

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
ANDREW R GILLESPIE (et al.)

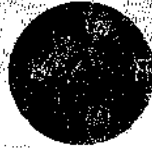
Case Number
2013CV1181

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/07/2014	Advance Fee	Advance Fee	3452	\$0.00	\$1,350.00
05/07/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/07/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/07/2014	Crying Sale			\$10.00	\$0.00
05/07/2014	Docketing			\$15.00	\$0.00
05/07/2014	Levy			\$15.00	\$0.00
05/07/2014	Mailing Costs			\$30.00	\$0.00
05/07/2014	Posting Handbill			\$15.00	\$0.00
05/07/2014	Press Enterprise Inc.			\$1,325.22	\$0.00
05/07/2014	Sheriff Automation Fund			\$50.00	\$0.00
05/07/2014	Web Posting			\$100.00	\$0.00
07/10/2014	Service			\$165.00	\$0.00
07/10/2014	Service Mileage			\$8.00	\$0.00
07/10/2014	Copies			\$5.50	\$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			\$120.00	\$0.00
				\$1,911.22	\$1,350.00
TOTAL BALANCE:				\$(561.22)	

20934

POWERS KIRN & ASSOCIATES, LLC
IOLTA ATTORNEY TRUST ACCOUNT
215-942-2090



 **Citizens Bank**

3-7615/360

05/21/2015

PAY TO THE
ORDER OF

Sheriff of Columbia County

\$ **561.22

Five Hundred Sixty-One and 22/100*****

DOLLARS

Sheriff of Columbia County



MEMO

13-0256/sheriff settlement

Shield

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DI APPEARS WITH HEAT

⑈020934⑈ ⑆036076150⑆ 6236636358⑈

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Sabrina Sherwood

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: April 13, 2015

Re: Andrew Gillespie

CC:

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

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$561.22.

Entered 4-13-15

PK

**&A Powers, Kim &
Associates, LLC**

April 8, 2015

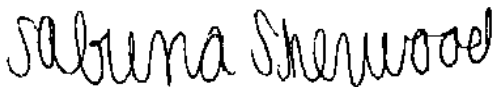
Sheriff's Office
Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

Attention: Tim

Re: U.S. BANK NATIONAL ASSOCIATION
v. ANDREW R. GILLESPIE & LYNN A. GILLESPIE
No. 2013-CV-1181
Premises: 8 Amanda Drive, Bloomsburg, PA 17815

Dear Tim:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for May 13, 2015. No funds received.



Very truly yours,

Sabrina Sherwood for
Powers, Kim & Associates, LLC

/sabs

VIA TELECOPY (570) 389-5625

728 Marne Highway
Suite 200
Moorestown, NJ 08057

Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053

Telephone: 215-942-2090
Fax: 215-942-8661
www.pkjllc.com

Sarah E. Powers*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kim, III*

* Member of NJ and PA Bar
** Member of NJ Bar
+ Member of PA Bar

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

February 10, 2015

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

Reference Docket # 2013-CV-1181
8 Amanda Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Andrew & Lynn Gillespie, for the property located at 8 Amanda Drive, Bloomsburg, PA 17815, Columbia County in the amount of \$149.00. Services dates for the fees in question are from November 12, 2014 – February 11, 2015.

If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

ORDER

AND NOW, this 10th day of February, 2014, upon consideration of the annexed Petition, it is hereby ORDERED AND DECREED that the Sheriff is directed to postpone the Sheriff's Sale scheduled for February 11, 2015 until May 13, 2015, without the need for further advertising or additional notice to lien creditors or defendant.

BY THE COURT:

/s/ Thomas A. James, Jr.

FILED
PROBATIONARY
2015 FEB 10 PM 1 03
CLERK OF COURT
COLUMBIA COUNTY, PA

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHILIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
MATTHEW J. MCDONNELL, ESQUIRE Id No. 313549
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

FILED
PROTHONOTARY

2015 FEB 10 PM 12 58

CLERK OF COURT
COUNTY OF COLUMBIA, PA

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

PETITION TO POSTPONE
SHERIFF'S SALE

TO THE HONORABLE, THE JUDGES OF THE SAID COURT:

Petitioner, the above named Plaintiff, by its attorney, Powers, Kirn & Associates, LLC,
respectfully represents that:

1. This matter concerns an action in Mortgage Foreclosure instituted by Plaintiff against the Defendant.

2. Judgment was entered in favor of Plaintiff and against Defendant and a Writ of Execution thereafter issued scheduling the mortgaged premises for Sheriff's Sale on July 16, 2014. The Sheriff's Sale scheduled was subsequently postponed to August 13, 2014, October 1, 2014 and November 19, 2014, December 17, 2014 then postponed again to February 11, 2015.

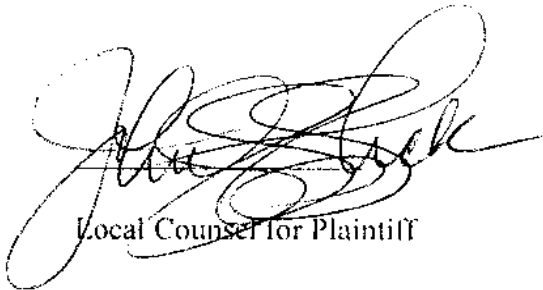
3. Plaintiff requests that the February 11, 2015 sale be postponed to allow time for Plaintiff to comply with requirements imposed by the OCC.

4. Pa.R.C.P.3129.3 permits the Sheriff to postpone a sale, twice, for one hundred thirty (130) days from the original sale date without further advertisement, unless the Court orders

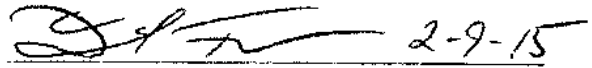
otherwise.

5. The sale cannot be postponed again without additional advertising costs without an Order of the Court; therefore, Petitioner requests the Court to enter an Order directing the Sheriff to postpone the Sheriff's Sale to May 13, 2015.

WHEREFORE, Petitioner requests the Court to enter an Order directing the Sheriff to postpone the Sheriff's Sale until May 13, 2015 upon request of Petitioner, without further advertising or additional notice to lien holders or defendant.



Local Counsel for Plaintiff



Jill Manuel-Coughlin, Esquire Id. No. 63252
Jolanta Pekalska, Esquire, Id. No. 307968
Harry B. Reese, Esquire, Id. No. 310501
X Daniel C. Fanaselle, Esquire, Id. No. 312292
Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHILIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
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215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON
PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

VERIFICATION

Powers, Kirn & Associates, LLC, being duly sworn according to law, hereby depose and say that the facts set forth in the foregoing Petition to Postpone Sheriff's Sale are true and correct to the best of my knowledge, information and belief and understand that the statements therein are made subject to the penalties of 18 Pa.C.S.A. Section 4904, relating to unsworn falsification to authorities.



