Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax: 215-568-7616

> Representing Lenders in Pennsylvania

Foreclosure Manager

September 24, 2014

Office of the Sheriff Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL

ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED

PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 v.

CHARLES G. YOHE and JODIE YOHE

137 VALLEY ROAD BERWICK, PA 18603-5825

No.: 2014-CV-121

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for October 1, 2014 due to the following: HAMP

\$0.00 was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours, PATRICK WIRT for Phelan Hallinan, LLP

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs.
CHARLES G YOHE (et al.)

Case Number 2014CV121

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEM	10	CHK #	DEBIT	CREDIT
04/23/2014	Advance Fee	Advan	ce Fee	001414034	\$0.00	\$1,350.00
04/23/2014	Advertising Sale (Newspaper)				\$15.00	\$0.00
04/23/2014	Advertising Sale Bills & Copies				\$17.50	\$0.00
04/23/2014	Crying Sale	İ			\$10.00	\$0.00
04/23/2014	Docketing				\$15.00	\$0.00
04/23/2014	Levy				\$15.00	\$0.00
04/23/2014	Mailing Costs				\$30.00	\$0.00
04/23/2014	Posting Handbill				\$15.00	\$0.00
04/23/2014	Press Enterprise Inc.				\$1,182.66	\$0.00
04/23/2014	Sheriff Automation Fund				\$50.00	\$0.00
04/23/2014	Web Posting				\$100.00	\$0.00
07/10/2014	Service				\$150.00	\$0.00
07/10/2014	Service Mileage				\$24.00	\$0.00
07/10/2014	Copies				\$5.00	\$0.00
07/10/2014	Notary Fee				\$15.00	\$0.00
07/10/2014	Tax Claim Search				\$5.00	\$0.00
07/10/2014	Surcharge				\$110.00	\$0.00

\$1,759.16 \$1,350.00

TOTAL BALANCE: \$(409.16)

Printed: 9/24/2014 10:16:06AM

DATE 4/15/2015

AMOUNT ****\$409 16

PAY FOUR HUNDRED NINE AND 16 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER OF 35 W Main Street Bloomsburg, PA 17815

DXB [927925] 137 VALLEY ROAD (2014-CV-121)

Frams S. Williams

#OD1513863# #D\$60018D8# 361508666#

PO Box 380 Bloomsburg, PA 17815

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





To:	Patr	rick Wirt	From:	Sheriff Timothy T.	Chamberlain
Fax:			Pages:	2	
Phone	:		Date:	September 24, 20	14
Re:	Yoh	e foreclosure	cc:		
🗆 Urgo	ent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
• Com	ıment	'S'			

I received your stay, attached is a cost sheet showing a balance due of \$409.16

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

U.S. BANK NATIONAL ASSOCIATION

VS.

Defendant

CHARLES G YOHE

JODIE YOHE

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP

ONE PENN CENTER AT SUBURAN STATION

SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814 Sheriff's Sale Date:

Wednesday, August 13, 2014

Writ of Execution No.: 2014CV121

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 137 VALLEY ROAD, BERWICK, PA 18603

Sheriff Costs

\$15.00
\$17.50
\$10.00
\$15.00
\$15.00
\$30.00
\$15.00
\$1,182.66
(\$10.00)
\$50.00
(\$35.00
\$75.00 {
\$25.00
\$100.00
\$1 50.00
\$24.00
(\$25.00)
\$5.00
\$15.00
\$5.00
\$110.00

Distribution Costs

-Recording Fees

Total Sheriff Costs

\$65.00

\$1,929.16

Total Distribution Costs

\$65.00

Grand Total:

\$1,994.16

1759,16

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

Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax: 215-568-7616

Timonthy Chamberlain Acting Sheriff PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 v. CHARLES G. YOHE A/K/A CHARLES YOHE et

al.

No.: 2014-CV-121

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Property is listed for the 10/01/2014 Sheriff Sale.

Very truly yours,

Phelan Hallinan, LLP

By:

Legal Assistant

CC: CHARLES G. YOHE A/K/A CHARLES YOHE and JODIE YOHE

PHELAN HALLINAN, LLP Michael Dingerdissen, Esq., Id. No.317124 1617 JFK Boulevard, Suitc 1400 One Penn Center Plaza Philadelphia, PA 19103 Michael.Dingerdissen@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR : RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., : MORTGAGE ASSET-BACKED PASS-THROUGH : CERTIFICATES, SERIES 2006-EFC2 : Plaintiff

: CIVIL DIVISION

No.: 2014-CV-121

v.

CHARLES G. YOHE A/K/A CHARLES YOHE JODIE YOHE

Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 9/2/14

Michael Dingerdissen, Esq., Id. No.317124

Attorney for Plaintiff

PHELAN HALLINAN, LLP
Michael Dingcrdissen, Esq., Id.
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Michael.Dingcrdissen@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR : RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., : MORTGAGE ASSET-BACKED PASS-THROUGH : CERTIFICATES, SERIES 2006-EFC2 :

CIVIL DIVISION

No.: 2014-CV-121

Plaintiff

٧.

CHARLES G. YOHE A/K/A CHARLES YOHE JODIE YOHE

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFFS SALE

The Sheriff's Sale scheduled for 08/13/2014 at 09:00 AM in the above-captioned matter has been continued until 10/01/2014 at 09:00 AM.

Date:

7/2/14

Michael Dingerdissen, Esq., Id. No.317124

PHELAN HALLINAN, LLP
Michael Dingerdissen, Esq., Id. No.317124
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Michael.Dingerdissen@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR :

RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC.,

MORTGAGE ASSET-BACKED PASS-THROUGH

CERTIFICATES, SERIES 2006-EFC2

Plaintiff

CIVIL DIVISION

: No.: 2014-CV-121

v.

CHARLES G. YOHE A/K/A CHARLES YOHE JODIE YOHE

Defendant(s)

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

CHARLES G. YOHE 137 VALLEY ROAD BERWICK, PA 18603-5825 JODIE YOHE 1314 1ST AVENUE BERWICK, PA 18603-1614

JODIE YOHE 137 VALLEY ROAD BERWICK, PA 18603-5825

Date: $9/\lambda/14$

Michael Dingerdissen, Esq., Id. No.317124 Attorney for Plaintiff

PIJ# 927925

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617
John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814

(215) 563-7000 Fax: (215) 563-7009

Representing Lenders in Pennsylvania

Foreclosure Manager

August 8, 2014

Office of the Sheriff Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 v. CHARLES G. YOHE 2010 JODIE YOHE

137 VALLEY ROAD BERWICK, PA 18603-5825

No.: 2014-CV-121

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 13, 2014 due to the following: CFPB - Modification Hold.

