

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/30/2014	Advance Fee	Advance Fee	194499	\$0.00	\$1,350.00
05/30/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/30/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/30/2014	Crying Sale			\$10.00	\$0.00
05/30/2014	Docketing			\$15.00	\$0.00
05/30/2014	Levy			\$15.00	\$0.00
05/30/2014	Mailing Costs			\$24.00	\$0.00
05/30/2014	Posting Handbill			\$15.00	\$0.00
05/30/2014	Poundage			\$1,476.61	\$0.00
05/30/2014	Press Enterprise Inc.			\$728.58	\$0.00
05/30/2014	Sheriff Automation Fund			\$50.00	\$0.00
05/30/2014	Web Posting			\$100.00	\$0.00
07/30/2014	Tax Claim Search			\$5.00	\$0.00
07/30/2014	Service			\$195.00	\$0.00
07/30/2014	Service Mileage			\$24.00	\$0.00
07/30/2014	Copies			\$6.50	\$0.00
07/30/2014	Notary Fee			\$15.00	\$0.00
07/30/2014	Surcharge			\$140.00	\$0.00

**\$2,852.19    \$1,350.00**

<b>TOTAL BALANCE:</b>	<b>\$(1,502.19)</b>
-----------------------	---------------------

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

**METRO**  
**BANK**

60-184-313

CHECK NO.

196434

CHECK DATE

08/08/2014

196434

CHECK AMOUNT

\$1,502.19


PAY

One thousand five hundred two and nineteen/100\*\*\*\*\*

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈196434⑈ ⑆031301846⑆ 513209312⑈

Security features. Details on back.

• PURCELL, KRUG & HALLER  
• 1719 N. FRONT STREET  
• HARRISBURG, PA 17102  
• PH: 717-234-4178  
• FAX: 717-233-1149  
•

## fax transmittal

**To: SHERIFF'S OFFICE**

Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

**From: Purcell, Krug & Haller**

1719 N. Front Street  
Harrisburg, PA 17102

**Ph: 717-234-4178**

**Fax: 717-233-1149**

**DARCY MAURER**

**Fax: 570-389-5622**

**Date: July 30, 2014**

**Phone: 570-389-5624**

**Pages: 1 PAGE**

**Re: SHERIFFS SALE 8/13/14**

**PROPERTY: 517-519 E. EIGHTH STREET**

**US Bank et al v. MARY ELLEN Z. BRINK  
and STEVE L. BRINK, JR.**

**2013-CV-0001687-MF**

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

**RE: PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 8/13/14.**

**AMOUNT REALIZED = \$73,830.27**

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER  
IMMEDIATELY.

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Darcy Maurer

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** July 30, 2014

**Re:** Brink

**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 \$1,502.19.

*Law Offices*  
**DICKSON, GORDNER and HESS**  
208 EAST SECOND STREET  
BERWICK, PA 18603-4804

Phone - (570) 759-9814  
Fax -- (570) 759-9845

David C. Dickson, Jr. (Retired)  
John R. Gordner  
Brenda R. Hess  
Rebecca S. Reimiller

**Bloomsburg Office**  
29 East Main Street, Suite C  
Bloomsburg, PA 17815  
Phone -- (570) 387-1200

**Please reply to Berwick Office**

July 28, 2014

Leon P. Haller, Esquire  
PURCELL, KRUG & HALLER  
1719 North Front Street  
Harrisburg, PA 17102

Re: US Bank, NA Trustee for PHFA v. Mary and Steve Brink  
Loan No. 115559

Dear Attorney Haller:

Enclosed please find a copy of your Payoff Quote dated July 7, 2014, along with our trust check payable to you for \$73,830.27 in full payment of the PHFA mortgage and the resulting mortgage foreclosure.

This property is scheduled for Sheriff's Sale on August 13, 2014. Please advise the Columbia County Sheriff's Office that this mortgage has been paid in full and to discontinue the Sheriff Sale.

Thank you.

Very truly yours,

Nancy K. Jacobsen  
Paralegal/Title Insurance Agent

Enc.