Jill Manuel-Coughlin, Esquire Id. No. 63252

Jolanta Pekalska, Esquire, Id. No. 307968

Harry B. Reese, Esquire, Id. No. 310501

X Daniel C. Fanaselle, Esquire, Id. No. 312292

Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
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215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON
PLEAS

vs.

COLUMBIA COUNTY

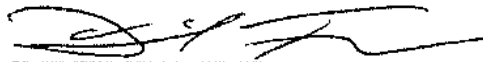
ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

CERTIFICATE OF SERVICE

Powers, Kirn & Associates, LLC, counsel for the Plaintiff, hereby certify that a copy of the foregoing Petition to Postpone Sheriff's Sale was served on the following persons by first class mail, postage prepaid, on February 9, 2015.

Andrew R. Gillespie
Lynn Gillespie
8 Amanda Drive
Bloomsburg, PA 17815



Jill Manuel-Coughlin, Esquire Id. No. 63252
Jolanta Pekalska, Esquire, Id. No. 307968
Harry B. Reese, Esquire, Id. No. 310501
X Daniel C. Fanaselle, Esquire, Id. No. 312292
Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHILIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
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215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

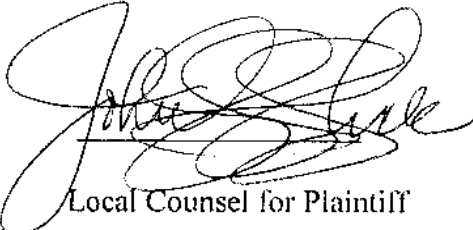
MEMORANDUM OF LAW

This matter concerns an Action in Mortgage Foreclosure instituted against Defendant for a mortgage in default in excess of one year. Judgment was entered in favor of Plaintiff-Petitioner and against Defendant and a Writ of Execution thereafter issued scheduling the mortgaged premises for Sheriff's Sale on July 16, 2014. The Sheriff's Sale scheduled was subsequently postponed to August 13, 2014, October 1, 2014, November 19, 2014, December 17, 2015 and then postponed again to February 11, 2015.

Pa.R.C.P. 3129.3 provides that the Sheriff is permitted to postpone a sale, twice, for one hundred thirty (130) days from the original sale, without further advertisement, unless the Court orders otherwise.

WHEREFORE, Plaintiff requests that Court postpone the sale without further advertising or additional notice to lien holders or defendant.

Respectfully submitted,



Local Counsel for Plaintiff



Jill Manuel-Coughlin, Esquire Id. No. 63252

Jolanta Pekalska, Esquire, Id. No. 307968

Harry B. Reese, Esquire, Id. No. 310501

X Daniel C. Fanaselle, Esquire, Id. No. 312292

Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

ORDER

AND NOW, this 17th day of Dec., 2014, upon consideration of the annexed Petition, it is hereby ORDERED AND DECREED that the Sheriff is directed to postpone the Sheriff's Sale scheduled for December 17, 2014 until February 11, 2015, without the need for further advertising or additional notice to lien creditors or defendant.

BY THE COURT:

13/ Thomas A. James Jr.
J.

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
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1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

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U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

PETITION TO POSTPONE
SHERIFF'S SALE

TO THE HONORABLE, THE JUDGES OF THE SAID COURT:

Petitioner, the above named Plaintiff, by its attorney, Powers, Kirm & Associates, LLC,
respectfully represents that:

1. This matter concerns an action in Mortgage Foreclosure instituted by Plaintiff against the Defendant.

2. Judgment was entered in favor of Plaintiff and against Defendant and a Writ of Execution thereafter issued scheduling the mortgaged premises for Sheriff's Sale on July 16, 2014. The Sheriff's Sale scheduled was subsequently postponed to August 13, 2014, October 1, 2014 and November 19, 2014 then postponed again to December 17, 2014.

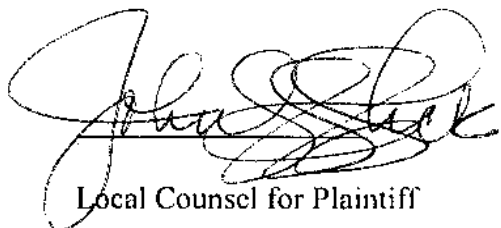
3. Plaintiff requests that the December 17, 2014 sale be postponed to allow time for Plaintiff to comply with requirements imposed by the OCC.

4. Pa.R.C.P.3129.3 permits the Sheriff to postpone a sale, twice, for one hundred thirty (130) days from the original sale date without further advertisement, unless the Court orders

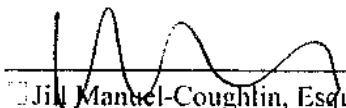
otherwise.

5. The sale cannot be postponed again without additional advertising costs without an Order of the Court; therefore, Petitioner requests the Court to enter an Order directing the Sheriff to postpone the Sheriff's Sale to February 11, 2015.

WHEREFORE, Petitioner requests the Court to enter an Order directing the Sheriff to postpone the Sheriff's Sale until February 11, 2015 upon request of Petitioner, without further advertising or additional notice to lien holders or defendant.



Local Counsel for Plaintiff



12-16-11

☒ J. Manuel-Coughlin, Esquire Id. No. 63252
☒ Jolanta Pekalska, Esquire, Id. No. 307968
☒ Harry B. Reese, Esquire, Id. No. 310501
☐ Daniel C. Fanaselle, Esquire, Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
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SOUTHAMPTON, PA 18966
215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

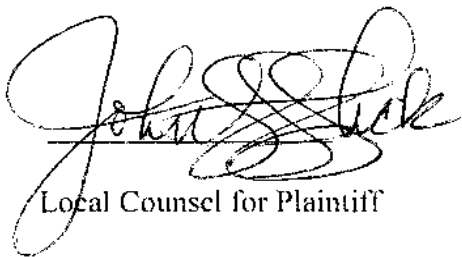
MEMORANDUM OF LAW

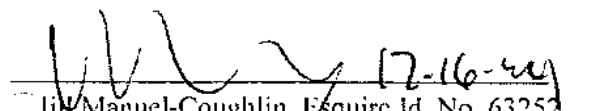
This matter concerns an Action in Mortgage Foreclosure instituted against Defendant for a mortgage in default in excess of one year. Judgment was entered in favor of Plaintiff-Petitioner and against Defendant and a Writ of Execution thereafter issued scheduling the mortgaged premises for Sheriff's Sale on July 16, 2014. The Sheriff's Sale scheduled was subsequently postponed to August 13, 2014, October 1, 2014, November 19, 2014 and then postponed again to December 17, 2015.

Pa.R.C.P. 3129.3 provides that the Sheriff is permitted to postpone a sale, twice, for one hundred thirty (130) days from the original sale, without further advertisement, unless the Court orders otherwise.

WHEREFORE, Plaintiff requests that Court postpone the sale without further advertising or additional notice to lien holders or defendant.

