, Civil Division, to me directed, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash, at the Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania, on _____, 2014, at _____ o'clock, ____ M. in the forenoon of said day, all the right, title, and interest of the Defendants in and to:

(see attached description)

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will file a Schedule of Distribution in his office on _____, 2014, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of Joan B. Yohey v. Brian Jepko, Justina M. Jepko, FKA Justina M. Reed, John A. Yohey and the United States of America, and will be sold by:

Dated: _____

Sheriff of Columbia County

HARDING, HILL & TUROWSKI, LLP
Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Sup.Ct.Id.: 20027

DESCRIPTION OF PROPERTY:

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PROPERTY IMPROVED with a 1 ½ story Cape Cod and 10'x14' shed
TAX PARCEL NUMBER: 22 01C00800

14 Apr 2014

200.00

TWO HUNDRED AND XX / 100 ***

Timothy T. Chamberlain

Payee Name:

Case Number: 2013CV1650

Date: 14 Apr 2014

Request Type: Real Estate Sale

Amount: \$200.00

Plaintiff: JOAN YOHEY

Defendant: UNITED STATES OF AMERICA

Category: Miscellaneous - Deputize Advance Fee

Memo:

Payee Name:

Case Number: 2013CV1650

Date: 14 Apr 2014

Request Type: Real Estate Sale

Amount: \$200.00

Plaintiff: JOAN YOHEY

Defendant: UNITED STATES OF AMERICA

Category: Miscellaneous - Deputize Advance Fee

Memo:

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



71901140006000025888

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

Returned 4/18/2014

0156405102 ON

.....for publishing the foregoing notice, and the