Cc: Sheriff's Office of Columbia County

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

LAW OFFICES  
*Purcell, Krug & Haller*  
1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
FAX (717) 233-1149

*COPY*  
HERSHEY  
(717) 533-3836  
JOHN W. PURCELL (1924-2009)  
JOSEPH NISSLEY (1910-1982)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

July 7, 2014

STEVE L. BRINK, JR.  
MARY ELLEN BRINK  
517-519 E. EIGHTH STREET  
BERWICK, PA 18603

[steve.brink.jr@gmail.com](mailto:steve.brink.jr@gmail.com)

Re: US BANK NA TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY v. MARY ELLEN Z. BRINK AND STEVE L. BRINK, JR.  
Loan No. 1155589

## ***PAYOFF QUOTE***

Attached is the payoff quote you requested, good if received in our office on or before **August 2, 2014**. However, you must contact us a day or two before remitting the payoff to confirm that the figures are still valid.

Payments of this amount must be in the form of a cashier's check, certified check, attorney trust account check or money order. Cash and personal checks will not be accepted.

**FORECLOSURE WILL CONTINUE UNTIL FULL PAYMENT IS RECEIVED IN OUR OFFICE. THIS LETTER DOES NOT GRANT ANY EXTENSION – DO NOT SEND PARTIAL PAYMENTS, THEY WILL BE RETURNED TO YOU.**

Very truly yours,



Darcy Maurer  
Paralegal for Leon P. Haller

Enclosures

# **Pennsylvania Housing Finance Agency**

## **Accounting / Loan Servicing Division**

211 North Front Street, P.O. Box 8029  
Harrisburg, PA 17101  
(800) 346-3597 FAX (717) 780-3853  
TTY (717) 780-1869

Steve L. Brink J  
Po Box 614  
Mifflinville, PA 18631-0614

July 2, 2014

Steve L. Brink J; Mary Ellen Brink  
517-519 E. Eighth Street  
Berwick, PA 18603-3220  
Loan # 1155589

Per your request, I am providing the following payoff information for the above captioned loan:

Principal	60,412.10
Interest from 03/01/2013 to 08/02/2014	4,442.64
Late Charges	336.84
Corporate Advances Fees	2,215.00
Escrow Advances	2,909.69
Recording Fees	42.00
Attorney Fees/Costs	3,472.00
<b>TOTAL PAY-OFF AMOUNT:</b>	<b>\$73,830.27*</b>

Per Diem  
Interest 8.56

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

PLAINTIFF

VS.

MARY ELLEN Z. BRINK AND  
STEVE L. BRINK, JR.

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2011CV-0001687-MF

2014-ED-93

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE

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

DATE

August 13, 2014

TIME

9:00 AM

LOCATION

Columbia County Courthouse  
38 West Main Street  
Bloomsburg, PA 17815

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

THE EXACT ADDRESS of your property to be sold is:

SEE ATTACHED LEGAL DESCRIPTION

As the sale is directed in the

DATE: 8/13/2014



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

REAL ESTATE TAX CERTIFICATION

Date: 07/22/2014

Fee: \$5.00

Cert. NO: 18673

BRINK STEVEN L & MARY ELLEN JR  
P O BOX 614  
MIFFLINVILLE PA 18631

District: BERWICK BORO  
Deed: 20031 -3199  
Location: LOT 30  
Parcel Id:04A-09 -117-00,000

Assessment: 21,031  
Balances as of 07/22/2014

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

By: Columbia County Sheriff Ver: JS

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SHERIFF'S RETURN OF SERVICE

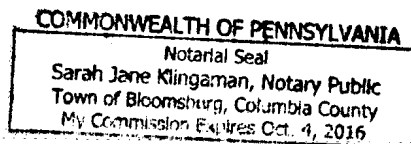
05/30/2014 06:34 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MARY BRINK HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR STEVEN L. BRINK, JR. AT 601 F JOHN ST, MIFFLINVILLE, PA 18631.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


July 08, 2014



NOTARY

Affirmed and subscribed to before me this

8TH day of JULY, 2014



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

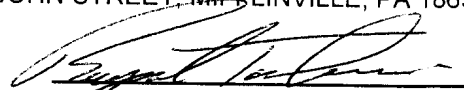


U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SHERIFF'S RETURN OF SERVICE

05/30/2014 06:34 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 THE DEFENDANT, TO WIT: MARY ELLEN BRINK AT 601F JOHN STREET, MIFFELINVILLE, PA 18631.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

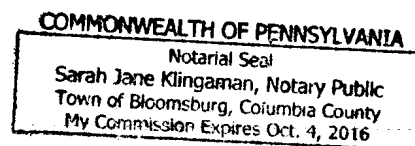
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