Respectfully submitted,


Local Counsel for Plaintiff


☒ Jim Manuel-Coughlin, Esquire Id. No. 63252
☒ Jolanta Pekalska, Esquire, Id. No. 307968
☒ Harry B. Reese, Esquire, Id. No. 310501
☒ Daniel C. Fanaselle, Esquire, Id. No. 312292
☒ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
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SOUTHAMPTON, PA 18966
215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON
PLEAS

vs.

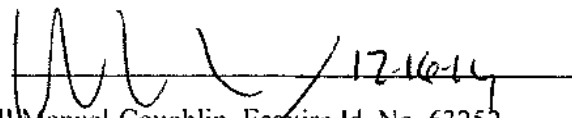
COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

VERIFICATION

Powers, Kim & Associates, LLC, being duly sworn according to law, hereby depose and say that the facts set forth in the foregoing Petition to Postpone Sheriff's Sale are true and correct to the best of my knowledge, information and belief and understand that the statements therein are made subject to the penalties of 18 Pa.C.S.A. Section 4904, relating to unsworn falsification to authorities.


☒ Jill Manuel-Coughlin, Esquire Id. No. 63252
☐ Jolanta Pekalska, Esquire, Id. No. 307968
☒ Harry B. Reese, Esquire, Id. No. 310501
☐ Daniel C. Fanaselle, Esquire, Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHILIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
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U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON
PLEAS

vs.

COLUMBIA COUNTY

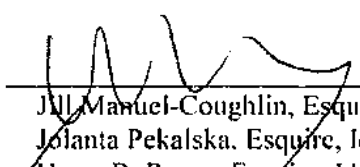
ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

CERTIFICATE OF SERVICE

Powers, Kirn & Associates, LLC, counsel for the Plaintiff, hereby certify that a copy of the foregoing Petition to Postpone Sheriff's Sale was served on the following persons by first class mail, postage prepaid, on December 16, 2014.

Andrew R. Gillespie
Lynn Gillespie
8 Amanda Drive
Bloomsburg, PA 17815

 12-16-14
Jill Manuel-Coughlin, Esquire Id. No. 63252
Jolanta Pekalska, Esquire, Id. No. 307968
Harry B. Reese, Esquire, Id. No. 310501
Daniel C. Fanaselle, Esquire, Id. No. 312292
Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

December 10, 2014

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2013-CV-1181

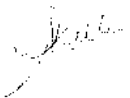
8 Amanda Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Andrew & Lynn Gillespie, for the property located at 8 Amanda Drive, Bloomsburg, PA 17815, Columbia County in the amount of \$117.96. Services dates for the fees in question are from October 14 – December 17, 2014.

Per your website the sale is to take place on Wednesday, December 17, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

ORDER

AND NOW, this 18 day of November, 2014, upon consideration of the annexed Petition, it is hereby ORDERED AND DECREED that the Sheriff is directed to postpone the Sheriff's Sale scheduled for November 19, 2014 until December 17, 2014, without the need for further advertising or additional notice to lien creditors or defendant.

BY THE COURT:

Thomas A. Jones
J.

CLERK OF COURTS OFFICE
JAN 14 10 00 AM '14

NOV 19 A 9 14

FILED
NOTARIAL

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
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1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

FILED
NOTARY

NOV 11 2 3 24

CLERK OF COURT'S OFFICE
JULIA A. HARRIS

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

PETITION TO POSTPONE
SHERIFF'S SALE

TO THE HONORABLE, THE JUDGES OF THE SAID COURT:

Petitioner, the above named Plaintiff, by its attorney, Powers, Kim & Associates, LLC,
respectfully represents that:

1. This matter concerns an action in Mortgage Foreclosure instituted by Plaintiff against the Defendant.

2. Judgment was entered in favor of Plaintiff and against Defendant and a Writ of Execution thereafter issued scheduling the mortgaged premises for Sheriff's Sale on July 16, 2014. The Sheriff's Sale scheduled was subsequently postponed to August 13, 2014, October 1, 2014 and then postponed again to November 19, 2014.

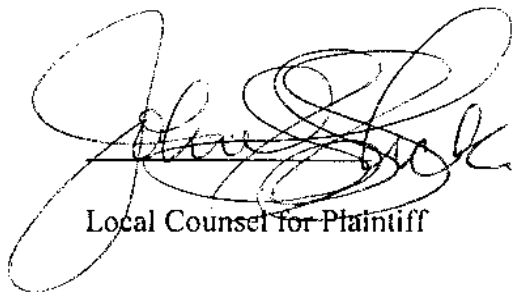
3. Plaintiff requests that the November 19, 2014 sale be postponed to allow time for Plaintiff to comply with requirements imposed by the OCC.

4. Pa.R.C.P.3129.3 permits the Sheriff to postpone a sale, twice, for one hundred thirty (130) days from the original sale date without further advertisement, unless the Court orders


otherwise.

5. The sale cannot be postponed again without additional advertising costs without an Order of the Court; therefore, Petitioner requests the Court to enter an Order directing the Sheriff to postpone the Sheriff's Sale to December 17, 2014.

WHEREFORE, Petitioner requests the Court to enter an Order directing the Sheriff to postpone the Sheriff's Sale until December 17, 2014 upon request of Petitioner, without further advertising or additional notice to lien holders or defendant.



Local Counsel for Plaintiff



11-17-14

☒ Daniel Manuel-Coughlin, Esquire Id. No. 63252
☒ Jolanta Pekalska, Esquire. Id. No. 307968
☒ Harry B. Reese, Esquire, Id. No. 310501
☒ Daniel C. Fanaselle, Esquire, Id. No. 312292
☒ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
MATTHEW J. MCDONNELL, ESQUIRE Id No. 313549
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

RECEIVED: 11/18/14
NOT FILED OF RECORD:

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

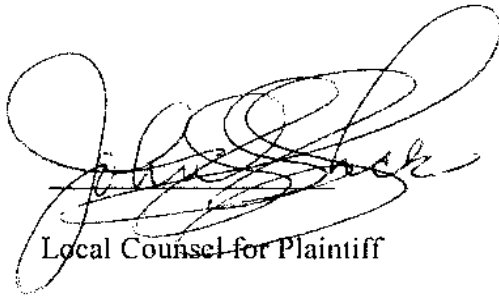
MEMORANDUM OF LAW

This matter concerns an Action in Mortgage Foreclosure instituted against Defendant for a mortgage in default in excess of one year. Judgment was entered in favor of Plaintiff-Petitioner and against Defendant and a Writ of Execution thereafter issued scheduling the mortgaged premises for Sheriff's Sale on July 16, 2014. The Sheriff's Sale scheduled was subsequently postponed to August 13, 2014, October 1, 2014 and then postponed again to November 19, 2014.

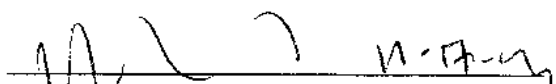
Pa.R.C.P. 3129.3 provides that the Sheriff is permitted to postpone a sale, twice, for one hundred thirty (130) days from the original sale, without further advertisement, unless the Court orders otherwise.