The Property is to be relisted for the October 1, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours, Nancy Ellis for Phelan Hallinan, LLP 1617 John F Kennedy Blvd Suite 1400 Philadelphia, PA 19303 Phone: (215) 563-7000 Fax: (215) 563-8656

Phelan Hallinan LLP



To:	Columi	bia County Sheriff (Office (From:	Patrick Raisi	ton			
Fax:	570-38	9-5625		Date:	August 7, 20	114			
Phone	570-38	9-5622		Pag es :	1		<u>. </u>	<u> </u>	
Re:	Postpo	ne Sale Date	(CC:					
□ Urge	unt (☑ For Review	□ Pioasa Comm	nont	☑ Please R	eply [Please Recy	cie	
•Comm	ents:		 		 	· · · · · · · · · · · · · · · · · · ·			
Hello,									
We wou Current fax to 21	y the se	postpone our sch le is set for 08/13/1 3656.	eduled sheriff sale 4. Please provid	o for two e a new	months to a sale date an	date in Oc d time as :	taber 2014. soon as possibl	e via	
RE:		U.S. BANK NATIO MORTGAGE PROI CERTIFICATES, S COLUMBIA COUR	DUCTS, INC., MOF ERTES 2006-EFC2	RTGAGE	ASSET-BACK	(ED PASS-)	THROUGH		
Should	you hav	e any questions or	concerns, please	feel fre	e to contact n	ne as soon	as possible.		
Thank y	ou for yo	ou assistance in this	metter.						
Thank yo	eu,								
Patrick R	alston		: :	į.	. 1				
Fax – 21!	5-563-86	56	Sale	2 1	(w) []	be	Od.	1	0900

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

U.S. BANK NATIONAL ASSOCIATION

VS.

Defendant

CHARLES G YOHE JODIE YOHE

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP

ONE PENN CENTER AT SUBURAN STATION

SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814 Sheriff's Sale Date:

Wednesday, August 13, 2014

Writ of Execution No.: 2014CV121

Advance Sheriff Costs: \$1,350,00

Location of the real estate: 137 VALLEY ROAD, BERWICK, PA 18603

Sheriff Costs

	Total Sheriff Costs	\$1,929.16
Surcharge		\$110.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$5.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$150.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
Sheriffs Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,182.66
Posting Handbill		\$15.00
Mailing Costs		\$30.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

Distribution Costs

Recording Fees \$65.00 **Total Distribution Costs** \$65.00

Grand Total:

\$1,994.16

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA	vs Charles in	Jodie Yehre	
NO. 74-14 ED		<i>14</i> JD	
DATE/TIME OF SALE:	ノ3 5, 2014 9:00 AM		
BID PRICE (INCLUDES COST)	\$		
POUNDAGE – 2% OF BID	\$		
TRANSFER TAX – 2% OF FAIR N	MKT \$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO P	URCHASE	\$	_
PURCHASER(S):			
ADDRESS:			
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):	:		
-			
TOTAL DUE		\$	
LESS DEPOS		\$	
DOWN PAY		\$	
TOTAL DUE		\$	
I I			

Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax: 215-568-7616

Elias Donado Legal Assistant,

Timonthy Chamberlain Acting Sheriff PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 v. CHARLES G. YOHE A/K/A CHARLES YOHE et al.

No.: 2014-CV-121

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Property is listed for the <u>08/13/2014</u> Sheriff Sale.

Very truly yours,

Phelan Hallinan, LLP

By:

Elias Donado, Legal Assistant

CC: CHARLES G. YOHE A/K/A CHARLES YOHE JODIE YOHE

Attorney for Plaintiff

PHELAN HALLINAN, LLP Michael Dingerdissen, Esq., Id. No.317124 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Michael.Dingerdissen@phelanhallinan.com 215-563-7000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2

CIVIL DIVISION

Plaintiff,

No.: <u>20</u>14-CV-121

٧.

CHARLES G. YOHE A/K/A CHARLES YOHE JODIE YOHE

Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with t of the Date of Continued Sheriff	he Prothonotary of COLUMBIA County a copy of the Notice s Sale in the above-captioned matter.
Date: 7/17/14	$_{-}$ m_{bg}
	Michael Dingerdissen, Esq., Id. No.317124 Attorney for Plaintiff

PHELAN HALLINAN, LLP

Michael Dingerdissen, Esq., Id. No.317124 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Michael.Dingerdissen@phelanhallinan.com 215-563-7000 Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2

Plaintiff.

CIVIL DIVISION

No.: <u>2014-CV-121</u>

٧.

CHARLES G. YOHE A/K/A CHARLES YOHE JODIE YOHE

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 07/16/2014 at \$postponeTime in the above-captioned matter has been continued until 08/13/2014 at \$saleTime.

Date: [//

Michael Dingerdissen, Esq., Id. No.317124

PHELAN HALLINAN, LLP

Michael Dingerdissen, Esq., Id. No.317124

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Michael.Dingerdissen@phelaphallinan.com

215-563-7000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS

TRUSTEE, FOR RESIDENTIAL ASSET

MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH

CERTIFICATES, SERIES 2006-EFC2

Plaintiff.

CIVIL DIVISION

Attorney for Plaintiff

No.: 2014-CV-121

v.

CHARLES G. YOHE A/K/A CHARLES YOHE JODIE YOHE

Defendant(s)

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

CHARLES G. YOHE 137 VALLEY ROAD

BERWICK, PA 18603-5825

JODIE YOHE 137 VALLEY ROAD BERWICK, PA 18603-5825

JODIE YOHE 1314 1ST AVENUE BERWICK, PA 18603-1614

Michael Dingerdissen, Esq., Id. No.317124

PHELAN HALLINAN, LLP

Michael Dingerdissen, Esq., Id. No.317124 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Michael.Dingerdissen@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 Plaintiff,

CIVIL DIVISION

No.: <u>2014-CV-121</u>

CHARLES G. YOHE A/K/A CHARLES YOHE

JODIE YOHE

Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Michael Dingerdissen, Esq., Id. No.317124

Phelan Hallinan, LLP One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814 (215) 563-7000 Fax: (215) 563-7009

> Representing Lenders in Pennsylvania

Foreclosure Manager

July 14, 2014

Office of the Sheriff Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 v. CHARLES G. YOHE and JODIE YOHE

137 VALLEY ROAD BERWICK, PA 18603-5825

No.: 2014-CV-121

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 16, 2014 due to the following: Per Client.

The Property is to be relisted for the August 13, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours, PATRICK WIRT for Phelan Hallinan, LLP

SHERIFF'S SALE COST SHEET

		VS.	Vohe
	NO ED NO	· · · · · · · · · · · · · · · · · · ·	ME OF SALE
		, 	
	DOCKET/RETURN	\$15.00	
	SERVICE PER DEF.	\$ <u>/50,00</u>	
	LEVY (PER PARCEL	\$15.00	
	MAILING COSTS	\$ <u>30,00</u>	
	ADVERTISING SALE BIL		
	ADVERTISING SALE (NI		
	MILEAGE POSTING HANDBILL	\$ <u>\beta\cup\partial\cup\.\</u>	
	CRYING/ADJOURN SAL	•	
	SHERIFF'S DEED	\$35.00	
	TRANSFER TAX FORM	\$25.00	
	DISTRIBUTION FORM	\$25.00	
	COPIES	\$ 5,00	
	NOTARY	\$ <u>15,00</u>	-0.
	TOT	AL **********	\$ <u>\$96,50</u>
	WEB POSTING	\$150.00	a .
	PRESS ENTERPRISE INC		1
	SOLICITOR'S SERVICES	\$75.00 AL *********	612167 1C
	101	AL TERRET	9 <u>/701.00</u>
المحدود	PROTHONOTARY (NOT.	ARY) \$10.00	
	RECORDER OF DEEDS	\$ 55,00	,
	TOT	\$ <u>55,00</u> AL *********	\$ 65,00
	REAL ESTATE TAXES:		
	BORO, TWP & CO		
	SCHOOL DIST.	20 \$	
	DELINQUENT	20 \$ 5,000 AL *******	n (** 78*)
	101	AL **********	\$ 3,00
	MUNICIPAL FEES DUE:		
		20 \$	
	WATER	20 \$	
	TOT	20\$ 20\$ AL **************	\$ - C
	SURCHARGE FEE (DSTE)	\$ <u>//0,00</u>
	MISC.	<u> </u>	
		<u> </u>	n _()
	101	\$ \$ AI_**********	\$
	тот	AL COSTS (OPENING BID)	\$178416
	101		4