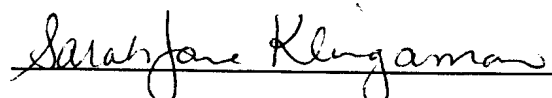
July 08, 2014

NOTARY

Affirmed and subscribed to before me this

8TH day of JULY, 2014





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
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U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SHERIFF'S RETURN OF SERVICE

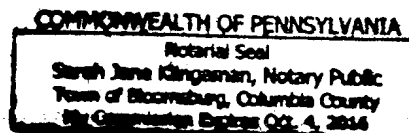
07/09/2014 02:00 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 517-519 E. EIGHTH STREET, BERWICK, PA 18603.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 10, 2014



NOTARY

Affirmed and subscribed to before me this

10TH day of JULY

2014

*Sarah Jane Klingaman*

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:** 06/30/2014

**Warrant:**

**Notes:** SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 517-519 E. EIGHTH STREET  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

7-9-14

**Time:**

1400

**Deputy:**

3 & 4

**Mileage:**

### Attorney / Originator:

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2013CV1687

517-519 E. EIGHTH STREET, BERWICK, PA 18603

EXP: 06/30/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/30/2014

Warrant: 93

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

### Serve To:

Name: STEVEN L. BRINK, JR.

Primary Address: 601 F JOHN ST  
MIFFLINVILLE, PA 18631

Phone: DOB: 02/05/1981

Alternate Address: 424 E. 5TH ST  
PO BOX 614  
MIFFLINVILLE, PA 18631

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Mary Brink

Relation: wife

Date: 5-30-14

Time: 1834

Deputy: >

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BRINK JR., STEVEN L.

2013CV1687

601 F JOHN ST, MIFFLINVILLE, PA 18631

EXP: 06/30/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/30/2014

Warrant: 93

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

### Serve To:

Name: MARY ELLEN BRINK

Primary Address: 601F JOHN STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Mary Brink

Relation: L28

Date: 5-30-14

Time: 1834

Deputy: 7

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BRINK, MARY ELLEN

2013CV1687

601F JOHN STREET, MIFFLINVILLE, PA 18631

EXP: 06/30/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/30/2014

Warrant:

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

93

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Kelly Morris

Relation:

clerk

Date:

6-2-14

Time:

12:59

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2013CV1687

1108 FREAS AVE, BERWICK, PA 18603

EXP: 06/30/2014



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/30/2014

Warrant: 93

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHERRY EVANS

Relation: CLERK

Date: 6-2-14

Time: 11:25

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV1687

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/30/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/30/2014

Warrant: 93

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

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally (Adult In Charge) Posted Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 6-2-14 Time: 11:25

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2013CV1687

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 06/30/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/30/2014

Warrant: 93

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

### Serve To:

Name: BULL BULL & MCDONALD

Primary Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone: 1570-759-1231

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: [Signature]

Relation: Sec

Date: 6-2-14

Time: 1622

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BULL BULL & MCDONALD

2013CV1687

106 MARKET STREET, BERWICK, PA 18603

EXP: 06/30/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SPK ✓

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/30/2014

Warrant: 93

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

### Serve To:

Name: Connie C. Gingher  
Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2013CV1687

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 06/30/2014

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

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

**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2014

BILL NO.  
2835

DESCRIPTION	ASSESSMENT	MILLS	L	DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,031	9.146		188.50	192.35	211.59
SINKING		1.345		27.72	28.29	31.12
FIRE		1.25		25.76	26.29	27.60
LIGHT		1.75		36.06	36.80	38.64
BORO RE		11.1		228.77	233.44	245.11
The discount & penalty have been calculated for your convenience				506.81 April 30 If paid on or before	517.17 June 30 If paid on or before	554.06 June 30 If paid after
PAY THIS AMOUNT						

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

BRINK STEVEN L & MARY ELLEN JR  
P O BOX 614  
MIFFLINVILLE PA 18631

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04A-09 -117-00,000  
517 519 E EIGHTH ST  
.1894 Acres Land 3,300  
Buildings 17,731  
Total Assessment 21,031

This tax returned  
to courthouse on:  
January 1, 2015

FILE COPY

**If you desire a receipt, send a self-addressed stamped envelope with your payment**

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

PLAINTIFF

VS.