WHEREFORE, Plaintiff requests that Court postpone the sale without further advertising or additional notice to lien holders or defendant.

Respectfully submitted,



Local Counsel for Plaintiff



☐ Jolanta Pekalska, Esquire, Id. No. 307968
☒ Harry B. Reese, Esquire, Id. No. 310501
☐ Daniel C. Fanaselle, Esquire, Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHlin, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
MATTHEW J. MCDONNELL, ESQUIRE Id No. 313549
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON
PLEAS

vs.

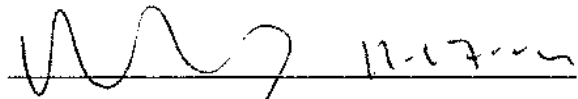
COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

VERIFICATION

Powers, Kirn & Associates, LLC, being duly sworn according to law, hereby depose and say that the facts set forth in the foregoing Petition to Postpone Sheriff's Sale are true and correct to the best of my knowledge, information and belief and understand that the statements therein are made subject to the penalties of 18 Pa.C.S.A. Section 4904, relating to unsworn falsification to authorities.



- ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
 - ☐ Jolanta Pekalska, Esquire, Id. No. 307968
 - ☒ Harry B. Reese, Esquire, Id. No. 310501
 - ☐ Daniel C. Fanaselle, Esquire, Id. No. 312292
 - ☐ Matthew J. McDonnell, Esquire Id. No. 313549
- Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
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215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON
PLEAS

vs.

COLUMBIA COUNTY

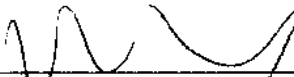
ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

CERTIFICATE OF SERVICE

Powers, Kirn & Associates, LLC, counsel for the Plaintiff, hereby certify that a copy of the foregoing Petition to Postpone Sheriff's Sale was served on the following persons by first class mail, postage prepaid, on November 17, 2014.

Andrew R. Gillespie
Lynn Gillespie
8 Amanda Drive
Bloomsburg, PA 17815

 11-17-14
Jill Manuel-Coughlin, Esquire Id. No. 63252
Jolanta Pekalska, Esquire, Id. No. 307968
Harry B. Reese, Esquire, Id. No. 310501
Daniel C. Fanaselle, Esquire, Id. No. 312292
Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

Scott Township FAX: 570-784-6553 Nov 5 2014 11:18 P003/003

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

September 15, 2014

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

Reference Docket # 2013-CV-1181
8 Amanda Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Andrew & Lynn Gillespie, for the property located at 8 Amanda Drive, Bloomsburg, PA 17815, Columbia County in the amount of \$121.01. Services dates for the fees in question are from August 13 – November 19, 2014.

Per your website the sale is to take place on Wednesday, November 19, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

PK

**&A Powers, Kirn &
Associates, LLC**

728 Marne Highway
Suite 200
Moorestown, NJ 08057

1310 Industrial Boulevard
Suite 101
Southampton, PA 18966

Telephone: 215-942-2090
Fax: 215-942-9695
www.pkjllc.com

October 1, 2014

Sarah E. Powers*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kirn, III*

* Member of NJ and PA Bar
** Member of NJ Bar
+ Member of PA Bar

Sheriff's Office
Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

Attention: Tim

Re: U.S. Bank National Association
V. Andrew R. Gillespie & Lynn A. Gillespie
No. 2013-CV-1181
Premises: 8 Amanda Drive, Bloomsburg, PA 17815

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for October 1, 2014.

Per the Plaintiff's request, please reschedule for November 19, 2014. A motion will be presented on our behalf.

Very truly yours,

Sabrina Sherwood for
Powers, Kirn & Associates, LLC

/ss

cc: U.S. Bank, N.A.

VIA TELECOPY (570) 389-5625

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

ORDER

AND NOW, this 1st day of October, 2014, upon consideration of the annexed Petition, it is hereby ORDERED AND DECREED that the Sheriff is directed to postpone the Sheriff's Sale scheduled for October 1, 2014 until November 19, 2014, without the need for further advertising or additional notice to lien creditors or defendant.

BY THE COURT:

Thomas A. James Jr.
J.

FILED
PROTHONOTARY
2014 OCT - 1 A 8 41
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
MATTHEW J. MCDONNELL, ESQUIRE Id No. 313549
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

FILED
PROTHONOTARY

2014 OCT -1 A 8:36

CLERK OF COURTS OFFICE
COLUMBIA, PA

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

PETITION TO POSTPONE
SHERIFF'S SALE

TO THE HONORABLE, THE JUDGES OF THE SAID COURT:

Petitioner, the above named Plaintiff, by its attorney, Powers, Kirm & Associates, LLC,
respectfully represents that:

1. This matter concerns an action in Mortgage Foreclosure instituted by Plaintiff against the Defendant.

2. Judgment was entered in favor of Plaintiff and against Defendant and a Writ of Execution thereafter issued scheduling the mortgaged premises for Sheriff's Sale on July 16, 2014. The Sheriff's Sale scheduled was subsequently postponed to August 13, 2014, and then postponed again to October 1, 2014.

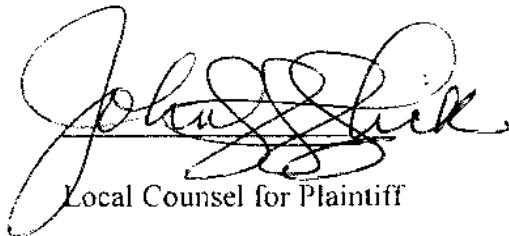
3. Plaintiff requests that the October 1, 2014 sale be postponed to allow time for Plaintiff to comply with requirements imposed by the OCC.

4. Pa.R.C.P.3129.3 permits the Sheriff to postpone a sale, twice, for one hundred thirty (130) days from the original sale date without further advertisement, unless the Court orders

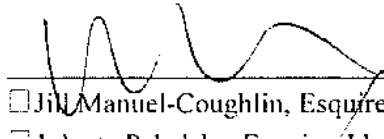
otherwise.

5. The sale cannot be postponed again without additional advertising costs without an Order of the Court; therefore, Petitioner requests the Court to enter an Order directing the Sheriff to postpone the Sheriff's Sale to November 19, 2014.

WHEREFORE, Petitioner requests the Court to enter an Order directing the Sheriff to postpone the Sheriff's Sale until November 19, 2014 upon request of Petitioner, without further advertising or additional notice to lien holders or defendant.