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 June 25 and July 2, 9, 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.

r designated agent of the owner or publisher of published; that neither the affiant nor Press d notice and advertisement and that all of the place, and character of publication are true.
9 <u>41)</u> day of Quly 2014
9th day of July 2014 Aun M. Beach (Notary Public)
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Karen M. Beach, Notary Public Scott Twp., Columbia County My Commission Expires May 13, 2018 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
, I hereby certify that the advertising andfor publishing the foregoing notice, and the

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

REAL ESTATE TAX CERTIFICATION
Fee: \$5.00 Cer

Date: 07/10/2014

Cert. NO: 18593

YOHE CHARLES G & JODIE 137 VALLEY ROAD BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20061 -0230
Location: 137 VALLEY RD
Parcel Id:07 -04 -010-01,000

Assessment: 32,923 Balances as of 07/10/2014

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

BALANCE

ву: <u>Coumbia</u> (County Sheriff	Per: dm.	
----------------------	----------------	----------	--

JOAN ROTHERY TAX COLLECTOR BRIAR CREEK TOWNSHIP

122 TWIN CHURCH ROAD BERWICK, PA 18603

(570) 759-2118 (570) 759-1681 FAX

TO: Sheriff's Office

FAX: 389-5625

2014 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Briar Creek Township

Make Check Payable To:

Joan Rothery, Tax Collector 122 Twin Church Road Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

5 BERW

≌ YOHE CHARLES G & JODIE

137 VALLEY RD

BERWICK, PA 18603-5825

<u>ԵվՈւկելիաինի իշակիրելին արևակիրութի</u>

Homestead/Farmstead Applied

Bill Date: 7/1/2014

BII#: 1813

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 07 04 01001000

Prop. Type 3

.,	o riob. type z	
Property Location and Descri	ption:	Assossment:
.990	l =	5.39
.350	B⊌	27,53
Tay Danks		32,92
Tax Description	Mills/Rate	Amour
SCHOOL RAKE ESTATE	44.7500	1,473.3
HOMESTICAD EXCLUSION FARMSTEAD EXCLUSION	(4,067.00) NA	(182.00 N
if Paid By 8/31/2014 2'	% Discounted Amount	1,205.4
If Paid By 10/31/2014	FACE Amount	1,291.3
If Paid Aiter 10/31/2014	111% Penalty Amount	1,420.4
-		1,420,4

Last day to pay Tax Collector 12/15/2814 Include self-addressed stamped envalues return receipt required.

Office Hours:

July and August - Tuesday and Thursday from 6 - Spm July and August - Wednesday from 1 - 4pm and 6 - 8pm September thru December - Wednesday hours only

SNYDER COUNTY DOMESTIC RELATIONS OFFICE

P.O. Box 217, Middleburg, PA 17842 (570) 837-4230 Fax: (570) 837-2325

DIRECTOR

Wendy L. Frederico

STAFF
Beth Arbogast
Carol Brosius
Tama Buttorf
Wanda Sheaffer
Karen Varner

TO: Columbia County Sheriff's Office

Timothy Chamberlain

From: Karen Varner Konskraft

Date: July 8, 2014

RE: Sheriff Sale for Charles Yohe

Enclosed please find a Certification of Arrearages for PACSES case#460113915. Please collect the outstanding arrears from the proceeds of the sale, if possible. The sale is scheduled for July 16, 2014 @ 9 am.

If you have questions, please contact me at @ (570) 837-4303. Thank you for your anticipated cooperation.

In the Court of Common Pleas of SNYDER County, Pennsylvania

DOMESTIC RELATIONS SECTION

PO BOX 217, MIDDLEBURG, PA. 17842

Phone: (570) 837-4229

JULY 8, 2014

Fax: (570) 837-2325

Plaintiff Name:

CHARLEANA D. YOHF

Defendant Name:

CHARLES G. YOHE JR

Docket Number:

2013-00085

PACSES Case Number: 460113915

Other State ID Number:

Please note: All correspondence must include the PACSES Case Number.

Certification of Arrearage

I, Karen E. Varner, hereby certify that arrearages on the above case as of JULY 8, 2014 total \$ 1,104.98.

Haren E Varner

Form EN-003 07/13 Worker ID 55300

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs. CHARLES G YOHE (et al.)	Case Number 2014CV121
SHER	RIFF'S RETURN OF SERVICE
06/09/2014 07:58 PM - DEPUTY RAYMOND SERVICE WAS PERFORMED B	O TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON AT 137 VALLEY ROAD, BERWICK, PA 18603.
	RAYMOND TONKINSON, DEPUTY
	SO ANSWERS,
	Timber Charles
June 11, 2014	TIMOTHY T. CHAMBERLAIN, SHERIFF
: !	
	COMMONWEALTH OF PENNSYLVANIA Notarial Seal Sarah Jane Klingaman, Notary Public Town of Biographysis Communications of
Affirmed and subscribed to before me this	Town of Bloomsburg, Columbia County NOTARY My Commission Expires Oct. 4, 2016
11TH day of JUNE	2014 Sarah Jane Klingaman
·	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs. CHARLES G YOHE (et al.)	Case Number 2014CV121
SHERIFF'S RETURN	OF SERVICE

05/06/2014 11:38 AM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE PRICILLA STRAGNICK DAUGHTER IN LAW, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JODIE YOHE AT 137 VALLEY ROAD, BERWICK, PA 18603.

RAXMOND TONKINSON, DEPUTY

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 11, 2014

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016 **NOTARY**

Affirmed and subscribed to before me this

day of 11TH

JUNE

2014

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLYD, PHILADELPHIA

(a) CountySuite Sharift Telepoort, the

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs. CHARLES G YOHE (et al.)	Case Number 2014CV121
SHEDIEE'S DETLIDA	OF SERVICE

RETURN OF SERVICE

05/05/2014 01:23 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE @ACCEPTEDBY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CHARLES G YOHE AT 137 VALLEY ROAD, BERWICK, PA 18603.

RAZMOND TONKINSON, DEPUTY

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 11, 2014

Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County

	i	NOTARY
rmed and subscribed to before me this.		