MARY ELLEN Z. BRINK AND  
STEVE L. BRINK, JR.,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2013-CV-0001687-MF

2014-ED-93

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: August 13, 2014

TIME: 9:00 AM

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

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

THE LOCATION of your property to be sold is:

**517-519 E. EIGHTH STREET  
BERWICK, PA 18603**

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

**No. 2013-CV-0001687-MF**

**JUDGMENT AMOUNT \$67,787.81**

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

**MARY ELLEN Z. BRINK AND STEVE L. BRINK, JR. (a/k/a Steven L. Brink, Jr.)**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/30/2014

Warrant: 93

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

### Serve To:

Name: OCCUPANT

Primary Address: 517- 519 East Eighth Street  
Berwick, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Terry Skulte

Relation: Adult in Charge

Date: 5-30-14

Time: 1906

Deputy: 7

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

OCCUPANT

2013CV1687

517- 519 EAST EIGHTH STREET, BERWICK, PA 18603

EXP: 06/30/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/30/2014

Warrant: 93

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

### Serve To:

Name: OCCUPANT

Primary Address: 517- 519 East Eighth Street  
Berwick, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally: Adult In Charge: Posted: Other:

Adult In Charge: Terry Schultz

Relation: Adult in Charge

Date: 5/30/14

Time: 1906

Deputy: 7

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

OCCUPANT

2013CV1687

517- 519 EAST EIGHTH STREET, BERWICK, PA 18603

EXP: 06/30/2014



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
STEVEN L. BRINK, JR. (et al.)

Case Number  
2013CV1687

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:**

**Manner:** < Not Specified >

**Expires:** 06/30/2014

**Warrant:** 93

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

### Serve To:

**Name:** CHAD COSTELLO  
**Primary Address:** 517-519 E. EIGHTH STREET  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** Tonya Shulte

**Relation:** Girlfriend

**Date:** 5 30 14

**Time:** 1706

**Deputy:** 7

**Mileage:**

### Attorney / Originator:

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

COSTELLO, CHAD

2013CV1687

517-519 E. EIGHTH STREET, BERWICK, PA 18603

EXP: 06/30/2014

## Document Receipt

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Trans #	2942	Carrier / service:	USPS Server	First-Class Mail®	5/30/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000029404

Doc Ref #: 93ED2014

Postage 5.3400

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	2941	Carrier / service:	USPS Server	First-Class Mail®	5/30/2014 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 #:	71901140006000029398
Doc Ref #:	93ED2014
Postage	5.3400

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	2940	Carrier / service:	USPS Server	First-Class Mail®	5/30/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000029381

Doc Ref #: 93ED2014

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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Trans #	2939	Carrier / service:	USPS Server	First-Class Mail®	5/30/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000029374

Doc Ref #: 93ED2014

Postage 5.3400

HARRISBURG PA 17128

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV1687

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, AUGUST 13, 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 and parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Eighth Street, east of Thompson Avenue, also known as Butternut Street, at corner of Lot No. 28; thence in a northerly direction along the line of said lot a distance of 165 feet to Ninth Street; thence in an easterly direction along Ninth Street a distance of 49.6 feet to corner of Lot No. 32; thence in a southerly direction along the line of said Lot No. 32, a distance of 165 feet to Eighth Street; thence along Eighth Street in a westerly direction a distance of 49.6 feet to corner of Lot No. 28, the place of BEGINNING.

BEING Lot No. 30 in the addition of J.D. Thompson Estate to the Borough of Berwick.

HAVING THEREON ERECTED a dwelling known as 517-519 E. EIGHTH STREET, BERWICK, PA 18603.

TAX PARCEL NO. 04A-09-117

BEING THE SAME PREMISES which Judy A. Reichert by deed dated 10/07/2003 and recorded 10/10/2003 in Columbia County Instrument No. 200313199, granted and conveyed unto Steven L. Brink, Jr. and Mary Ellen Z. Brink, his wife. (Steven L. Brink, Jr. is a/k/a Steve L. Brink, Jr.)

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PROPERTY ADDRESS: 517-519 E. EIGHTH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-117

Seized and taken into execution to be sold as the property of STEVEN L. BRINK, JR., MARY BRINK, OCCUPANTS, STEVE BRINK, MARY ELLEN BRINK in suit of U.S. BANK NATIONAL ASSOCIATION.

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

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

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

REAL ESTATE OUTLINE

93-14  
ED # 194499

DATE RECEIVED 5-30-14  
DOCKET AND INDEX 5-30-14

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>194499</u>

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

SALE DATE Aug, 13 TIME 0900  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_