Local Counsel for Plaintiff



9.30.14

☐ J. Manuel-Coughlin, Esquire Id. No. 63252
☐ Jolanta Pekalska, Esquire, Id. No. 307968
☒ Harry B. Reese, Esquire, Id. No. 310501
☐ Daniel C. Fanaselle, Esquire, Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
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215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

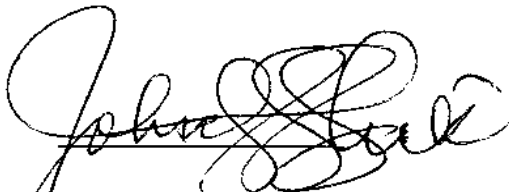
MEMORANDUM OF LAW

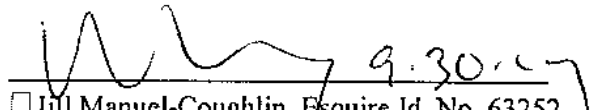
This matter concerns an Action in Mortgage Foreclosure instituted against Defendant for a mortgage in default in excess of one year. Judgment was entered in favor of Plaintiff-Petitioner and against Defendant and a Writ of Execution thereafter issued scheduling the mortgaged premises for Sheriff's Sale on July 16, 2014. The Sheriff's Sale scheduled was subsequently postponed to August 13, 2014, and then postponed again to October 1, 2014.

Pa.R.C.P. 3129.3 provides that the Sheriff is permitted to postpone a sale, twice, for one hundred thirty (130) days from the original sale, without further advertisement, unless the Court orders otherwise.

WHEREFORE, Plaintiff requests that Court postpone the sale without further advertising or additional notice to lien holders or defendant.

Respectfully submitted,


Local Counsel for Plaintiff


☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
☐ Jolanta Pekalska, Esquire, Id. No. 307968
☒ Harry B. Reese, Esquire, Id. No. 310501
☐ Daniel C. Fanaselle, Esquire, Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
MATTHEW J. MCDONNELL, ESQUIRE Id No. 313549
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2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON
PLEAS

vs.

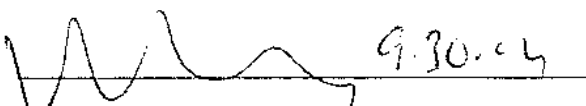
COLUMBIA COUNTY

ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

VERIFICATION

Powers, Kirn & Associates, LLC, being duly sworn according to law, hereby depose and say that the facts set forth in the foregoing Petition to Postpone Sheriff's Sale are true and correct to the best of my knowledge, information and belief and understand that the statements therein are made subject to the penalties of 18 Pa.C.S.A. Section 4904, relating to unsworn falsification to authorities.


☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
☐ Jolanta Pekalska, Esquire, Id/No. 307968
☒ Harry B. Reese, Esquire, Id. No. 310501
☐ Daniel C. Fanaselle, Esquire, Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHlin, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
MATTHEW J. MCDONNELL, ESQUIRE Id No. 313549
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

U.S. BANK NATIONAL ASSOCIATON

COURT OF COMMON
PLEAS

vs.

COLUMBIA COUNTY

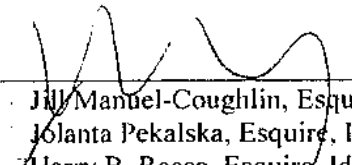
ANDREW R. GILLESPIE
LYNN A. GILLESPIE

No.: 2013-CV-1181

CERTIFICATE OF SERVICE

Powers, Kirn & Associates, LLC, counsel for the Plaintiff, hereby certify that a copy of the foregoing Petition to Postpone Sheriff's Sale was served on the following persons by first class mail, postage prepaid, on September 30, 2014.

Andrew R. Gillespie
8 Amanda Drive
Bloomsburg, PA 17815

 9.30.14
Jill Manuel-Coughlin, Esquire Id. No. 63252
Jolanta Pekalska, Esquire, Id. No. 307968
Harry B. Reese, Esquire, Id. No. 310501
Daniel C. Fanaselle, Esquire, Id. No. 312292
Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

PK

**&A Powers, Kirn &
Associates, LLC**

728 Marne Highway
Suite 200
Moorestown, NJ 08057

1310 Industrial Boulevard
Suite 101
Southampton, PA 18966

Telephone: 215-942-2090
Fax: 215-942-9695
www.pkjllc.com

Sarah E. Powers*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kirn, III*

* Member of NJ and PA Bar
** Member of NJ Bar
+ Member of PA Bar

August 12, 2014

Sheriff's Office
Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

Attention: Tim


Re: U.S. Bank National Association
V. Andrew R. Gillespie & Lynn A. Gillespie
No. 2013-CV-1181
Premises: 8 Amanda Drive, Bloomsburg, PA 17815

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for August 13, 2014.

Per the Plaintiff's request, please reschedule for October 1, 2014.

Very truly yours,



Sabrina Sherwood for
Powers, Kirn & Associates, LLC

/ss

cc: U.S. Bank, N.A.

VIA TELECOPY (570) 389-5625

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
DANIEL C. FANASELLE, ESQUIRE Id No. 312292
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215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

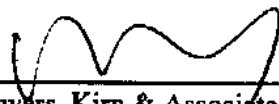
ANDREW R. GILLESPIE
LYNN A. GILLESPIE

NO.: 2013-CV-1181

CERTIFICATE OF FILING

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

Date: 8-12-14



Powers, Kirn & Associates, LLC
☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
☐ Jolanta Pekalska, Esquire, Id. No. 307968
☒ Harry B. Reese, Esquire, Id. No. 310501
☐ Daniel C. Fanaselle, Esquire, Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

July 31, 2014

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2013-CV-1181

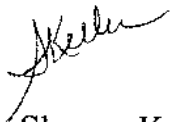
8 Amanda Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees Andrew R. & Lynn A. Gillespie, for the property located at 8 Amanda Drive, Bloomsburg, PA 17818, Columbia County in the amount of \$111.75. Services dates for the fees in question are from May 13 – August 13, 2014.

Per your website the sale is to take place on Wednesday, August 13, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

July 31, 2014

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

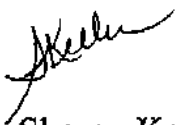
Reference Docket # 2013-CV-1181
8 Amanda Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees Andrew R. & Lynn A. Gillespie, for the property located at 8 Amanda Drive, Bloomsburg, PA 17818, Columbia County in the amount of \$111.75. Services dates for the fees in question are from May 13 – August 13, 2014.

Per your website the sale is to take place on Wednesday, August 13, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

PK

**&A Powers, Kim &
Associates, LLC**

728 Marne Highway
Suite 200
Moorestown, NJ 08057

1310 Industrial Boulevard
Suite 101
Southampton, PA 18966

Telephone: 215-942-2090
Fax: 215-942-9695
www.pkjllc.com

July 10, 2014

Sarah E. Powers*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kim, III*

* Member of NJ and PA Bar
** Member of NJ Bar
* Member of PA Bar

Sheriff's Office
Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

Attention: Tim


Re: U.S. Bank National Association
V. Andrew R. Gillespie & Lynn A. Gillespie
No. 2013-CV-1181
Premises: 8 Amanda Drive, Bloomsburg, PA 17815

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for July 16, 2014.

Please reschedule for August 13, 2014. Per our client's request.