11TH day of JUNE

2014

5/2

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	(NATIONAL ASSOCIATION G YOHE (et al.)			Case N 2014C		_
	SERVICE C	OVER SH	EET	·		YOHE
Service De						-
Category:	Real Estate Sale - Sale Notice	Company Cambridge Co.		Zone:	74	¥
Manner:	< Not Specified >	Expires:	Statement Control of Statement	Warrant:	tion likering (CHARLES
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	DEBTOR'S F	RIGHTS			SG
Serve To:		Final Serv	ice:			20
Name:	CHARLES G YOHE	Served:	Personally Ad	ult In Charge Po	sted Other	140
Primary Address:	137 VALLEY ROAD BERWICK, PA 18603	Adult in Charge:	Kin W.	los		2014CV121
Phone:	DOB:	Relation:	G. A.	/	1 11 11 11 11 11 11 11 11 11 11 11 11 1	
Alternate Address:		Date:	5-1-14	Time:	1323	
Phone:	the second control con	Deputy:	Z	Mileage:		137 V
Attorney / (Originator:					VALLEY
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	20 (1 10 10 10 10 10 10 10 10 10 10 10 10 10		
Service Att	empts:					ROAD,
Date:	4-29-14				200 mg - 200	
Time:	1215	**************************************				₽W
Mileage:		**************************************			- MANAGE	ᆽ
Deputy:	16					PA
Service Att	empt Notes:		3 50	For the second s		BERWICK, PA 18603
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6.					_	Ţ

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Sarvice Details: Category: Real Estate Sale - Posting - Sale Bill	VS.	(NATIONAL ASSOCIATION G YOHE (et al.)					Number 4CV121
Category: Real Estate Sale - Posting Sale Bill Zone: Manner: < Not Specified > Expires: Warrant: Notes: SHERIFF'S SALE BILL Serve To: Final Service: Name: (POSTING) Served: Personally Adult in Charge Posted Other Primary 137 VALLEY ROAD Adult in Charge: 165 fr.d. Phone: DOB: Relation: Alternate Address: Date: 6.9.14 Time: 1953: Phone: Deputy: 7 Mileage: Attorney Originato: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.			SERVICE CO	VER SH	EET		
Manner: < Not Specified > Expires: Warrant: Notes: SHERIFF'S SALE BILL Serve To: Final Service: Name: (POSTING) Served: Personally Adult In Charge Posted Other Primary 137 VALLEY ROAD Adult In Charge: 165 fr.d. Phone: DOB: Relation: Alternate Address: Date: 6.9.14 Time: 1958 Phone: Deputy: 7 Mileage: Attorney L'Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service De	teils:					
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Serve To: Name: (POSTING) Served: Personally Adult in Charge Posted Other Primary 137 VALLEY ROAD Adult in Charge: 165 + cell Phone: DOB: Relation: Alternate Address: Date: 6.9.14 Time: 1958 Phone: Deputy: 7 Mileage: Attorney L'Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: 1 Image: Deputy: Dep	Manner:	< Not Specified >		Expires:		Warrant:	
Name: (POSTING) Served: Personally Adult in Charge Posted Other Primary 137 VALLEY ROAD Adult in Charge: 105 fcel Phone: DOB: Relation: Alternate Address: Date: 6.9.14 Time: 19.58 Phone: Deputy: 7 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: 1.2.3.4.	Notes:	SHERIFF'S SALE BILL			·		
Name: (POSTING) Served: Personally Adult in Charge Posted Other Primary 137 VALLEY ROAD Adult in Charge: 105 fcel Phone: DOB: Relation: Alternate Address: Date: 6.9.14 Time: 19.58 Phone: Deputy: 7 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: 1.2.3.4.	Tu <u>is</u> -6.5500 construence -11.1111 and						
Primary 137 VALLEY ROAD Adult In Charge: 16.5 fc Phone: DOB: Relation: Alternate Address: Date: 6.9.14 Time: 19.58 Phone: Deputy: 7 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.		(DOCTINO)		Yankanii			
Phone: DOB: Relation: Alternate Address: Date: £.9./4 Time: /9.58 Phone: Deputy: 7 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.		· · · · · · · · · · · · · · · · · · ·	+ : :				Posted Other
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Address: Phone: Deputy: Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	: :	ров:	Relation:			
Attorney / Originato: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.				Date:	6.9.14	Time:	1958
Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:		. :	Deputy:	2	Mileage:	
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Attorney / (Originator:					
Date: Time: Mileage: Deputy: Service Aftempt Notes: 1. 2. 3. 4.	Name:	PHELAN & HALLINAN LLP		Phone:	215-563-7000	***	
Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service Att	empts;					
Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Date:						
Deputy: Service Attempt Notes: 1. 2. 3. 4.	Time:						
Service Attempt Notes: 1. 2. 3. 4.							
1. 2. 3. 4.	Deputy:						
2. 3. 4.	Service Att	empt Notes:		1835 ACARES			
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(POSTING)

014CV121

137 VALLEY ROAD, BERWICK, PA 18603

NO EXPIRATION

U.S. Bank National Association, as Trustee, for Residential Asset

Mortgage Products, Inc., Mortgage Asset-backed Pass-through Certificates, Series 2006-efc2

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff : NO.: 2014-CV-121

vs.

Columbia County

Charles G. Yohe a/k/a Charles Yohe Jodie Yohe

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Charles G. Yohe a/k/a Charles Yohe

137 Valley Road

Berwick, PA 18603-5825

Jodie Yohe

1314 1st Avenue

Berwick, PA 18603-1614

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY. THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 137 Valley Road, Berwick, PA 18603-5825 is scheduled to be sold at the Sheriff's Sale on July 10th 2014 at 9:00 Am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$138,172.19 obtained by U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-backed Pass-through Certificates, Series 2006-efc2 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

In the Court of Common Pleas of COLUMBIA County, Pennsylvania DOMESTIC RELATIONS SECTION

NOTICE OF LIEN

TO:

FROM:

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION PO BOX 380 BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876

Email:

Obligor:

CHARLES G. YOHE JR 137 VALLEY ROAD BERWICK, PA 18603 Obligee:

NICOLE L. GRASLEY

IV-D Case #: 549104955 (or non-IV-D docket #)

SSN: 197-66-2809 Date of Birth: 07/29/78

TIMOTHY T. CHAMBERLAIN

BLOOMSBURG, PA 17815

35 MAIN STREET

SHERIFF OF COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE

This lien results, by operation of law, from a support order, entered on OCTOBER 2, 2007 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 007178.

As of MAY 28, 2014, the obligor owes unpaid support in the amount of \$490.16. This judgment may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: 137 VALLEY ROAD, BERWICK, PA 18603-5825

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Form UF-017 03/14 Worker ID 19302

Service Type M

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized A. ⊠ Submitted by a IV-D agency/office on behalf of the named obligee As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above. Authorized Agent Print name, e-mail address, phone and fax number B.

— Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee I am: O the obligee of the above referenced order [or] O an attorney or entity representing the above named obligee I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of additional information regarding this lien, including the pay-off amount, please contact the obligee listed above. Signature Print name, e-mail address, phone and fax number I certify that appeared before me and is known to me as the individual who signed the above. OMMONWEALTH OF PENNSYLVANIA State of Notarial Seal Debra Welliver, Notary Public County of Town of Bioomsburg, Columbia County Date:

NOTICE: Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 12/31/2016 (Please note, this expiration date is for the OMB form and not the lien itself.)

My Commission Expires Oct. 26, 2015

My appointment expires

Columbia County Columbia County Sheriff

35 West Main Street PO Box 380

Bloomsburg

PA 17815



71901140006000026427

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, as Trustee, for Residential Asset : COURT OF COMMON PLEAS

Mortgage Products, Inc., Mortgage Asset-backed Pass-through

Certificates, Series 2006-efc2

: CIVIL DIVISION

Plaintiff : NO.: 2014-CV-121

vs.