Very truly yours,


Sabrina Sherwood for
Powers, Kim & Associates, LLC

/ss

cc: U.S. Bank National Association

VIA TELECOPY (570) 389-5625

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No 310501
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1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

U.S. BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY


ANDREW R. GILLESPIE
LYNN A. GILLESPIE

NO.: 2013-CV-1181

CERTIFICATE OF FILING

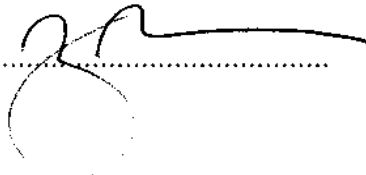
On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:


Powers, Kirn & Associates, LLC
☒ Jill Manuel-Coughlin, Esquire Id. No. 63252
☐ Jolanta Pekalska, Esquire, Id. No. 307968
☐ Harry B. Reese, Esquire, Id. No. 310501
☐ Daniel C. Fanaselle, Esquire, Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

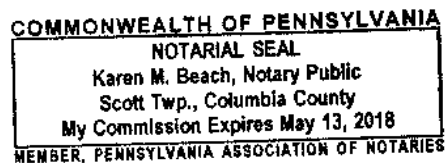
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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

.....


Sworn and subscribed to before me this 9th day of July 2014..

.....
Karen M. Beach
(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>55.00</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>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>396.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1325.22</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1550.22</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</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-</u>			

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC.	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2136.22

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

REAL ESTATE TAX CERTIFICATION

Date: 07/10/2014

Fee: \$5.00

Cert. NO: 18597

GILLESPIE ANDREW R & LYNN A
8 AMANDA DRIVE
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20050 -5155
Location: #4 MARIANO
Parcel Id:31 -01 -019-04,000

Assessment: 93,323

Balances as of 07/10/2014

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

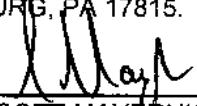


U.S BANK NATIONAL ASSOCIATION
vs.
ANDREW R GILLESPIE (et al.)

Case Number
2013CV1181

SHERIFF'S RETURN OF SERVICE

06/09/2014 09:55 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 8 AMANDA DRIVE, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

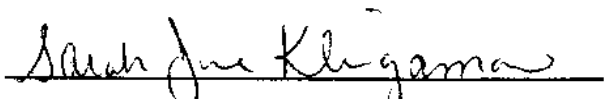
June 11, 2014

NOTARY

Affirmed and subscribed to before me this

11TH day of JUNE, 2014

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



Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

(or County State Sheriff, TeleScrip, Inc)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION
vs.
ANDREW R GILLESPIE (et al.)

Case Number
2013CV1181

SHERIFF'S RETURN OF SERVICE

05/07/2014 03:30 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE LYNN GILLESPIE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANDREW R GILLESPIE AT 8 AMANDA DRIVE, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

05/07/2014 03:30 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LYNN A GILLESPIE AT 8 AMANDA DRIVE, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

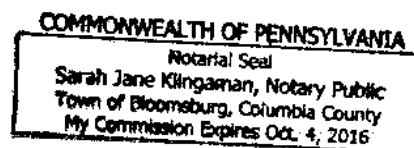

TIMOTHY T. CHAMBERLAIN, SHERIFF

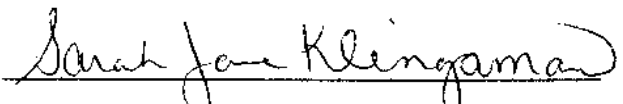
May 08, 2014

NOTARY

Affirmed and subscribed to before me this

8TH day of MAY, 2014





intiff Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
ANDREW R GILLESPIE (et al.)

Case Number
2013CV1181

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: 8 AMANDA DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 6/9/14

Time: 9:55

Deputy: 3 + 12

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2013CV1181

8 AMANDA DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000027554

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

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
DANIEL C. FANASELLE, ESQUIRE Id. No. 312292
MATTHEW J. MCDONNELL, ESQUIRE Id. No. 312653
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

U.S. Bank National Association

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew R. Gillespie
Lynn A. Gillespie

No.: 2013-CV-1181

2014-ED-82

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Andrew R. Gillespie
8 Amanda Drive
Bloomsburg, PA 17815**

Your house (real estate) at 8 Amanda Drive, Bloomsburg, PA 17815, is scheduled to be sold at Sheriff's Sale on July 16th 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 \$424,431.27, obtained by U.S. Bank National Association, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled 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) 942-2090**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
ANDREW R GILLESPIE (et al.)

Case Number
2013CV1181

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

82

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:

Stephanie Stroup

Relation:

Intake Clerk

Date:

5-7-14

Time:

16:00

Deputy:

8

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF 2013CV1181 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

U.S BANK NATIONAL ASSOCIATION
vs.
ANDREW R GILLESPIE (et al.)

Case Number
2013CV1181

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

82

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Debbie Miller

Relation:

Clerk

Date:

05/07/14

Time:

15:55

Deputy:

8

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV1181

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
ANDREW R GILLESPIE (et al.)

Case Number
2013CV1181

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: OCCUPANT

Primary Address: 8 AMANDA DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2013CV1181

8 AMANDA DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
ANDREW R GILLESPIE (et al.)

Case Number
2013CV1181

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

82

Warrant:

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

Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-7-14

Time:

1535

Deputy:

8

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

HOCK, H. JAMES

2013CV1181

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
ANDREW R GILLESPIE (et al.)

Case Number
2013CV1181

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: LYNN A GILLESPIE

Primary Address: 8 AMANDA DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-7-14

Time:

1530

Deputy:

8

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GILLESPIE, LYNN A

2013CV1181

8 AMANDA DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION
vs.
ANDREW R GILLESPIE (et al.)

Case Number
2013CV1181

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 82

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: ANDREW R GILLESPIE

Primary Address: 8 AMANDA DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: LYNN GILLESPIE

Relation: WIFE

Date: 5-7-14 Time: 1530

Deputy: 8 Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

GILLESPIE, ANDREW R

2013CV1181

8 AMANDA DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1181

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.

ALL THAT CERTAIN piece or parcel of land known as Lot No. 4 situate in the Mariano subdivision in Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar, set on the southerly right-of-way of Pennsylvania. State Route No. 0487, said rebar being on the easterly right-of-way of a 70 foot wide unopened street; thence along the southerly right-of-way of said State Route No. 0487 on a curve to the right in on easterly direction having a Delta Angle of 11 degrees 28 minutes 56 seconds, a Radius of 725.00 feet, a Tangent of 73.00 feet for an Arc Length 145.50 feet to a Point of Tangent; thence along same North 54 degrees 51 minutes 09 seconds East 237.34 feet to a point in the center of a 50 foot wide private right-of-way, said point being the northwest corner of Lot No. 1; thence along the westerly line of Lot No. 1; South 35 degrees 08 minutes 51 seconds East 60.00 feet to a Point of Curve; thence along same on a curve to the right in a southerly direction having a Delta Angle of 19 degrees 17 minutes 42 seconds, a Radius of 566.87 feet, a Tangent of 96.36 feet for an Arc Length of 190.90 feet to a point in the center of the cul-de-sac terminus of a fifty foot wide private right-of-way, said point being the northeast of Lot No. 3; thence along the northerly line of Lot No. 3 South 52 degrees 12 minutes 03 seconds West 364.29 feet to a rebar, set on the easterly right-of-way of the aforementioned 70 foot wide street; thence along said right-of-way North 31 degrees 57 minutes 58 seconds West 250.00 feet to the place of BEGINNING.