Columbia County

Charles G. Yohe a/k/a Charles Yohe Jodie Yohe

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Charles G. Yohe a/k/a Charles Yohe TO:

137 Valley Road

Berwick, PA 18603-5825

Jodie Yohe

1314 1st Avenue

Berwick, PA 18603-1614

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 137 Valley Road, Berwick, PA 18603-5825 is scheduled to be sold at the Sheriff's Sale on July 10th 2014 at 9:00 Am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$138,172.19 obtained by U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-backed Pass-through Certificates, Series 2006-efc2 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

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

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

JOAN ROTHERY TAX COLLECTOR BRIAR CREEK TOWNSHIP

122 TWIN CHURCH ROAD BERWICK, PA 18603 (570) 759-2118 (570) 759-1681 FAX

TO: Sherify's Office

FAX: 389-5425

PAGES: (INC. COVER)

2014 County & Municipality
BRIARCREEK TWP
IAKE CHECKS PAYABLE TO:

Joan M. Rothery 122 TWIN CHURCH ROAD Berwick PA 18603

OURS MAR & APR & JULY & AUG TUE, WED & THUR: 1-4 PM & 6 - 8 PM OTHER MONTHS WED:1-4PM & 6-8PM

HONE:570-759-2118

FOR: COLUMBIA County			03/01/2014		BILL NO. 12071	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL SINKING FIRE TWP RE	32,923	9.146 1.345 1 6		44.28 32.92		
The discount & penalty have been calculated for your convenience		PAY THIS AMOUNT		575.85 June 30 If paid on or before	633,43 June 30 If paid after	
T-FOREIGN - CONT	C	NTY T	WP	This	tow noturned	

XES ARE DUE & FAYADI FILPHOMPT PAYMENT IS REQUESTED.

YOHE CHARLES G & JODIE 137 VALLEY ROAD BERWICK PA 18603 Discount 2% 2% ()
Penalty 10% 10% ()
PARCEL: 07-04-01001,000 ()
137 VALLEY RD ()
1.99 Acres

5,391 \$ 27,532 This tax returned to open house on:

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Total Assissment 32,923 FILE COPY

0 71 114 61:52 \$102:50:XAM

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

	Pa.R.C.P. 3180-3183 and	l Rule 325	57
U.S. Bank National Association, as T	rustee, for Residential Asset		COURT OF COMMON PLEAS
Mortgage Products, Inc., Mortgage Λ	sset-backed Pass-through		CIVIL DIVISION
Certificates, Series 2006-efc2			51112 511 (5)(6)(1)
			NO.: <u>2014-CV-121</u>
VS.			2014-ED-74
Charles G. Yohe a/k/a Charles Yohe)	COLUMBIA COUNTY
Jodie Yohe	·		
Commonwealth of Pennsylvania:			

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 137 Valley Road, Berwick, PA 18603-5825 (See Legal Description attached)

Amount Due Interest from 03/26/2014 to Date of Sale @ \$22.71 per diem

\$138,172.19 \$_____ and costs.

Dated 4-23-14

PH# 927925

(Clerk) Office of the Prothy Support, Common Ple of Columbia County, Penna.

JOAN ROTHERY TAX COLLECTOR BRIAR CREEK TOWNSHIP

122 TWIN CHURCH ROAD BERWICK, PA 18603

(570) 759-2118 (570) 759-1681 FAX

PAGES: (INC. COVER)

ax Notice 2014 County & Municipality BRIARCREEK TWP AKE CHECKS PAYABLE TO:

Joan M. Rothery 122 TWIN CHURCH ROAD Berwick PA 18803

OURSMAR & APR & JULY & AUG TUE WED & THUR: 1-4 PM & 6 - 8 PM OTHER MONTHS WED:1-4PM & 8-8PM HONE:570-759-2118

FOR: COLUMBIA C	ounty		DATE 03/01/2014		LL NO. 12071
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING FIRE TWP RE	32,923	9.146 1.345 1 6	43,39 32,26	32.92	
The discount & penalty have been calculated for your convenience	PAY THIS AM		564.33 April 30 If paid on or before	June 30	B33.43 June 30 If paid after

YOHE CHARLES G & JODIE

137 VALLEY ROAD BERWICK PA 18603

CNTY 2 % 2 % Discount 10 % 10% Penalty PARCEL: 07 -04 -010-01,000 137 VALLEY RD .99 Acres Land This tax returned to courthouse on: January 1, 2015

5,391 27,532 Buildings 32,923 Total Assessment

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

		<u> </u>				
VS.	(NATIONAL ASSOCIATION G YOHE (et al.)					Number CV121
		SERVICE CO	VER SH	EET		
Service De	talis:			a magain	**************************************	
	Real Estate Sale - Sale Not	ice			Zone:	74
Manner:	< Not Specified >	1	Expires:	The second secon	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHE	RIFF'S SALE AND I		RIGHTS	and the second	
· • · · · · · · · · · · · · · · · · · ·					e de Commune de la commune	ing same sa
Serve To: Name:	Joan M. Rothery		Final Serv		t In Chann	Dtl Oth
Primary	122 Twin Church Road		Served: (Adult In	Personally Adul	+ in Charge	Posted Other
Address:	Berwick, PA 18603		Charge:			
Phone:	570-759-2118 D	ов:	Relation:	(
Alternate	Market Grant of Control of Contro	e Marene de l'activité de l'ac	Date:	11-29-10	€ Time:	12.6
Address:		1		7	C Time:	1209
Phone:	The state of the s	· · · · · · · · · · · · · · · · · · ·	Deputy:	14	Mileage:	·
Attorney /	Originator:			1		
Name:	PHELAN & HALLINAN LLP		Phone:	215-563-7000		
Service At	tempts:					
Date:	CONTRACTOR OF COMMENTAL STREET, CONTRACTOR OF CONTRACTOR O		2		NORTH TO ASSESSED.	
Time:					NEN-EC-101100-1101	enterentario de enterente matrio particolor
Mileage:		f	on men e of feet and menn			
Deputy:				and the second	errorrorror	
Service At	tempt Notes:			ern nevernous for encourage	·	
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6.						

122 TWIN CHURCH ROAD, BERWICK, PA 18603 N

ROTHERY, JOAN M.

2014CV121

NO EXPIRATION

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southeasterly corner of the parcel hereinafter described;

THENCE along lands now or late of Sterling Slusser and Pendrid Slusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty five (25) seconds West two-hundred ninety and ten one-hundredths (290.10) feet to an iron pin set for a corner;

THENCE along lands now or late of Andrew Kaycon And Gertrude Kaycon, his wife, north eight (8) degrees fifty-five (55) minutes (10) seconds West one-hundred forty-eight (148) feet to an existing iron pin at the Southwesterly corner of lands now or late of Carl E. Keifer and Velma J. Keifer;

THENCE along the same North eighty-eight (88) degrees Twenty-six minutes (26) five (5) seconds East two-hundred ninety-nine and eight one-hundredths (299.08) feet to an iron pin set for a corner;

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CONTAINING zero and nine-hundred ninety-four one thousandths (0.994) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1979.

Together with the right of access in common with grantor, for ingress and egress to the parcel hereinabove described, through a twenty-five and zero one-hundredths (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westerly edge of right of way off Township Rt.744 a 33 ft. right-of-way, on the South by the lands now or late of Sterling and Pendrid Slusser, on the West by the hereinabove described parcel, and on the North by other lands of Grantor.

TITLE TO SAID PREMISES IS VESTED IN Charles G. Yohe and Jodic Yohe given by Charles G. Yohe and Carol A. Yohe dated September 14, 2006 and recorded on September 28, 2006, instrument # 200610230.

Tax Parcel: 07-04-010-01.000

Premises Being: 137 Valley Road Berwick, PA 18603-5825

REAL ESTATE OUTLINE

ED#2014 ED 74 DATE RECEIVED 4-23-20M DOCKET AND INDEX 2014 CV 131 CHECK FOR PROPER INFO. WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CK# 0D1414034 CHECK FOR \$1,350.00 OR **IF ANY OF ABOVE IS MISSING DO NOT PROCEED** July 16th TIME 9.00m SALE DATE POSTING DATE 1ST WEEK ADV. DATES FOR NEWSPAPER 2ND WEEK 3RD WEEK

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV121

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, JULY 16, 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.

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Tax Parcel: 07-04-010-01.000

Premises Being: 137 Valley Road Berwick, PA 18603-5825

PROPERTY ADDRESS: 137 VALLEY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-04-010-01,000

Seized and taken into execution to be sold as the property of CHARLES G YOHE, JODIE YOHE 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 failts 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 conneciton 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: PHELAN & HALLINAN LLP PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

U.S. Bank National Association, as Trustee, for Residential Asset

Mortgage Products, Inc., Mortgage Asset-backed Pass-through

Certificates, Series 2006-efc2

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff: NO.: 2014-CV-121

VS.

Columbia County

Charles G. Yohe a/k/a Charles Yohe Jodie Yohe

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Charles G. Yohe a/k/a Charles Yohe

137 Valley Road

Berwick, PA 18603-5825

Jodie Yohe 1314 1st Avenue

Berwick, PA 18603-1614

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 137 Valley Road, Berwick, PA 18603-5825 is scheduled to be sold at the Sheriff's Sale on July 14th 2014 at 900 Avy in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$138,172.19 obtained by U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-backed Pass-through Certificates, Series 2006-efc2 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-121

U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-backed Pass-through Certificates, Series 2006-efc2

Charles G. Yohe a/k/a Charles Yohe Jodie Yohe

owner(s) of property situate in the **TOWNSHIP OF BRIAR CREEK**, COLUMBIA County, Pennsylvania, being

137 Valley Road, Berwick, PA 18603-5825

Parcel No. 07-04-010-01.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,172.19

Attorneys for Plaintiff Phelan Hallinan, LLP

LEGAL DESCRIPTION

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TITLE TO SAID PREMISES IS VESTED IN Charles G. Yohe and Jodie Yohe given by Charles G. Yohe and Carol A. Yohe dated September 14, 2006 and recorded on September 28, 2006, instrument # 200610230.

Tax Parcel: 07-04-010-01.000

Premises Being: 137 Valley Road Berwick, PA 18603-5825

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

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U.S. Bank National Association, as Tru	stee, for Residential Asset		COURT OF COMMON PLEAS
Mortgage Products, Inc., Mortgage Ass	set-backed Pass-through		CIVIL DIVISION
Certificates, Series 2006-efc2			
		(NO.: <u>2014-CV-121</u>
vs.			2014-ED-74
Charles G. Yohe a/k/a Charles Yohe Jodie Yohe	·		COLUMBIA COUNTY
Commonwealth of Pennsylvania:			
County of Columbia			
	:		

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

PREMISES: 137 Valley Road, Berwick, PA 18603-5825 (See Legal Description attached)

following property (specifically described property below):

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

Amount Due | Interest from \$\\$03/26/2014 to Date of Sale \$\@\$22.71 per diem

\$138,172.19 \$_____ and costs.

Dated 4-23-14 (SEAL)

PH # 927925

Louis Constant Control (Constant)

of Columbia County, Penna.

(Clerk) Office of the Prothy Support, Common Pleas

U.S. Bank National Association, as Trustee, for Residential : Asset Mortgage Products, Inc., Mortgage Asset-backed :

Pass-through Certificates, Scries 2006-efc2

Plaintiff

v.

: CIVIL DIVISION

:

NO.: <u>2014-CV-121</u>

:

Charles G. Yohe a/k/a Charles Yohe

Defendant(s)

COLUMBIA COUNTY

COURT OF COMMON PLEAS

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-backed Pass-through Certificates, Series 2006-efc2, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 137 Valley Road, Berwick, PA 18603-5825.

Name and address of Owner(s) or reputed Owner(s):

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

Charles G. Yohe a/k/a Charles Yohe

137 Valley Road

Berwick, PA 18603-5825

Jodie Yohe

1314 1st Avenue

Berwick, PA 18603-1614

2. Name and address of Defendant(s) in the judgment:

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

Charles G. Yohe a/k/a Charles Yohe

137 Valley Road

Berwick, PA 18603-5825

Jodie Yohe

1314 1st Avenue

Berwick, PA 18603-1614

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

Name and address of last recorded holder of every mortgage of record;

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

PH # 927925

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant

137 Valley Road

Berwick, PA 18603-5825

Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division

6th Floor, Strawberry Sa.

Dept 280601

Harrisburg, PA 17128

Department of Public Welfare, TPL Casualty

Unit, Estate Recovery Program

P.O. Box 8486

Willow Oak Building Harrisburg, PA 17105

Domestic Relations of Columbia County

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania

Department of Welfare

P.O. Box 2675

Harrisburg, PA 17105

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

U.S. Department of Justice

U.S. Attorney for The Middle District of PA

Federal Building

228 Walnut Street, Suite 220

PO Box 11754

Harrisburg, PA 17108-1754

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

4/22/14

Bv:

Phelan Hallinan, LLP

John Michael Kolesnik, Esq., Id. No.308877

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

LEGAL DESCRIPTION

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Tax Parcel: 07-04-010-01.000

Premises Being: 137 Valley Road Berwick, PA 18603-5825

PHELAN HALLINAN, LLP
John Michael Kolcsnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
John.Kolcsnik@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

U.S. Bank National Association, as Trustee, for Residential Asset

Mortgage Products, Inc., Mortgage Asset-backed Pass-through

Certificates, Series 2006-efc2

Plaintiff

 \mathbf{v} .

Charles G. Yohe a/k/a Charles Yohe Jodie Yohe

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

: NO.: <u>2014-CV-121</u>

Columbia County

CERTIFICATION

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

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: _____Phelan 4 fallinan, LLP

John Michael Kolesnik, Esq., Id. No.308877

Muorney for Plaintiff

PHELAN HALLINAN, LLP John Michael Kolesnik, Esq., Id. No.308877 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 John.Kolesnik@phelanhallinan.com

Attorney for Plaintiff

U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-backed Pass-through

Certificates, Series 2006-efc2

215-563-7000

Columbia County

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: <u>2014-CV-121</u>

VS.