CONTAINING 2.212 acres of land in all as shown on draft of survey prepared by Bafilo, James and Associates dated April 14, 1988, and designated as Lot NO. 4.

THIS PROPERTY being both subject to a 50 foot private right-of-way all being more particularly bounded and described in a prior deed to the Grantor herein, which said deed is recorded in the Recorder of Deeds Offices in and for Columbia County, Pennsylvania in Record Book 413 at Page 45

AND FURTHER being subject to certain covenants, conditions and restrictions which are set forth in the aforementioned prior deed of record.

UNDER AND SUBJECT, nevertheless, to easements, restrictions, reservations, conditions and right of way of prior record.

BEING THE SAME PREMISES which Marcia E. Rado, by Deed dated 05/19/2005 and recorded 05/20/2005 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume & Page 200505155, granted and conveyed unto Andrew R. Gillespie and Lynn A. Gillespie

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-01-019-04

PROPERTY ADDRESS: 8 AMANDA DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-01-019-04

Seized and taken into execution to be sold as the property of ANDREW R GILLESPIE, LYNN A GILLESPIE in suit of U.S BANK NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:
POWERS, KIRN & JAVARDIAN LLC
SOUTHAMPTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2014ED82

DATE RECEIVED 5-6-2014
DOCKET AND INDEX 2014-1-1181

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>20102</u>

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

SALE DATE July 16 TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

U.S. Bank National Association

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew R. Gillespie
Lynn A. Gillespie

No.: 2013-CV-1181

2014-ED-82

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 8 Amanda Drive, Bloomsburg, PA 17815:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
Andrew R. Gillespie	8 Amanda Drive Bloomsburg, PA 17815
Lynn A. Gillespie	8 Amanda Drive Bloomsburg, PA 17815

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

Andrew R. Gillespie	8 Amanda Drive Bloomsburg, PA 17815
Lynn A. Gillespie	8 Amanda Drive Bloomsburg, PA 17815

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

M-C Federal Credit Union

P.O Box 329
Danville, PA 17821

2

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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.

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations

11 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau

11 West Main Street
Main Street County Annex
P.O. Box 380
Bloomsburg, PA 17815

PA Department of Public Welfare
Bureau of Child Support Enforcement

Health and Welfare Building -- Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

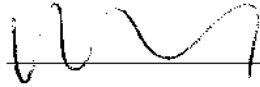
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Tenants/Occupants

8 Amanda Drive
Bloomsburg, PA 17815

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



☒ Jill Manuel-Coughlin, Esquire Id. No. 63252
☐ Jolanta Pekalska, Esquire Id. No. 307968
☒ Harry B. Reese, Esquire Id. No. 310501
☐ Daniel C. Panaselle, Esquire Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

April 30, 2014

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

U.S. Bank National Association

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

vs.

NO.: 2013-CV-1181

**Andrew R. Gillespie
Lynn A. Gillespie**

2014-ED-82

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

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 described property (specifically described property below):

Premises: 8 Amanda Drive, Bloomsburg, PA 17815

(See legal description attached.)

Amount Due \$424,431.27

Interest from 05/01/2014 to \$ _____
Date of Sale (\$69.77 per diem)

Total \$ _____ Plus Cost \$ _____

as endorsed.

Barbara N. Silvestri / KPB/
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Dated 5-6-14
(Seal)

*Prothonotary Seal - 2013
My Comm. Ex. 1st Monday / 5/20/16*

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
U.S. Bank National Association

COURT NO.: 2013-CV-1181

2014-ED-8a

DEFENDANT
Lynn A. Gillespie
Andrew R. Gillespie

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
8 Amanda Drive
Bloomsburg, PA 17815

SALE DATE:

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, at _____, o'clock __ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2012, at ____ o'clock __ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
POWERS, KIRN & Associates, LLC
1310 Industrial Boulevard, Suite 201
Southampton, PA 18966
(215) 942-2090

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
U.S. Bank National Association

COURT NO.: 2013-CV-1181

2014-ED-82

DEFENDANT
Andrew R. Gillespie
Lynn A. Gillespie

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE Andrew R. Gillespie **AT:**
8 Amanda Drive
Bloomsburg, PA 17815

SALE DATE:

PLEASE SERVE DEFENDANT WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2012, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC
1310 Industrial Boulevard, Suite 201
Southampton, PA 18966
(215) 942-2090

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
U.S. Bank National Association

COURT NO.: 2013-CV-1181

2014-ED-82

DEFENDANT
Andrew R. Gillespie
Lynn A. Gillespie

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE Lynn A. Gillespie AT:
8 Amanda Drive
Bloomsburg, PA 17815

SALE DATE:

PLEASE SERVE DEFENDANT WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2012, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC
1310 Industrial Boulevard, Suite 201
Southampton, PA 18966
(215)942-2090

ALL THAT CERTAIN piece or parcel of land known as Lot No. 4 situate in the Mariano subdivision in Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar, set on the southerly right-of-way of Pennsylvania State Route No. 0487, said rebar being on the easterly right-of-way of a 70 foot wide unopened street; thence along the southerly right-of-way of said State Route No. 0487 on a curve to the right in an easterly direction having a Delta Angle of 11 degrees 28 minutes 56 seconds, a Radius of 725.00 feet, a Tangent of 73.00 feet for an Arc Length 145.50 feet to a Point of Tangent; thence along same North 54 degrees 51 minutes 09 seconds East 237.34 feet to a point in the center of a 50 foot wide private right-of-way, said point being the northwest corner of Lot No. 1; thence along the westerly line of Lot No. 1; South 35 degrees 08 minutes 51 seconds East 60.00 feet to a Point of Curve; thence along same on a curve to the right in a southerly direction having a Delta Angle of 19 degrees 17 minutes 42 seconds, a Radius of 566.87 feet, a Tangent of 96.36 feet for an Arc Length of 190.90 feet to a point in the center of the cul-de-sac terminus of a fifty foot wide private right-of-way, said point being the northeast of Lot No. 3; thence along the northerly line of Lot No. 3 South 52 degrees 12 minutes 03 seconds West 364.29 feet to a rebar, set on the easterly right-of-way of the aforementioned 70 foot wide street; thence along said right-of-way North 31 degrees 57 minutes 58 seconds West 250.00 feet to the place of BEGINNING.