Charles G. Yohe a/k/a Charles Yohe Jodie Yohe

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that defendant Charles G. Yohe a/k/a Charles Yohe is over 18 years of age and resides at 137 Valley Road, Berwick, PA 18603-5825.
- (c) that defendant Jodie Yohe is over 18 years of age and resides at 1314 1st Avenue, Berwick, PA 18603-1614.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan, LLP

John Michael Kolesnik, Esq., Id. No.308877

Attorney for Plaintiff

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Tax Parcel: 07-04-010-01.000

Premises Being: 137 Valley Road Berwick, PA 18603-5825

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-121

U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-backed Pass-through Certificates, Series 2006-efc2

V.

Charles G. Yohe a/k/a Charles Yohe Jodie Yohe

owner(s) of property situate in the **TOWNSHIP OF BRIAR CREEK**, COLUMBIA County, Pennsylvania, being

137 Valley Road, Berwick, PA 18603-5825

Parcel No. 07-04-010-01.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,172,19

Attorneys for Plaintiff Phelan Hallinan, LLP

SHERIFF'S RETURN

U.S. Bank National Association, as Tru Mortgage Products, Inc., Mortgage Ass	stee, for Residential As	, and a second s
Certificates, Series 2006-efc2	ec odeked i ass-tillough	OF COLUMBIA COUNTY
vs.	Plaintiff	No.: <u>2014-CV-121</u>
Charles G. Yohe a/k/a Charles Yohe Jodie Yohe		ISSUED
	Defendants	
NOW.		
NOW)	High Sheriff of Columbia County, Pennsylvania, do
made at the request and risk of the Plaintiff,		County, Pennsylvania, to execute this Writ. This deputation being
	<u> </u>	·
		Sheriff, Columbia County, Pennsylvania
		Rv
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Sale and made known to		the contents thereof.
Sworn and Subscribed before me		So Answers,
this		
day of		_
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Notary Public	-	BY:Sheriff
ŕ		Shemi
		20 See return endorsed hereon by Sheriff of
		County, Pennsylvania, and made a part of this
return		odding, remasjivama, and made a part of this
		So Answers,
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	; 	THE STATE OF THE S
	!	Deputy Sheriff

SHERIFF SERIV		1.	INSTRUC	TIONS: Please	type or print legibly, insuring
PROCESS RECEIPT and AFFID	DAVIT OF RE	ETURN 📑	readabilit	y of all copies. I	Do not detach any copies.
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Plaintiff				No.; 2014-CV-121	
U.S. Bank National Association, as Trustee, for R Inc., Mortgage Asset-backed Pass-through Certification	esidential Assei cates, Series 20	t Mortgage Pro 06-efe2	duets,		
Defendant		·		Type or Writ of Co	nuplaint
Charles G. Yohe a/k/a Charles Yohe					NOTICE OF SALE
_ Jodie Yohe				<u> </u>	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPO	DRATION, ETC., TO	SERVICE OR DESC	RIPTION OF	PROPERTY TO BE L	EVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RED, Apartment No., City, 137 Valley Road	, Boro, Twp., State and	d Zip Code)			
Berwick, PA 18603-5825					·
SPECIAL INSTRUCTIONS OR OTHER INFORMATION TO	HAT WILL ASSIS	T IN EXPEDITING	3 SERVICE		
PLEASE POST THE PREMISES WITH THE	SHERIFF'S H	IANDBILL OI	SALE.		
NOW, 20, Sheriff of C	OLUMBIA County	y, PA do hereby do	putize the S	heriff of	
County. to execute the within and make return thereof accordi	ng to law.				
		Sheriff of C	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION property under within writing leave same without a wat attachment without finbility on the part of such deputy of sheriff's sale thereof.	ebman, in custody o	of whomever is fou	and in proceed	cion after notificione	nurron of laws on
Signature of Attorney or other Originator requesting service on	behalf of XX Plai	intiff	Telephone	- Ynmber	- Date
ADDRESS: One Penn Center of Suburban Station, 1617 John Philadelphia, PA 19103-1814	Do	Mountment	(215)56		4/22/14
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PLAINTIFF	o. siiekii	· <u> </u>	00.101	Court Number	OW THIS LINE
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AFFIRMED and subscribed to before me this	day	SO ANSWERS			
	—··· — ···· /	A			Date
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SHERIFF \$ERVICE	INSTRUCTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF F	RETURN readability of all copies. Do not detach any copies.
	Expiration date
Plaintiff	No. 2014 CV 121
U.S. Bank National Association, as Trustee, for Residential As	set Mortgage Products
Inc., Mortgage Asset-backed Pass-through Certificates, Series	2006-cfc2
Defendant	Type or Writ of Complaint
Charles G. Yohe a/k/a Charles Yohe	EXECUTION/NOTICE OF SALE
Jodie Yohe	
CHARLES G. YOHE A/K/A CHARLES YOH	O SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED. ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, 1wp., State 137 Valley Road	and Zip Code)
Berwick, PA 18603-5825	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASS	IST IN EXPEDITING SERVICE
i	
SERVE DEFENDANT WITH THE NOTICE OF SALE.	
NOW,, 20, 1. Sheriff of COLUMBIA County, to execute the within and make return thereof according to law.	enty, PA do hereby deputize the Sheriff of
deceding in law.	
!	Sheriff of COLUMBIA County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WALM	ER OF WATCHMAN — Any deputy sheriff levying upon or attaching any
properly order within wite may leave same without a waterman, in chefood	VIDI WHOMENELIS lound in preservion, often autificial a community.
attachment without liability on the part of such deputy or sheriff to any pla sheriff's sale thereof.	intiff herein for any loss, destruction or removal of any such property before
sheriff s sale thereof.	
Signature of Attorney or other Originator requesting service on behalf of XX F	laintiff Telephone Number Date
	Definitions
ADDRESS: One Penn Center Suburban Station, 16 7 John F. Kennedy Bou Philadelphia PA 19103 1814	levard, Suite 1400 (215)563-7000 7/22//4
	FF ONLY — DO NOT WRITE BELOW THIS LINE
PLAINTIFF STREET STREET	Court Number
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SHERIFF \$ERVICE		INSTRUCTIONS: Please	type or print legibly, insuring
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Plaintiff		No : 2014-CV 12	1
U.S. Bank National Association, as Trustee, for Residential A	sset Mortgage Pro	ducts,	4
Inc., Mortgage Asset-backed Pass-through Certificates, Series	2006-efe2		
Defendant		T - With 600	<u> </u>
Charles G. Yohe a/k/a Charles Yohe		Type or Writ of C	Omplant
Jodie Yohe		CAECUTION	/NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY CORPORATION, ETC.	TO SERVICE OR DESC	RIPTION OF PROPERTY TO BE I	EVIED, ATTACHED OR SALE.
AT JODIE YOHE ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State	—		
137 Valley Road	e and supreduct		
Berwick, PA 18603-5825			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL AS	SIST IN EXPEDITING	G SERVICE.	<u> </u>
SERVE DEFENDANT WITH THE NOTICE OF SALE,			
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County, to execute the within and make return thereof according to law.			
	Sheriff of C	COLUMBIA County, Penna.	·
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attachment without liability on the part of such deputy or sheriff to any p sheriff's sale thereof.	laintiff herein for any l	loss, destruction or removal of ar	ry such property before
sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of XX	Plaintiff	Telephone Number	Det
	Datandant	Tolognical Ivaninei	Date
ADDRESS: One Period Center at Suburban Station, 1617 John F. Kennedy Bo Philastophia, PA 19103-1814	ulevard, Suite 1400	(215)563-7000	9/20/14
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SHERIFF \$ERVICE] T	NSTRUCTIONS: Pleas	c type or print legibly, insuring
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		No.: <u>2014-CV-1</u> 2	<u>· · · · · · · · · · · · · · · · · · · </u>
U.S. Bank National Association, as Trustee, for Residential Association, Mortgage Asset-backed Pass-through Certificates, Series 2	et Mortgage Prod 006-efe2	lucts,	
Defendant		Type or Writ of 0	Complaint
Charles G. Yohe a/k/a Charles Yohe			I/NOTICE OF SALE
Jodie Yohe			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO JODIE YOHE		RIPTION OF PROPERTY TO BE	LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State a 137 Valley Road	nd Zip Code)		·
Berwick, PA 18603-5825			
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County, to execute the within and make return thereof according to law.		·	
	Sheriff of C	OLUMBIA County, Penna.	
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Sherri & safe therein.			
Signature of Attorney or other Originator requesting service on behalf of XX Pl	amtiff :	Telephone Number	Date
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	Sheriff of		
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LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southeasterly corner of the parcel hereinafter described;

THENCE along lands now or late of Sterling Slusser and Pendrid Slusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty five (25) seconds West two-hundred ninety and ten one-hundredths (290.10)feet to an iron pin set for a corner;

THENCE along lands now or late of Andrew Kaycon And Gertrude Kaycon, his wife, north eight (8) degrees fifty-five (55) minutes (10) seconds West one-hundred forty-eight (148) feet to an existing iron pin at the Southwesterly corner of lands now or late of Carl F. Keifer and Velma J. Keifer;

THENCE along the same North eighty-eight (88) degrees Twenty-six minutes (26) five (5) seconds East two-hundred ninety-nine and eight one-hundredths (299.08) feet to an iron pin set for a corner;

THENCE along remaining lands of Betty A. Richards, South five (5) degrees twenty-six (26) minutes thirty-five seconds East nine0hundred forty-seven and fifty-seven one-hundredth (147.57) feet to an iron pin set for a corner, the place of beginning.

CONTAINING zero and nine-hundred ninety-four one thousandths (0.994) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1979.

Together with the right of access in common with grantor, for ingress and egress to the parcel hereinabove described, through a twenty-five and zero one-hundredths (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westerly edge of right of way off Township Rt.744 a 33 ft. right-of-way, on the South by the lands now or late of Sterling and Pendrid Slusser, on the West by the hereinabove described parcel, and on the North by other lands of Grantor.

TITLE TO SAID PREMISES IS VESTED IN Charles G. Yohe and Jodie Yohe given by Charles G. Yohe and Carol A. Yohe dated September 14, 2006 and recorded on September 28, 2006, instrument # 200610230.

Tax Parcel: 07-04-010-01.000

Premises Being: 137 Valley Road Berwick, PA 18603-5825

AN V

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	<u> </u>					
Vs.	(NATIONAL ASSOCIATION G YOHE (et al.)					Number 4CV121
		SERVICE O	COVER SHI	 EET	<u>.</u>	
Service De Category: Manner: Notes:	tails: Real Estate Sale - Sale Noting Not Specified > PLAINTIFF NOTICE OF SHE	ice	Expires:		Zone: Warrant:	74
Serve To: Name: Primary Address:	JODIE YOHE 137 VALLEY ROAD BERWICK- RA 18603		Final Servi Served: Adult in Charge:			Posted · Other
Phone:	Do	OB:	Relation:	Durch	ton to be	
	1314 1ST AVENUE BERWICK, PA 18603	elane ,	Date:	5-6 14	Time:	1135
Phone:			Deputy:	· 7	Mileage:	
Attorney / C Name:	Priginator: PHELAN & HALLINAN LLP		Phone:	215-563-7000		
Service Atta Date: Time: Mileage: Deputy:	empts: 4,29-14 3-5/					
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3. 4.			— Sp. 12 12 12 12 12 12 12 12 12 12 12 12 12	<u> </u>		
5. 6.						

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK	(NATIONAL ASSOCIATION			<u> </u>	Case	Number	_
	G YOHE (et al.)					CV121	
"		SERVICE	COVER SH	EET		··· <u> </u>	် ဥ
Service De	talls:	The state of the s					· 5
Category:	Real Estate Sale - Sale No	tice			Zone:	7)4	×
Manner:	< Not Specified >		Expires:		Warrant:		ဗို
Notes:	PLAINTIFF NOTICE OF SH	IERIFF'S SALE AI	ND DEBTOR'S F	RIGHTS		······································	COLUMBIA COUNTY TAX (
Serve To:			Final Serv	ice:			201
Name:	Columbia County Tax Office	Ce	Served:	Personally : Adul	lt In Charge · F	Posted Other	2014CV121
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult In Charge:	Debbie	2 Mille	<u>2</u>	/121
Phone:	570-389-5649	DOB:	Relation:	Clerk	-	the second second second	
Alternate Address:		***************************************	Date:	04/24/14	Time:	13:45	
Phone:	Marine and a second of the sec		Deputy:	16	Mileage:	··· ··· · · · · · · · · · · · · · · ·	PO BOX 380, BLOOMSBURG
Attorney / (Originator:						8
Name:	PHELAN & HALLINAN LLP	Service Constitution	Рһоле:	215-563-7000		The second of th	380,
Service Att	empts:						BLO
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: 7-4 Manner: Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Domestic Relations Office of Columbia Cot Served: Personally Adult in Charge: Posted Other Address: AUD FLOOR Bloomsburg, PA 17815 Phone: DoB: Relation: Cnfcred Time: /78 50 Atternate Address: Date: U-34-14 Time: /78 50 Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempts 1. 2. 3. 4. 5.	VS.	G YOHE (et al.)					Number ICV121
Category: Real Estate Sale - Sale Notice		S	ERVICE CO	OVER SH	EET		,
Name: Domestic Relations Office of Columbia Cot Served: Personally Adult in Charge Posted Other Primary Address: 2ND FLOOR Bloomsburg, PA 17815 Phone: Date: Y-24-14 Time: /350 Phone: Deputy: 16 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	ran i sa na maran a sa sa sa sa sa sa sa sa sa sa sa sa s	_	RIGHTS		74
Alternate Address: Phone: Deputy: 1(Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name: Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815		Served: Adult In Charge:	Personally (A)	Schmi	عيران التعليب والمام مما
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DOMESTIC RELATIONS OF

2014CV12

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PHILADELPHIA PA 19107

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DEPARTMENT 281230

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HARRISBURG PA 17128

Phelan Hallinan, LLP One Penn Center Ste 1400 Philadelphia, PA 19103 TD Bank, NA 3-180/360

001414034

DATE 4/18/2014 AMOUNT ****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

GIL [927925] 137 VALLEY ROAD (2014-CV-121)

From S. Williams

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK, TOUCH OR PRESS HERE, RED IMAGE DISAPPEARS WITH HEAT