CONTAINING 2.212 acres of land in all as shown on draft of survey prepared by Baffle, James and Associates dated April 14, 1988, and designated as Lot No. 4.

THIS PROPERTY being both subject to a 50 foot private right-of-way all being more particularly bounded and described in a prior deed to the Grantor herein, which said deed is recorded in the Recorder of Deeds Offices in and for Columbia County, Pennsylvania, in Record Book 413 at Page 45

AND FURTHER being subject to certain covenants, conditions and restrictions which are set forth in the aforementioned prior deed of record.

UNDER AND SUBJECT, nevertheless, to easements, restrictions, reservations, conditions and right of way of prior record.

BEING THE SAME PREMISES which Marcia E. Rado, by Deed dated 05/19/2005 and recorded 05/20/2005 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume & Page 200505155, granted and conveyed unto Andrew R. Gillespie and Lynn A. Gillespie

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-01-019-04

U.S. Bank National Association

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

Andrew R. Gillespie
Lynn A. Gillespie

IN MORTGAGE FORECLOSURE

No.: 2013-CV-1181

Defendant(s)

2014-ED-82

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

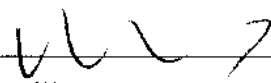
(a) Andrew R. Gillespie is over 21 years of age, resides at 8 Amanda Drive, Bloomsburg, PA 17815;

(b) Lynn A. Gillespie is over 21 years of age, resides at resides at 8 Amanda Drive, Bloomsburg, PA 17815;

(c) Plaintiff, U.S. Bank National Association, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 4801 Frederica Street, Owensboro, KY 42301

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.

4-30-14



Jill Manuel-Coughlin, Esquire Id. No. 63252
☐ Jolanta Pckalska, Esquire Id. No. 307968
☒ Harry B. Reese, Esquire Id. No. 310501
☐ Daniel C. Fanaselle, Esquire Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHILIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
DANIEL C. FANASELLE, ESQUIRE Id. No. 312292
MATTHEW J. MCDONNELL, ESQUIRE Id. No. 312653
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 202
SOUTHAMPTON, PA 18966
215-942-2090

U.S. Bank National Association

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew R. Gillespie
Lynn A. Gillespie

No.: 2013-CV-1181

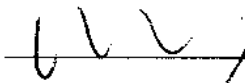
2014-ED-82

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 6 and/or Act 91 complied with

4-30-14



Jill Manuel-Coughlin, Esquire Id. No. 63252
Jolanta Pekalska, Esquire Id. No. 307968
Harry B. Reese, Esquire Id. No. 310501
Daniel C. Fanaselle, Esquire Id. No. 312292
Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

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AND FURTHER being subject to certain covenants, conditions and restrictions which are set forth in the aforementioned prior deed of record.

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IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-01-019-04

WAIVER OF WATCHMAN

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

4-30-14

☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
☐ Jolanta Pekalska, Esquire Id. No. 307968
☒ Harry B. Reese, Esquire Id. No. 310501
☐ Daniel C. Fanaselle, Esquire Id. No. 312292
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET NO: 2013-CV-1181

ALL THAT CERTAIN lot or piece of ground situate in the Township Scott, County of Columbia and Commonwealth of Pennsylvania.

TAX PARCEL NO: 31-01-019-04

PROPERTY ADDRESS 8 Amanda Drive
Bloomsburg, PA 17815

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Andrew R. Gillespie
Lynn A. Gillespie

ATTORNEY'S NAME: Powers, Kim & Associates, LLC

SHERIFF'S NAME: Timothy T. Chamberlain

U.S. Bank National Association

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew R. Gillespie
Lynn A. Gillespie

No.: 2013-CV-1181

2014-ED-82

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 8 Amanda Drive, Bloomsburg, PA 17815:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
Andrew R. Gillespie	8 Amanda Drive Bloomsburg, PA 17815
Lynn A. Gillespie	8 Amanda Drive Bloomsburg, PA 17815

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

Andrew R. Gillespie	8 Amanda Drive Bloomsburg, PA 17815
Lynn A. Gillespie	8 Amanda Drive Bloomsburg, PA 17815

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

M-C Federal Credit Union	P.O Box 329 Danville, PA 17821
--------------------------	-----------------------------------

9

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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.

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations	11 West Main Street P.O. Box 380 Bloomsburg, PA 17815
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Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815
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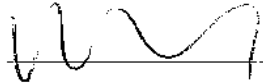
PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building -- Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	---

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Tenants/Occupants	8 Amanda Drive Bloomsburg, PA 17815
-------------------	--

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



☒ Jill Manuel-Coughlin, Esquire Id. No. 63252

☐ Jolanta Pekalska, Esquire Id. No. 307968

☒ Harry B. Reese, Esquire Id. No. 310501

☐ Daniel C. Fanaselle, Esquire Id. No. 312292

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

April 30, 2014

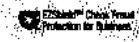
3452

POWERS, KIRN AND JAVARDIAN, LLC

IOLTA CLIENT TRUST FUND
1310 INDUSTRIAL BLVD., STE. 202
SOUTHAMPTON, PA 18966
215-942-2090

TD BANK
America's Most Convenient Bank

3-180-360



05/01/2014

PAY TO THE ORDER OF Sheriff of Columbia County

\$ **1,350.00

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

DOLLARS

Sheriff of Columbia County



[Signature]
AUTHORIZED SIGNATURE

MEMO 13-0256/Sheriff deposit retainer

⑈003452⑈ ⑆036001808⑆ 4251411529⑈

POWERS, KIRN AND JAVARDIAN, LLC - IOLTA CLIENT TRUST FUND

3452

Sheriff of Columbia County

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
05/01/2014	Bill	13-0256/SS	1,350.00	1,350.00		1,350.00
Check Amount						1,350.00

TD BANK 13-0256/Sheriff deposit retainer 1,350.00

Document Receipt

Trans #	2755	Carrier / service:	USPS Server	First-Class Mail®	5/7/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000027530

Doc Ref #: 2014ED82

Postage 5.3400

HARRISBURG PA 17126

82

Document Receipt

Trans #	2756	Carrier / service:	USPS Server	First-Class Mail®	5/7/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000027547

Doc Ref #: 2014ED82

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	2757	Carrier / service:	USPS Server	First-Class Mail®	5/7/2014 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 #: 71901140006000027554

Doc Ref #: 2014ED82

Postage 5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	2758	Carrier / service:	USPS Server	First-Class Mail®	5/7/2014 12:00:00 AM
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Ship to

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000027561

Doc Ref #: 2014ED82

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	2759	Carrier / service:	USPS Server	First-Class Mail®	5/7/2014 12:00:00 AM
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Ship to:

M-C CREDIT UNION

P.O. BOX 329

Tracking #: 71901140006000027578

Doc Ref #: 2014ED82

Postage 5.3400

DANVILLE PA 17821